

MEETING: Site Review Committee
SUBJECT: Lennar PUD
ADDRESS: 4103 LaPorte Avenue
PRELIMINARY SITE REVIEW

LOCATION: Zoom Meeting
DATE: August 3, 2021

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@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
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Todd Leeth, Hoepfner, Wagner & Evans LLP
(219) 464-4961 / tleeth@hwelaw.com
Todd Kleven, Lennar Homes of Indiana
(219) 257-2607 / Todd.Kleven@lennar.com
Jessica Cobb, Lennar Homes of Indiana
Jessica.cobb@lennar.com
Kattie Kopf, Hoepfner, Wagner & Evans LLP
kkopf@hwelaw.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed PUD to be located at 4103 LaPorte Avenue. Lemon 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: A conceptual site plan has been presented. The property is inside the City limits. The property is 79 acres. It started out as a PUD. The Vale of Paradise project is to the west. From their western property line to SR49 is the Meijer project right along the highway and the theater is to the north. East of the theater is the detention pond. The in-line stores are Gordman's and J.C. Penney and they form the western boundary of their project. The concept plan shows 100 single-family homes and 111 townhomes that provide a bit of a buffer between the backside of the commercial and the single-family homes on the south and east side. There are three different zoning classifications for their property. There is commercial zoning along LaPorte Avenue on the south side and there are two different residential zoning classifications throughout the property with a very odd-shaped line between them. Leeth stated that he and the Planning Department have not been able to

determine why the zoning line through the property is so oddly shaped. Their goal is to rezone the property. Leeth said they will be utilizing a Planned Unit Development simply because it is a mixed residential use, but not necessarily mixed anymore than residential uses. They feel they can best work with the property through a Planned Unit Development given some of the challenges with some of neighboring property to the west and what Lennar is proposing for their property. The wrinkle alluded to by Kleven earlier is that Lennar has recently proposed to purchase the property to the east owned by Payne. Kleven stated this is another 80 acres. Leeth stated if the additional property is purchased it will double the acreage size of the overall project. Leeth said if this happens, it will give Lennar a lot of flexibility. Lennar utilizes Manhard as their civil engineering firm. Leeth said between Lennar's vision and the engineering of Manhard the site plan will change drastically. There will probably be a different housing style mixed in the overall 160. Kleven stated it will remain single-family and townhomes, but the single-family will be two different house-line products. Kleven density bonus hits a certain threshold there is a potential for a pool and community pool house and it could bring other amenities in as well. There would be the potential for walking trails. Leeth mentioned that their target is to be at the September 14, 2021 Plan Commission meeting. Leeth said if the 80 acres is added to the project, they probably will not make the September 14th meeting. Kleven asked if the City could provide the plat for the commercial development, and more specifically the access road on LaPorte Avenue. Kleven said his understanding is that this is a privately-owned road. The road (impervious surface) shows one owner, and the parkway (remaining right-of-way) is owned by the original developer. Kleven wants to read the language on the plat to see if that is an ingress/egress easement to the tenants only, or if it is something Lennar could utilize. It is a very nice and aesthetic pleasing boulevard entrance into the rear of the community. If they can utilize it and make it one of their back entrances, he believes the City will agree that it is probably something that should be utilized for the safety and well being of the public. If it cannot be utilized, Lennar will have to possibly petition to cross the creek and turn it into a cul-de-sac. If they do not acquire the property to the east, they will have two entrances on LaPorte Avenue. Leeth said the City probably does not maintain this road because title is held by J.C. Penney and the outside of the pavement is owned by the shopping center developer. Kleven mentioned the railroad is to the north, the airport is to the south, there is a heavily impacted wetland area, there is a regulated drain and an easement coming across from the commercial detention area into their property. All of these hardships as an aggregate is what sparks the reason they are seeking a PUD.

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STAFF COMMENTS:

LAIRD: Engineering will look forward to receiving engineered plans showing roadway design and construction, geometry, utility infrastructure, etc. The conceptual layout looks pretty good. Laird advised that a wetland delineation needs to be submitted to the U.S. Army Corp of Engineers, and they will need to decide if these are wetlands and waterways of the U.S. This may require some additional permitting. The Army Corp of Engineers contacted us and stated they do not have a wetland delineation on file.

ZURBRIGGEN: Zurbriggen mentioned there is a storm water lift station directly west of this site. Ultimately, if this does flow into the county from a storm water perspective, it will be necessary to follow their runoff rates instead of the City's runoff rates. Kleven asked if the storm water lift station were to ever fail, is there a flood route provided. Zurbriggen said it will be necessary to research this issue for more information. Kleven thought more discussion may be required outside of the site review meeting. Zurbriggen said that Memorial Drive that runs through the Lakes of Valparaiso was always supposed to connect to LaPorte. Further discussions may be needed and plan for this in the future. The permits that will be required for this project will be a Sanitary Sewer Permit, Right-of-Way Cut Permit, and Erosion Control. The permit applications will be submitted to the Building Department but approved by the Engineering Department.

STITES: Stites said he has contact information for the property management company for the property to the west and will email this information to Kleven. Where the road dead-ends in the northeast corner is this where it will possibly go in the future? Kleven said if they are unable to acquire the property to the east, this would be a future connection to the east. However, if they do acquire the property to the east it would continue east, either by Lennar or future developer. Other than the product he really can't see on the layout. He can envision it and believes there would be another access point on LaPorte Avenue. Kleven asked if a temporary turn-around will be necessary there since there is a 90-degree turn approximately 100 ft. west. Stites said placing "No Parking" signs would probably help. Stites it will be necessary to discuss hydrants, etc. as plans are developed further. Kleven asked if the City as a whole would support ingress/egress to the service road. Lemmon interjected that she and Beth Shrader spoke about this issue. Planning would definitely support a connection there to help with access to the site and giving a little easier access to Porters Vale.

MCGINLEY: McGinley stated that he deals with water and sewer services to the development. There is a 16" water main on LaPorte and this will be the service for water to the subdivision. Further conversation will be necessary to decide on sizing to pull through the development and options for looping possibly

connecting to the 10" that runs through the Porters Vale development. McGinley said the 16" should be able to provide any type of pressure that the development might need. For sewer, there is the Porters Vale Lift station at the elbow of the access road and would be the nearest point to connect gravity to. Depending on the layout and elevations of this development McGinley does not know if they will need a lift station or if this will be an E-One style development. McGinley said it will be necessary to confirm that the existing lift station has the required capacity for what will be sent its way. The calculations will have to be reviewed as they are put together. The only other option would be similar to how Porters Vale from the lift station goes south to LaPorte and then the force main runs west and actually ties-in to the gravity system in the Eastport Centre development. McGinley expects there will be capacity on Porters Vale, but conversations will need to be continued as engineering calculations come together for the number of lots and how much will be sent that way. Kleven asked if the gravity tie-in on Eastport Centre is west of SR49. McGinley clarified it is east of SR49. It is at the end of Mariposa Drive in the cul-de-sac. Kleven asked if there is a recapture agreement on the Porters Vale lift station and/or Eastport. McGinley stated that he did not know this offhand. It will be necessary to do some research. McGinley mentioned that Shaun Shifflett with the Metering Department needs to know if there will be any type of residential irrigation systems or just typical domestic water service to the home. Cobb stated there will not be any irrigation systems.

THRASHER: Thrasher cautioned them to be mindful of the shape of the lots and not to have any narrow back yards or pie-shaped lots. .

FAHEL: Submit floor plans and plumbing plans for each type of unit.

LEMMON: Lemmon confirmed that the Plan Commission is scheduled for September 14, 2021. Lemon and Shrader would like to have a draft ordinance of the PUD by August 16, 2021, that is 30 days from the September meeting That will allow Planning to disburse it to departments for comments and have time to adjust it. The PUD process is that it will appear twice before the Plan Commission and twice before City Council. Article 15, Section 15.500 contains the procedures and administration for a Planned Unit Development. The concept plan needs to show the parcel of land, general indication of densities and uses by location, general infrastructure locations, general common and public open space, number of structures, parcel size of each lot, percentage of lot coverage of each lot, tabulation of gross densities and intensities for each category proposed, types of buildings proposed. Lemmon mentioned that Leeth had questions on the landscape plan, erosion control plan and drainage plan. Lemmon said she and Shrader both believe a concept plan is required either in front of or behind it. Kleven said if they are successful in acquiring the additional

80 acres, he will have Leeth take the lead on whether they need to come back for another site review, or at that time they will probably pull the reins on the rezone of this particular 80 acres for the annexation process on the additional 80 acres. Then they will rezone the entire 160 acres. Lemmon if they acquire the additional 80 acres, we will want to see that. However, if they do not, Lemmon said they need to be aware that the property to the north and east is zoned industrial in the County and to the south a little it is zoned agricultural. Because of these different zoning districts, buffering may be required. Lemmon provided Kleven with information on how to view the plat for the portion to the west on our Beacon site.

ISSUES TO BE RESOLVED:

Concept Plan for Landscaping, Erosion Control and Drainage
Submit Wetland Delineation of U.S. Army Corp of Engineers
Erosion Control Plan (future need)
Right-of-Way Cut Permit (future need)
Sanitary Sewer Permit (future need)
Floor Plans and Plumbing Plans for Each Type of Unit (future need)