

MEETING: Site Review Committee
SUBJECT: Iron Gate
ADDRESS: SE Corner of Tower Rd. & 500N
PRELIMINARY SITE REVIEW

LOCATION:
DATE: March 9, 2021

IN ATTENDANCE:

Beth Shrader, Planning Director
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Carley Lemmon, Asst. Planner
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Bill Laird, Engineering Dept.
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Tim Stites, Fire Department
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Matt Zurbriggen, Engineering Dept.,
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Will Rose, Engineering Dept.
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Nate McGinley, Water Dept.
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Tony Fahel, Water Reclamation Dept.
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PRESENTERS:

Todd Kleven, Lennar
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Jessica Cobb, Lennar
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Kevin Matray
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Rich Olson
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Iron Gate Subdivision to be located at the Southeast Corner of Tower Road and 500N. 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 have been looking at this project from several different aspects. It is no secret that the project is hindered with the availability of sewer and now potentially even water pressure. The surrounding property to the east is serviced with and EONE system. Kleven stated they went back and forth trying to decide if they wanted to go with an EONE system. They have decided an EONE will not work for this project. They are concerned with the adjacent competition to the north. Kleven feels that their clients might go to the north to have a convention sewer system as opposed to a force main. Kleven understands that the EONE system is very popular in Valparaiso and it is not something they are opposed to, but with the competition to the north, they feel it will hinder them. They reconfigured the property and looked at installing a

lift station with approximately 5,000 ft. of force main. In order to satisfy the offsite costs, the GR zoning is being utilized and density is being increased from 200 lots to 258 lots. This will help with the economics of the project. Olson said they are proposing two different product types on the property. There is a more traditional single-family product and the Meadows single-family product. The traditional is larger (shown in yellow on the plans) and the Meadow product which is smaller (shown in tan) to the west. The main access is off to the north and it is a single access point. The access is centered on the property. This allows them to come in and immediately start branching out into the two different product types. Looking at it from a standpoint of the east side of the property being the larger. The reason they chose the larger is that it is sort of a transition from the property to the east which even larger. The single access terminates into a nice park feature in the center of the site which then branches off east and west into the two different product types. The bisecting of the property is being used as an opportunity to create a nice central green space up and down the entire site which links the open spaces into three different pod types. The roadway patterns are fairly simple and the pathway system only crosses at two major roads, east/west. It also links the open space detention areas. A nice density feathering has been created east to west with two nice product types. There are open space lots. They will provide amenities such as simple trail systems and an open space park with some play structures. As they move forward, more details will be provided concerning the amenities. They are proposing 258 lots over 79 acres. Cobb said the Meadows series to the west portion of the property is more of an entry level product to keep the price point down. The Southpoint product will be on the eastern portion next to Brigata community. This is a second move-up buyer product. Each lineup will offer six plans (two ranch plans and four two-story plans). The Meadow series will offer a ranch that starts at 1,700 sq. ft. and goes up to 2,600 sq. ft. The biggest two-story on the Southpoint lineup will offer a 2,100 sq. ft. ranch and goes up to 2,900 sq. ft. on a two-story plan. Brusk said the sanitary service to the property would be an internal gravity sewer to a lift station and serve only this property. The sanitary would then be pumped off site by the force main line and go east along CR 500. It would turn down CR150 and terminate at the intersection with Ransom Road. They would identify the exact location but based on conversations with staff this is the closest discharge location at gravity for the sewer discharge. The water main will be an extension of the existing 12" which is cut and stubbed at the entrance into the Brigata Hills Subdivision. It will be extended west along their frontage and then bring it in at the entryway and then close the loop back to the Brigata Hills Subdivision in the southeast corner. They will leave a stub to the west down in the southwest corner of Iron Gate for future development. Brusk said based on the increase in

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density they may have to look at how the water service occurs. Storm water detention as shown is located in low lying areas where possible and what works with the land plan. Drainage for the site is primarily east to west. Everything is pitched to the west. They have created some regional areas for the ponds. Obviously, when they get into the grading design the lines might move a little, but the idea is to pitch the site water from these areas to the ponds and then discharge it west. Brusk understands that this is at the outskirts of Valparaiso and they will be discharging to County land. Therefore, they will follow Valparaiso's storm water ordinance as well as the County's storm water ordinance to ensure they are meeting all requirements for the site. If there is any side path flow coming from Brigata Hills and discharged, it will be picked up in Iron Gate's sewer system and conveyed through. They will provide detention for all on-site improvements.

STAFF COMMENTS:

MCGINLEY: There have been conversations with Steve Poulos, Kleven and the project engineer. McGinley stated that DLZ performed a fire flow analysis and the fire flow cannot be met with the connections as shown. McGinley conveyed they have worked with DLZ and they have a plan to present. The plan is very detailed and can be discussed later. Kleven asked for a quick explanation concerning the possible solution. McGinley said according to the analysis, the CR500 connection would not be necessary if a connection was made from the southeast (the stub off of Brigata Hills) to Pepper Creek to the south. Essentially there would a tie-in to an 8" coming out of Pepper Creek which is just south of the open Urschel property and then head west with a water main and tie into the very southeast cul-de-sac of Brigata Hills. An 8" water main will suffice for fire flow; however, the Water Department thinks a 12" would be better. McGinley said the Water Department will catch the cost if it is over what is necessary. Kleven stated the infrastructure itself does not concern him. The land acquisitions and easements concern him. McGinley stated the City does have a good relationship with the owner of the open property. McGinley said they pretty much explained the sanitary sewer. They are not interested in the EONE and prefer the gravity to a lift station with force main. This will be acceptable. It will be necessary to work out the details with lift station size, force main size, and the connection at Ransom Road. McGinley mentioned that if irrigation is required at the entrance for landscaping a meter pit will be required. This needs to be included with the Utility Plan for review purposes. If irrigation is planned for the homes, typically a backflow preventor is required.

FAHEL: Fahel presented no comments on the project.

LAIRD: Laird asked if sidewalks are proposed for the development. Kleven confirmed that sidewalks are proposed. Laird conveyed that an IDEM Rule 5

Permit is required for storm water quantity and quality with the removal of 80% of total suspended solids. A Site Permit, Right-of-Way Permit and Sanitary Sewer Permit are required and obtained through the Engineering Department. Laird mentioned a full set of engineering plans will be required for review.

ROSE: Providing a list of proposed street names is necessary. Rose will work with Emergency Services and the Post Office to verify that street names are appropriate and are not duplicated anywhere else in the City. Rose will provide addressing for the lots.

ON BEHALF OF BRENT DICKSON (PUBLIC WORKS): Will the streets be City accepted? What is the street width? Will parking be restricted to one side of the road? Kleven said he did not see any problem with restricting parking to one side of the street. Kleven stated the right-of-way is 60 ft. Olson said the intent will be to meet all City codes for streets.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER): Building Permits will be required. All contractors must be listed on the permit application and registered with the City before permits will be issued. The subdivision sign(s) cannot be located in the right-of-way.

ON BEHALF OF TIM STITES (FIRE MARSHALL): Stites requested that street signs be installed as soon as roads are drivable. Addresses need to be placed on the structures when construction begins. If emergency vehicles are called to the site, the Fire Department will be able to easily identify the appropriate location.

LEMMON BEHALF OF SHRADER: The property is zoned SR (Suburban Residential). This project was previously site reviewed in June of 2016. Brigata on the east side far exceeds the lot sizes for the SR zoning district and it would be appropriate to increase lot sizes along that edge of Brigata to provide a gradual transition. Shrader stated that they need to try to keep the existing mature landscape buffer in excess of buffer zone requirements on the east edge. Shrader estimates this to be 40-50 ft. An additional buffer would help in easing the rezone requirements from SR to GR. Single-family is a permitted use in both of the zoning districts. Landscape ratio, Gross and Net Density, Minimum Area of Parcel Proposed can be found in Table 3.301A. Under GR for what is being proposed for single-family the landscape ratio is .10, gross density 3.797, net density is 5.140 and minimum area for parcel proposed is 6,000 sq. ft. Minimum lot area, minimum lot width, street yard, side yard, and rear yard setbacks are available in Table 3.501. In GR, the minimum lot area is 6,000 sq. ft., minimum lot width is 60 ft., street yard setback is 20 ft, side yard setback is 6 and total 12, rear yard setback is 25 ft., building height is 28 ft., building coverage is .44 and lot coverage is .50. The standards for a planned cluster development are located in Table 3.602. There is a little bit of a difference between the standard and

cluster. The cluster allows for flexibility for lot width and minimum setbacks. How will the variety in housing be handled? Cobb mentioned they work with Mackie to put together a matrix. The housing products are mixed up so there is no monotony. Lemmon stated that the allowance for subdivision signs is two signs not larger than 50 sq. ft. Referring to Article 5, Section 5.302 for these standards is recommended. Article 8 provides the standards for streets, sidewalks, and trails. Refer to sections 8.205 to 8.214. These standards include cul-de-sacs, intersections, traffic calming, sidewalks, curbs, etc. The requirement for single-family parking is 2 spaces per dwelling unit. Referring to Article 9.403 and 9.404 for access spacing, corner clearance, and access dimensions is recommended. Other than the lighting provided on the homes, are there any plans for exterior lighting throughout the site. Cobb said they do not have plans for coach lighting; however, she is unsure about what they would do for street lighting. Olson said in general they conform to City standards. If the City requires certain lights for every given length of roadway, it would be installed. Lemmon indicated that Article 10 includes all the landscape requirements. Table 10.301 will provide individual on-lot requirements as well as the requirements for front and side loading garages. Table 10.303 provides requirements for open space landscaping. Referring to Section 10.305 for the standards for street trees is recommended. Section 10.405 covers bufferyard requirements for Roads and any adjacent zoning. Section 10.402 provides the bufferyard classifications. As mentioned in the previous minutes., the adjacent properties in the County are zoned R2. There is a requirement for a Class bufferyard on the west and south sides of the property. Article 11 refers to the design standards. Article 15.800 covers the Subdivision Plat Procedures. Lemmon asked if there are any plans for a home office or sales office on the site. Kleven said there would be a Welcome Home Center. Cobb said they usually plan on one model per lineup. Lemmon indicated the parking requirement for a sales office is 10 parking spaces and for a model home it is 4 spaces per model.

ISSUES TO BE RESOLVED:

Landscaping Plan	Building Permits
Erosion Control Plan	Contractors Registered with City
Rule 5 Permit	Sign/Fencing Permit
Right-of-Way Permit	Site Improvement Permit
Sanitary Sewer Permit	
Provide Full Set of Engineering Plans	
Provide List of Proposed Street Names	
Detailed Site Plan	
Backflow Prevention (for irrigation)	

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