



MEETING: Site Review Committee
SUBJECT: Spectacle Subdivision
ADDRESS: 309 Spectacle Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: October 2, 2018

IN ATTENDANCE:

Carley Lemmon (219) 462-1161
clemmon@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Amanda Glanz, Water Reclamation (219) 464-4973
aglanz@valpo.us
Mike Steege, Utilities (219) 462-6174
msteege@valpo.us
Tim Stites, Fire Department (219) 462-8325
tstites@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans
(219) 464-4961 / tleeeth@hwelaw.com
Randy Peterson, Abonmarche
(219) 246-4196 / rpeterson@abonmarche.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Spectacle Subdivision to be located at 309 Spectacle Drive. Lemmon stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Leeth mentioned this is an annexation project. The property owners have requested that Abonmarche prepare for a single-family residential subdivision for annexation into the City. The project will be developed under City UDO standards. The plan submitted for site review is a preliminary design. The only petition pending before the City is a petition for annexation. The property is 17.1 acres and is on the south side of spectacle Drive. The property is bordered by the existing corporate boundaries of the City. State law requires 12.5% contiguity with the City; however, this property has 30% contiguity. Leeth said it makes sense for the City to take the property in and control the development under City standards. City utilities will provide sewer and water. Leeth mentioned that some of the extensions have already been made to or near the property. Spectacle Drive is a County road. After the annexation, it will probably continue to be a County road. Peterson conveyed the plan shows 41 single-family residential lots. They anticipate the property being brought into the City under the General Residential Zoning. The minimum lot size under General Residential is 6,000 sq. ft. Peterson said their smallest lot is 9,000 sq. ft. Sewer and water are extended into and through this site. Peterson stressed that the submitted plan is conceptual. Nothing is set in stone. Peterson indicated they were hired by the owners to provide a feasibility study and to find out what could happen on the property. The plan submitted is the third concept that was developed for the owners. Peterson is aware that there may be adjustments that will need to be made. Peterson mentioned there is an 8" sewer line along the east property line. This sewer line actually cuts through the property. Peterson said some of this line may be relocated to allow for more lots.

There is an 8" water main that follows the northeast boundary line. This main will be extended into the site. Potentially, this could loop down into Andover. As the project progresses, Peterson will look at what type of easements are to the south of the property. Peterson mentioned there is some concern about pressure and water flow. This site has two low points; one at the northwest corner and one at the southeast corner. Peterson said these areas have been reserved for detention. There is a large drainage way going in a northwesterly direction. This drainage way will be used for detention and released at the City's allowable release rate. It will connect to any available infrastructure. Peterson said roads are planned at the City standard of 30 ft. with 2 ft. curbs. Peterson mentioned that Spectacle is an older, narrower road, but it appears to be in relatively good shape. The western entrance for this property has been placed at the crest of the hill. There is a large grade change and the entrance was placed to maximize the site distance to the east and west.

STAFF COMMENTS:

MCGINLEY: McGinley conveyed that since this project is in the very early stages of development, issues about sidewalks, ramps, curbs, etc. will be covered when more detailed plans are presented. McGinley said that one item Public Works is concerned about is exactly how many homes will have to be serviced for solid waste and recycling. Public Works will need to supply two totes per household. McGinley needs to know the actual center line lengths for the roadways so that he knows what type of service will be needed for snow plowing and road maintenance. McGinley will provide more comments once more detailed plans are provided.

MCALPINE: McAlpine conveyed a drainage report will be required and will need to outline how the drainage will be managed. McAlpine said if they plan to have the drainage go to the northwest, they need to keep in mind there is a City planned storm drainage project that will outlet at Spectacle. This will need coordination as plans move forward for both this project and the City's storm drainage project to see if there is a possibility to work together. McAlpine mentioned that at the southeast corner, the outlet will be going outside of the City limits and into the VLACD. It will be necessary to show coordination with the VLACD. Some level of analysis of the downstream storm sewer system will be required to ensure the system is capable of handling the flow they intend to send that way. Further discussion will be needed. McAlpine mentioned that he would like to see rear yard storm sewers wherever possible and wherever they benefit the neighborhood. Rear yard storm sewers are intended to be privately maintained and managed by the Home Owners Association. A tree survey will be required for the amount of deforesting that will take place for the construction of the subdivision. McAlpine suggested they refer to the Unified Development Ordinance for the tree clearing standards. Since Spectacle Drive is a County road, the City will need to coordinate suggested frontage improvements (pavement, sidewalks, curb and gutter, roadway widening) with the County. McAlpine suggested a meeting between the City and County to discuss this issue. McAlpine conveyed that Lot 3 appears awkward. Everything else looks like it works within the neighborhood; however, Lot 3 fronts Spectacle. Leeth asked if the City would allow this lot to front on Spectacle. McAlpine said it would be allowed. Leeth explained they have a limited frontage on Spectacle and they want to create a separation between the two roads. Peterson said the sewer is there too, and they will probably line up the common lot line between Lots 2 and 3 with the sewer. However, they do not know the exact location of the sewer. A topo has not been done. Peterson said the intent is that Lot 3 will have a drive on Spectacle. Peterson said this can be discussed further. Leeth said the front doors for Lots 1, 2, 4 and 5 may face Spectacle, but the driveway will come off the interior roads. Leeth feels the owners would not be opposed to a restriction that states Lots 1, 2, 4 and 5 no matter the orientation of the front door will have the driveway off the interior road. McAlpine indicated that he isn't so much concerned about driveways off Spectacle, but the comment relates to making this a community so there is a sidewalk that connects these lots to the rest of the neighborhood. McAlpine said we need to explore how this neighborhood can be connected to the City with a pathway. McAlpine suggested

some form of a pathway through the open space detention. An easement to the south will need to be acquired. This pathway would essentially connect this neighborhood to the City. A Wetland Delineation Report is required. McAlpine suggested they look at creating an open space for community use.

LEMMON ON BEHALF OF KENT: The Plan Commission Public Hearing for annexation and property rezone is scheduled for October 9th. The current zoning is R2, Medium Density Single Family and RL, Lake Residential. The proposed zoning is GR, General Residential Single Family. If the property is annexed into the City prior to the primary plat, it will be necessary to include the Open Space Ratio calculations and the Gross and Net Density calculations. The required setbacks are: Street Yard – 20 ft.; Side Yard - 6/12; Rear Yard – 25 ft. The maximum building height is 25 ft. The building coverage is .44 and lot coverage is .50. The required lot width is 60 ft. and the minimum lot size is 6,000 sq. ft. Kent mentioned he is concerned with Lot 21. This lot has the front yard and 2 street side yards. It will be difficult for a home owner to place a pool or shed on this lot. Kent suggested they look at Lot 12. With the front yard setback and the easements in the rear, the lot is not very deep. The proposed subdivision will need to meet the landscape requirements of Article 10 of the Unified Development Ordinance. A 50 sq. ft. subdivision sign is permitted. This needs to be taken into consideration when platting the lot. A landscape median with a sign maybe appropriate for this subdivision. If possible, the cul-de-sac should be eliminated. If, however, the cul-de-sac cannot be eliminated, it will be necessary to meet the standards in Section 8.207. Kent suggested looking at a pathway connection to Andover Drive via the utility easement as the southeast corner of the subdivision. The Covenants, Conditions and Restrictions will be required at the time of primary plat submittal. Pursuant to Article 2, Section 2.506, single-family attached homes can be built in the GR zoning district. Sidewalks will be required throughout the subdivision. Additional comments will be provided as the project moves forward.

STITES: Stites requested the Fire Department be kept in the loop. Stites said if a landscape median is installed, it will be necessary to consult with the Fire Department to make sure the width will allow the fire trucks to pass through.

STEEGE: Steege said Utilities will hold comments until they receive a detailed set of drawings with Plan an Profile. Steege mentioned they will wait until the annexation is approved to do the hydraulic analysis.

GLANZ: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Glanz asked if this will be a strictly residential development. Peterson said it will be residential only. There are no plans for any type of commercial development. Leeth added that there will not be a community building or community pool.

ISSUES TO BE RESOLVED:

Tree Survey

Pathway

Wetland Delineation Report

Landscaping Plan (with tree survey)

Site Improvement Permit

Signage/Fencing Permit

Provide Covenants, Conditions and Restrictions