

MEETING: Site Review Committee **LOCATION:**
SUBJECT: Jackson Corner Subdivision **DATE:** March 9, 2021
ADDRESS: 1270 Evans Avenue
PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Matt Zurbriggen, Engineering Dept.,
(219) 462-1161 / mzurbriggen@valapo.us
Will Rose, Engineering Dept.
(219) 462-1161 / wrose@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Tom Krueger, K2 Construction
(219) 406-1574 / tomkrueger@k2valparaiso.com
Bill Ferngren, Ferngren Law
(219) 771-0155 / bill@ferngrenlaw.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Jackson Corner Subdivision to be located at the corner of Evans Avenue and Roosevelt Road. Shrader 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: They currently own 2.7 acres. This parcel does not include the barn. They are in the process of acquiring the .7-acre parcel that includes the barn. The proposed subdivision will be driving a road just west of the barn, then turning west through a cul-de-sac. They will be providing 7 new paired lots which will allow for 14 new patio homes. The existing home will remain. The exterior will be remodeled for a cohesive look with all the new structures. All necessary landscape buffers will be provided. The wrought iron fencing will be continued along Roosevelt and Evans and create some buffer from the road. There is a retention pond designed by Duneland Group. Their

goal is to get the necessary approvals to break ground by mid-summer. Shrader asked Krueger to explain what is planned for each lot and how they plan to organize the site as a whole in terms of structure types and where lot lines fall. Krueger said adjustments may be needed as far as where lot lines fall. They are looking at craftsman style homes. The majority of the homes will be ranch styles, but there may be a few two-story homes. When this is designed, they will design it with the building lines in place and there will be separate parcels. The structures will be built in accordance with this. Krueger said they will work their way through some of the final details. They want to make sure the utilities look good, the sewer connections are okay, and drainage is good. Krueger also wants to know if there are any variances that will be required. Krueger mentioned they are shy on density and will have to apply for a variance.

STAFF COMMENTS:

FAHEL: Submittal of a detailed plumbing plan is required. Fahel asked if all of the units are going to be the same. Krueger said this is to be determined. There may be at least two home styles. There will probably be a little variation in the floor plans. Krueger said it depends on the density. If they have to go less, they may change the structure a little. Fahel asked Krueger to provide an internal plumbing plan for each type of unit. The plan needs to show the internal plumbing and how they connect to the sanitary sewer.

MCGINLEY: McGinley mentioned that no valves were shown on the plans. As this project moves forward, it will be necessary to determine where valves need to be installed. It will be necessary to work with Mark Geskey for pricing for the hookups and installation for the two connections to the existing water main (one on Roosevelt and one on Evans). Once installed, all inspections for the water will be done by VCU Collections and Distribution. McGinley said no size designations are shown. The mains should be 8" ductile iron. Water service locations are not shown. Shaun Shifflett (Metering Department) commented that if any of the homes have an irrigation system, backflow protection will be required for the irrigation. McGinley stated that the stub in the dead-end manhole in the cul-de-sac is not needed and should be deleted. The existing main on Evans that they are tying into is a 15". McGinley said as far as they know this has been lined. Instead of cutting in and installing a wye, McGinley recommended they doghouse the manhole and use a break-in tap. McGinley stated that he did not see a tap for Lot 1. Krueger said this existing building already has a tap. McGinley conveyed that the sewer main needs to be 8" SDR35 and the sewer lateral needs to be 6" SDR35. All inspections for the sewer main will be done by VCU Collections and Distribution.

LAIRD: Laird asked if the proposed drive is intended to be a public or private roadway. Krueger said it is intended to be a public roadway. Laird mentioned

there may be some concern with plowing. Discussion related to this may be required. Lot 8 appears to cross the northern property line. Krueger interjected that the barn is being demolished. The Grading Plan and Drainage Plan were not submitted. The plans need to show grades, finished floor elevations for each lot, the proposed 1 ft. contours, grading and drainage design for the proposed roadway, the alignment and profile of the road, any drainage swales for overland routing. The storm sewer infrastructure was provided, but Engineering needs to see calculations and the appropriate size of the storm sewer in the structures. Providing the pond calculations, design and grading is necessary. The pond outfall with details on how the pond is out falling is needed. If one acre or more is being disturbed, a Rule 5 Permit will be required including erosion control and storm water quality with removal of 80% total suspended solids. A Site Permit, Right-of-way Permit and Sanitary Sewer Permit will be required. These permits are available through the Engineering Department.

ZURBRIGGEN: During the pre-site review meeting, Zurbriggen mentioned a traffic analysis may be required. However, after speaking to Mike Jabo, the traffic analysis will not be needed. Zurbriggen suggested they check the UDO concerning the distance from the driveway to the intersection. If the distance complies with the UDO requirement, a variance will not be required.

ROSE: A name will be required for the new street. Rose requested they submit several proposed names that he can check with Emergency Services to make sure it works. Rose mentioned that he will assign addresses. It will be necessary to designate where they are expecting duplexes so that he can address accordingly. Rose asked if it is the intent for all buildings to come off of this road. Krueger confirmed. The egress to the barn and the existing home will be removed. Everything will come off the new road. Rose said that typically in situations like this we ask for a 5 ft. no access easement to be placed along the periphery of Evans and Roosevelt. Rose said it will be necessary to verify the right-of-way dedications are appropriate and done for Evans and Roosevelt.

SHRADER: Shrader understands that one of their goals is to identify all the variances that may be needed. It is likely a variance will be needed for the drive placement; however, Engineering does not seem to have any particular concerns. This may be more of a checking exercise than a real deep dive into this particular issue. For density, there are several different subdivision development patterns to choose from. Most people choose standard, but it may be more appropriate to look at a cluster development in this site. The cluster development allows for a little more flexibility in the lot widths. They will need to decide if they are going to use standard or cluster as their base before doing variance requests, so they know what they are varying from. Shrader stated they should also know if they are going to have individual lots for every unit or one lot

with two homes built so it can be split later. The plan does not show any lot widths, and this may crop up as a variance if it is not decided ahead of time. Shrader suggested they spend a little more time with the layout before making their application. There is a greater density than allowed, but what is being proposed does not seem to over burden the site from a traffic perspective or from a storm water/utility perspective. Shrader asked Lemmon to copy and paste all the code sections referenced in an email to Krueger and Ferngren. The standards have been discussed and what we are looking at is single-family attached and single-family in a GR zone. Single-family attached is a limited use in GR. They appear to meet the limited use standards. The existing home on Lot 1 will remain. The garage on Lot 1 will be demolished. The barn building will also be demolished. Krueger confirmed. Krueger did mention that they may build a new garage on Lot 1. Shrader stated that they need to decide about building a new garage because where it goes on the lot may trigger the need for a variance. The open space ratio for General Residential is 10%. Gross Density is 3.797 and Net Density is 5.140. These standards are in Table 3.301A. There are slightly different standards if they go the cluster route which has some flexibility on lot width and sizes. The lot width for standard is 60 ft., but it will need to be made wider if they want to allow people to split the lot in the future and have it still conform to the code. For single-family attached the lot width per unit is 45 ft. This would be a 90 ft. lot instead of a 60 ft. lot. Shrader said it appears they have all of the buffers and setbacks. It appears that standard setbacks were used. There will have to be special consideration for the cul-de-sac from the Plan Commission. This can be done as part of the subdivision process. This can start parallel with the BZA requests, or they can get a little ahead with the BZA. Ferngren said they would like to get started by the end of the summer. Shrader conveyed that the deadline for the April 21st BZA meeting is March 19th and for Plan Commission deadline for the April 13th meeting is March 12th. Ferngren said they will probably apply for the May meetings.

LEMMON: Referring to Article 5, Section 5.302 for subdivision sign standards is recommended. The allowance is two subdivision signs not larger than 50 sq. ft. Article 8, Section 8.200 covers the standards for streets, sidewalks, and trails. The requirement for parking is 2 spaces per dwelling unit. Lemmon asked if they have any plans for exterior lighting throughout the site. Krueger said not yet, but they will. Krueger asked if there were any guidelines to follow. Lemmon said information can be provided. Lemmon suggested they refer to Table 10.301 for on-lot landscaping; Table 10.303 for open space requirements; Table 10.405 for bufferyards for roads and railroads. Article 11, Section 11.200 will provide the residential design standards. Division 15.800 will provide information of the subdivision plat procedures.

Our City...Our Values

ON BEHALF OF BRENT DICKSON (PUBLIC WORKS): Will sidewalks be installed throughout the development? Krueger confirmed that sidewalks will be installed throughout the development.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER): Building Permits will be required. If these are paired homes or townhomes will there be a property line between units? Krueger said there will be a property line between the units. Each unit must have individual utilities. All contractors must be listed on the application and registered with the City before permits can be issued. The subdivision sign(s) should not be located in the right-of-way.

STITES: Stites conveyed that he will provide a turning radius for their largest fire truck to ensure the trucks can get in and out of the subdivision. Stites said he did not see anything concerning a fire hydrant within the subdivision. Currently, the closest fire hydrant is on the southwest corner of Evans and Roosevelt and appears it would be more than 1,000 ft. to get to the cul-de-sac from this hydrant. McGinley interjected that there are two hydrants, one at the cul-de-sac and one at the entrance. Stites said the street sign needs to be put up as soon as the road is installed. The addresses also need to be put on the structures as soon as possible so that if someone needs an emergency vehicle they will know w.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Right-of-Way Permit
- Sanitary Sewer Permit
- Detailed Site Plan
- Internal Plumbing Plan for Each Type of Unit
- Backflow Prevention (for any irrigation systems)
- Site Improvement Permit
- Grading Plan
- Drainage Plan
- Submit List of Names for Street
- Building Permits
- Contractors Registered with the City
- Signage/Fencing Permit
- Variances as necessary