



**MEETING: Site Review Committee**  
**SUBJECT: Patio Homes and 4 Unit Building**  
**ADDRESS: Rebecca Street**

**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
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161

**PRESENTERS:**

Glenn Landmesser, Genesis Development, LLC  
219-201-3538 / landmesser@sbcglobal.net

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 a proposed patio home and 4 unit building on Rebecca Street. 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.

Landmesser explained they were before site review last year with a plan that was slightly different. This plan has been revised and will take approximately 5 to 6 months from start to completion. A key request is the re-subdivision of the front portion. Keeping the existing home located on the lot that's located next to Glendale Blvd. is anticipated, as well as the 9,000 square feet around the home. The balance of that property would be used to have a development in the front, which is 4 units. These are the same 4 units that were proposed last year which are 3 stories. The units on the north side of the property are patio homes which total 4 units. Landmesser inquired as to the amount of detention area needed and what the side yard setback needs to be from Rebecca Street. Discussion took place at the prior site review regarding the right-of-way for sidewalk. This will have an impact on the size of the units.

Kras said a detailed site plan indicating grades, elevations, and dimensions are needed. Calculations that show the volume being stored in the detention basin as well as the peak flow being discharged is also needed. Kras clarified this must conform to City standards. An erosion control plan is required showing how erosion and sediment will be minimized from occurring and leaving the site. A 5' right-of-way dedication is required on Rebecca Street. A payment in lieu of constructing curb, gutter, and pavement widening in this area is requested. A 30' right-of-way half width is required on Glendale Blvd. In order to clarify what currently exists, a copy of the deed or title is needed. Phillips pointed out there's 25' from the edge of the building to the new property line after the dedication of 5' of right-of-way. Dedication of right-of-way is required before calculations are considered as far as setbacks, and before permits will be issued. Kras stated that sanitary sewer is available 95' north of the site. Since the sewer is shallow, capacity issues will need to be verified in that area. A positive outlet will need to be provided for the detention basin. Since a new storm sewer is currently being constructed along Valparaiso Street, this could be a possibility for an outlet.

Thrasher stated that building permits are needed for all the buildings. The 4 unit building will require a State Design Release before a permit can be issued. Any signage or fencing will also require a permit.

Phillips is aware the entire site is owned by Genesis Development, LLC. Discussion took place regarding the houses in the surrounding area. More than likely an 8' X 12' privacy fence will be placed off of the back where the patio homes are located. Phillips encouraged the use of a fence, evergreen plantings, or both, in the back of the 4 unit along Glendale Blvd. for aesthetics and privacy purposes. Phillips clarified that decks count for setbacks however; patios are not attached to the homes and are ground based. The deck can go as far out as 10'. The private drive is not considered a frontage. Essentially there are 2 front yards with one along Glendale Blvd. and the other along Rebecca Street. There isn't a need to set the drive back 30' from the private drive. Phillips pointed out there are no setback requirements off of a private drive. There should be at least 20' from the garage doors to the private drive. Landmesser explained it was their understanding to have one extra space per unit since these will be single car garages under those units. Angled parking may be an alternative however; Landmesser agreed this wouldn't be the ideal scenario. Perhaps the drive could be widened since they are under on green space. Phillips said this should be checked into since parking cannot be stacked. The duplex's have 2 car garages. Sidewalks on Rebecca Street and Glendale Blvd. need to be shown on the drawing. Phillips, Kras, and Kent explained the details regarding a sidewalk waiver. Landmesser said the placement of a sidewalk from the beginning would be the better option and Phillips agreed. A sign for the bank as well as for the representation of the development is anticipated. Phillips said a permanent sign for the development is limited to 50 square feet and must be monument style. Checking into the parking for the 4 unit town home is essential to make sure adequate space is provided. Keeping the drive at a minimum of 22' is advised. Taking out a small amount of green space may be needed. Having enough room to maneuver in and out of the garages on the end units is critical. It's also necessary to have 2 spaces on each side for available parking.

Kent stated a tree survey is needed and anything over 10" in caliber will need to be replaced. Landmesser conveyed that it hasn't yet been determined how dumpsters on the property will be handled. Phillips clarified dumpsters cannot be in the front yard setback therefore; it will have to be at the end in the 10' side yard setback. A privacy fence must be placed around the dumpster as well as landscaping. A landscape plan is also needed which has to comply with City standards. The tree lists are available online at [www.valparaisoparks.org/horticulture](http://www.valparaisoparks.org/horticulture).

Pilarski deferred comment regarding the sanitary sewer connection points from the development into the sewer main to the Engineering Dept. and the Sewer Division. Landmesser clarified the development is strictly residential.

Johnson acknowledged that the fire hydrant placement located on the plan is favorable since it's located within 500'. The 4 units present a heavy fire load. Landmesser said the building height from grade to the roof is approximately 35'. Johnson stated in order to accommodate a ladder truck, the bigger the drive the better. Landmesser pointed out there will not be any shared common space.

Thrasher commented the City doesn't deal with homeowner associations. Discussion with the architect is recommended regarding code for walls. Phillips stated the lot has to be buildable and the total lot must be 6,000 square feet. The setbacks have been met. The side and the rear have to be maintained and at least 6,000 square feet. The lot coverage cannot exceed the 60% that's allowed. When these conditions are met it can then be subdivided. Currently the ordinance allows a lot split for one lot. Landmesser said this is Antillas subdivision. Phillips stated it would require the subdivision process and going before the Plan Commission is necessary. Article 27 of the Zoning Ordinance will describe the requirements needed. An application will need to be complete and filed with the clerk's office. Detailed information regarding the Plan Commission meetings is included in the application.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention

- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Subdivision Process