



**MEETING: Site Review Committee**  
**SUBJECT: Independent Living Villa's for Seniors**  
**ADDRESS: Vale Park Road**

**LOCATION: City Hall**  
**DATE: May 27, 2008**

**PRELIMINARY SITE REVIEW  
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Rick Walstra, Comcast	(866) 594-1234

**PRESENTERS:**

Steve Garatoni	574-286-4502 / sgaratoni@comcast.net
Shane Blotkamp, Majority Builders	574-291-2091
Rich Hudson, Bonar Group	219-462-1158 / rhudson@bonargroup

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us). The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss proposed villa's for seniors on Vale Park Road. Phillips 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.

Garatoni explained a few years prior they came before site review regarding the assisted living project on Vale Park Road. Since that time final plans have recently been submitted and approved and construction is anticipated in July. Recently Dustin Vo, the adjacent property owner to the east, expressed an interest in selling. The zoning is R-4 and the purpose for this property is for future expansion of the planned development. Two options are being proposed and are conceptual. The possibilities include an additional assisted living facility because of an increase in demand, an independent living building, and patio villa homes. The independent living building would strictly be rentals for independent seniors. Dining services will be included. The patio homes are 1,100 square feet that include 2 bedrooms, 2 bathrooms, and 1 a car garage. These particular homes are for rental and will house those that require the least amount of care. The different levels of living make it convenient for the seniors. The facilities will not be public and the grounds will be maintained as one owner. The frontage on Vale Park Road would be considered for a proposed commercial or retail use. This proposed building will be approximately 60' x 120'. The independent and / or assisted living building would more than likely be placed up front and the villas in the back. The second option is to construct all villas entirely. Each of the buildings being proposed in the plan is an 8 unit villa. Retention isn't indicated in the plan since this project is very conceptual however, the wetlands are shown, and the 26' wide roads and 30' radiuses are projected. Currently the land is under contract and hasn't yet been purchased.

Kras said detention will need to be provided for the site before entering the wetlands. Some type of water quality BMP's would be required as well as following normal City standards for drainage and peak discharge. Wetland delineation needs to be shown indicating the location on the property. Verification is

needed as to what is considered wetlands on the site. Hudson commented that Soil Solutions was hired and a preliminary was completed however, it's unknown if a concurrence letter has been received. Checking with John McQuestion is recommended. Blotkamp added there is strong indication that an agreement has been established regarding this. Garatoni will provide a copy of what's needed to Kras. An erosion control plan is necessary and since the site is over an acre, a Rule 5 permit from the state is also required. Garatoni clarified this site is under one ownership and will be maintained and controlled by their company as a whole. At this point in time the streets will be private however, there is question regarding the possible commercial development in the front. Kras stated a 40' half width right-of-way is required on Vale Park Road. Blotkamp explained information on the site plans regarding the sanitary sewer. Shifting to the west and creating an easement was mentioned. Kras will speak with the Engineering Director in reference to keeping the sanitary sewer private or if dedicating it to the City can be a consideration. Moving all of the parking for the proposed commercial building to the side rather than off of Vale Park Road is advised.

Thrasher said additional site reviews will more than likely be required. Each of the buildings will require a State Design Release before permits can be issued. Any signage or fencing will also require a permit.

Phillips stated that rezoning will be required in order to develop the front portion since currently its zoned R-4. There's a sentiment from the Council and administration towards zoning additional land for commercial in the City at this point, therefore, this probably will not be well received. Using more of a residential appearance for a commercial building is suggested; however Phillips said this still presents a challenge and encouraged conversation with the Mayor or the City Administrator regarding this issue. An 8' wide pedestrian concrete pathway is required on Vale Park Road. The approaches for the pathway need to be indicated on the drawings for the original project. The pathway will need to be shown across the frontage for this project. Construction for the Vale Park Road pathway is anticipated for 2010 however Phillips will check with the Redevelopment Commission. The maximum lot coverage is 60%. Since the property is larger than an acre, 30' front, rear, and side setbacks are required. A 30' setback or landscape buffer along Vale Park Road from the right-of-way line is needed. Referring to the Zoning Ordinance available on our website at [www.valpo.us](http://www.valpo.us) is suggested in reference to this. A detailed landscape plan and a tree survey are needed. A list of trees that are exempt as well as trees that are prohibited is available online at [www.valparaisoparks.org/horticulture](http://www.valparaisoparks.org/horticulture). One 50 square foot message area sign at the west entrance for the previously reviewed assisted living center is allowed. A 50 square foot message area sign is also allowed at the east driveway for the new independent living / villas development. These signs need to be monument style and 6' tall in height overall. The independent living parking is considered the same as apartments which is 2 spaces per unit. A variance will be needed if there is consideration for a reduction. This may be addressed differently in the new zoning ordinance that will be in place by September. Currently however, 2 spaces are required per villa home as well as 2 spaces per unit in the independent living facility. Dumpsters will need to be enclosed on three sides with gates. The material used should be wood or vinyl and painted to match the primary structures on the property. The placement of landscape around the dumpster area is advised in order to soften the appearance. The architectural design of the buildings should be compatible with each other. Phillips said the next step for the assisted living facility is the zoning clearance. Elevations, site plans, landscape plan, etc. will need to be submitted with the application. Pedestrian connections throughout the site should be taken into consideration. Ensuring that the units are connected to the front and to the pathway system is critical.

Kent clarified the placement of sidewalks within the development is essential since this will enable the residents to go for miles on the pathway system. Phillips affirmed that the R-4 zoning is not an issue. Garatoni had previously gone before the BZA for the size and number of units. Phillips pointed out the same process will be necessary if the same situation is projected. Garatoni clarified on the drawing that each length indicated is 8 villas and each villa is approximately 1,100 square feet. Phillips inquired whether the villas could possibly be in 4's rather than 8. Garatoni said from a land use standpoint and their cost to purchase, going with the 8 is favorable. In order to break up the units, they will be stair stepped. Phillips requested photos of a facility in LaPorte to be presented at the next site review.

Pilarski deferred comment regarding the connection point of the sanitary sewer service to the Engineering Department. Since the size of the oil and grease interceptor is unknown the original drawings will be checked for clarity. Shane Blotkamp will mail a full set of the needed information. Pilarski said further explanation is needed concerning the floor drains and floor revisions. There are two elevators and two sump

pits connected into the sanitary sewer line and several of the floor drains are not connected into the oil and grease interceptor. Internal facility plumbing plans are needed for review and approval by the VWRD.

Walstra had provided contact information if needed.

Johnson commented they have worked on the looped water system and looks forward to working out the hydrant location with the Water Department. It was conveyed that the 2 story assisted living facility will be protected with a sprinkler system. Johnson said to contact the Fire Department for placement of the Fire Department connection. Ambulance service is now provided and ensuring that the overhang height is suitable will be critical. More pavement in front of the 2 stories is also advised.

Phillips said another site review will be needed.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)

- Erosion Control Plan

- Rule 5 Permit

- Right-of-way

- Detailed Site Plan

- Sanitary/Sewer

- Internal Facility Plumbing Plans

- Backflow Prevention

- Site Improvement Permit

- State Design Release

- Building Permit

- Signage / Fencing Permit

- Zoning Clearance

- Variance (if needed)