



MEETING: Site Review Committee
SUBJECT: Rezoning Multi Family Structure
ADDRESS: South side of 500N between SR49 & CR300 E
St. James Subdivision

LOCATION: City Hall
DATE: January 15, 2008

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner (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
 Daryl Brown, Water Dept. (219) 462-6174
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Chuck McIntire, Water Dept. (219) 462-6174

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed rezoning of a multi family structure in the St. James Subdivision. Kent 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.

Leeth stated they are seeking rezoning from the Plan Commission and the City Council for a portion of the property east of the Memorial Hospital site. The original proposal was to rezone to R-3 which is the middle portion on the site plan. The line between the hospitals MOT zoning and the other half of the property on the east would remain R-1. The original plan included the single family in the northern quadrant but with R-3 standards for lot width and size. This will however; remain in the R-1 district. The request is the R-3 zoning classification south of the pipe line and the west half of the property. The hospital will be situated somewhat adjacent to that. The purpose for the R-3 request is to provide a buffer between the homes and the other $\frac{3}{4}$ of the subdivision. The hospital which will be 5 or 6 stories tall will have a helipad which is approximately 500' or 600' off of the property line. A buffer between the single family homes and the intensive use of the hospital is appropriate. The revised plan will be single family with smaller lot width and smaller parcel size. On the west half immediately adjacent to the hospital there will either be apartments or senior care housing. The Plan Commission does not yet have the revised plan.

Taylor said currently the St. James development consists of a mix of 55', 60' 70' and 80' wide lots. In this concept 60 of the 55' wide lots would be in the restricted use of the proposed R-3 zoning. There currently are 96, 60' wide lots which meet the R-1 standards. There are 53, 70' lots and 81, 80' lots that are above and beyond the R-1 standards. They have been working with the engineering and utility departments regarding estimated sanitary flows and water main extensions. There is quite a bit of open space area in these concepts. Currently there is 54 acres and 34% of the entire project is open space that will be utilized for recreation and storm water detention management. Conceptual landscaping concepts have also been included.

PRESENTERS:

Aaron Taylor, Duneland Group, Inc.
 219-926-1007
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 Todd Leeth, Hoepfner, Wagner & Evans
 219-464-4961
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Pilz stated the proposed rezoning is a good transitional use. The current proposal is appropriate and more reasonable. Sewer capacity is one of the critical issues of this area. The capacity allocation numbers will be presented to the Utility Board. Any questions or concerns on their part will ultimately play into or influence the ultimate decision on rezoning. Pilz questioned why the whole 40 acres will be rezoned if the eastern portion will be single family. Leeth responded that the lot sizes in the 22 ½ acre area are consistent with the R-3 zoning but not with the R-1 zoning. The difference is 5'.

Kent stated the rezoning may not be well received with the Council. It's important to present a conceptual or hypothetical plan to the Plan Commission and the Common Council regarding the layout for the proposed senior care housing or apartments. Speculative rezoning requests are not favorable. Leeth added that they tried to do this through the agreement for written commitments. The Planning Department should have a copy of these commitments since they were shared with the Plan Commission. Changes are anticipated in order to be consistent with the changes in the plan. The restrictions for the multi family are the strength of those commitments. This had to do with increased premium building product for the exteriors. There were not renderings included in the commitments but there are in what is trying to be accomplished. Leeth stated if the Plan Commission or City Council has specific concerns, to incorporate them into the commitments and he will address. Pictures are not favorable in a commitment since these concerns have to be reduced to words. Kent said a Tree Survey must be submitted and the landscape plan is sufficient. Contacting Steve Martinson of the Parks Department is essential regarding the plant materials used on the Landscape Plan. The recommended plant list is available online at www.valparaisoparks.org/horticulture. There must be a pedestrian connection with the proposed R-3 zoning with the R-1 and the MOT. Floodplain and wetland delineations as part of the plat drawings are needed for part of the subdivision approval process. Also needed is a copy of the restrictive covenants for recordkeeping purposes. Kent suggested a variance through the BZA may be needed with regards to the R-3 rather than have this rezoned. Leeth stated he didn't want to do this with 60 lots. It's more appropriate to rezone 22 acres to get the development standards. The covenants state that this cannot be redeveloped for multi family use however; this will have to be changed because of the location of the restriction.

Brown stated the entire western half of the development is within the Wellhead Protection Area and this will need to be indicated on the secondary plat. There will be further comments at the next site review.

Pilarski will defer comments regarding the utilities to Dave Pilz of the Engineering Department and the Collections Division as well as what will transpire at the Utilities Board meeting. Since this project will need an additional site review, specific comments will be stated at that time.

Johnson stated that the City just went through an ISO re-grade therefore; working in conjunction with the Water Department in regards to the hydrants and water flow is strongly encouraged. This is a huge project with the hospital and the proposed 3 story senior care housing. Additional comments will be conveyed at the time of the second site review. Pilz added working with Johnson directly may be beneficial when working on the site plan. This can ensure for proper access and clearance ahead of time rather than the need to revise.

McIntire said as far as the rezoning he didn't have any comments. This is an excellent idea and a buffer would be favorable. The only issues are some of the water routing which can be discussed at a later time with Taylor.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- *** Additional Site Review