

MEETING AGENDA

Valparaiso Plan Commission
Tuesday, March 1st, 2022, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Roll Call
2. Adoption of Meeting Minutes
3. Old Business
4. New Business

RZ22-001 – A petition filed by Kamber Properties, LLC c/o Jon Schmaltz. The property is located at 2006 Warbler Dr in the Campus (CA) Zoning District. The petitioner requests approval to rezone a property from Campus (CA) to Commercial General (CG) Zoning District.

5. Staff Items
6. Adjournment
Matt Evans, President – Valparaiso Plan Commission
Beth Shrader, Planning Director
Next Meeting: **April 5th, 2022**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us or via web conference at <https://bit.ly/3rOvVrd> .

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- To Rezone a Property from CA to CG
- To Approve a Primary Plat
- To Approve a Planned Unit Development (PUD)
- To Approve a Major Planned Unit Development (PUD) Amendment
- To Annex Property into the City of Valparaiso, IN
- To Vacate Alley
- To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- To Approve a Minor Subdivision (Lot Split)
- To Approve a Final Plat
- To Approve a Plat Amendment
- Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION	TYPE OR PRINT IN INK
Property Address: _____ 2006 Warbler Dr. Valparaiso, IN 46383 _____ _____ Description of Location of Property: _____ South side of Warbler Drive and East of Sturdy Road _____ _____ Parcel/Tax Duplicate Number: _____ 641030204002000004 _____ Subdivision (If Applicable): _____ _____ Dimensions of Property: Front: <u>426</u> ft Depth: <u>250</u> ft Property Area (sq. ft./acres): <u>1.533</u> acres	Subject Property fronts on the <u>North</u> side between (streets) <u>Dove Drive and Sturdy Road</u> _____ _____ Zoning District (Current): <u>CA - Campus</u> Zoning District (Proposed): <u>CG - Commercial, General</u> _____ Zoning of Adjacent Properties: North: <u>CA</u> South: <u>CG</u> East: <u>CA</u> West: <u>CG</u> Present Use of Property: <u>General Business</u> _____ _____ Proposed Use of Property: <u>General Business</u> <u>General Business</u> _____ _____

PETITIONER INFORMATION

Applicant Name: Jon Schmaltz

Address: _____

Burke Costanza & Carberry, LLP

Phone: [REDACTED]

156 S. Washington Street

Email: [REDACTED]

Valparaiso, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name: Kamber Properties, LLC

Address: _____

Phone: [REDACTED]

[REDACTED]

Email: [REDACTED]

[REDACTED]

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____)

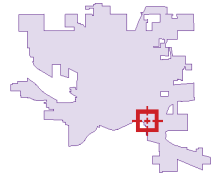
PARC IN W1/2 NE N OF RD 30 AS DESC DR357 P451 30-35-5 2.00A TIF

(See attached)


PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)



Overview



Legend

 Parcels

Date created: 2/21/2022
Last Data Uploaded: 2/20/2022 1:05:25 PM

Developed by  **Schneider**
GEOSPATIAL

EXHIBIT "A"
VICINITY MAP



EXHIBIT "C"
PROJECT DESCRIPTION

Petitioner requests to have the subject real estate ("Property") rezoned from its current Zoning District of CA-Campus to CG- Commercial General.

Legal Description

For APN/Parcel ID(s): 64-10-30-204-002.000-004

A parcel of land in the West Half of the Northeast Quarter of Section 30, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, bounded and described as follows:

Commencing at the Northwest corner of the West Half of said Northeast Quarter; thence South 89 degrees 58 minutes 00 seconds East, along the North line of said Northeast Quarter, 74.75 feet to the East right-of-way line of Old State Road Number 49; thence South 00 degrees 00 minutes 00 seconds West, parallel with the West line of said Northeast Quarter, along said right-of-way line, 945.00 feet, said point also being the Southwest corner of East Gate Subdivision, which is the TRUE POINT OF BEGINNING for said parcel;

thence South 89 degrees 58 minutes 00 seconds East, along the South right-of-way line of Warbler Drive in East Gate Subdivision, 550.0 feet; thence South 0 degrees 00 minutes 00 seconds West 249.48 feet; thence North 66 degrees 09 minutes 00 seconds West 219.37 feet; thence North 85 degrees 00 minutes 18 seconds West 135.0 feet; thence South 20 degrees 59 minutes 44 seconds West 159.0 feet to the Northerly right-of-way line of U.S. Highway Number 30; thence Northwesterly, along said right-of-way line which is on a curve to the left having a radius of 2964.79 feet, an arc length of 22.05 feet and a chord length of 22.05 feet and a chord bearing of North 66 degrees 47 minutes 29 seconds West; thence North 20 degrees 03 minutes 36 seconds East 70.0 feet; thence North 7 degrees 53 minutes 35 seconds West 103.0 feet; thence North 69 degrees 00 minutes 00 seconds West 158.0 feet to the East right-of-way line of Old State Road Number 49; thence North 0 degrees 00 minutes 00 seconds East 64.70 feet to the true point of beginning;

EXCEPTING THEREFROM the real estate described as follows:

A parcel of land in the West Half of the Northeast Quarter of Section 30, Township 35 North, Range 5 West of the Second Principal Meridian, in the City of Valparaiso, Porter County, Indiana, said parcel being part of a tract of land conveyed to Kepak, Inc., per Warranty Deed dated July 20, 1984, and recorded July 24, 1984, as Document No. 64484, in Deed Record 357, page 451, in the Office of the Recorder of Porter County, Indiana; said parcel described as follows (bearings based on said Deed Record 357, page 451): Commencing at a 3/4 inch diameter iron pipe at the Northwest corner of the West Half of said Northeast Quarter; thence South 89 degrees 58 minutes 00 seconds East, along the North line of said Northeast Quarter, 74.75 feet to the East right-of-way line of Old State Road Number 49; thence South 00 degrees 00 minutes 00 seconds West, parallel with the West line of said Northeast Quarter, along said right-of-way line, 945.00 feet to a 1 inch diameter iron pipe at the Southwest corner of Eastgate Subdivision, as per plat thereof recorded in Plat File 8-D-5 in the Office of the Recorder of Porter County, Indiana, said point also being the POINT OF BEGINNING;

thence South 89 degrees 58 minutes 00 seconds East, along the South line of said Eastgate Subdivision, said line also being the South right-of-way line of Warbler Drive in said Eastgate Subdivision, 124.00 feet to a 5/8 inch diameter rerod with PTGR/Bonar Identification Cap; thence South 00 degrees 00 minutes 00 seconds West, parallel with said East right-of-way line of Old State Road Number 49, 54.00 feet to a 5/8 inch diameter rerod with PTGR/Bonar Identification Cap; thence South 89 degrees 58 minutes 00 seconds East, parallel with said South right-of-way line of Warbler Drive, 28.00 feet to a 5/8 inch diameter rerod with PTGR/Bonar Identification Cap; thence South 11 degrees 34 minutes 45 seconds East 47.71 feet to a 5/8 inch diameter rerod with PTGR/Bonar Identification Cap; thence South 47 degrees 56 minutes 39 seconds East 72.31 feet to a 1 inch diameter iron pipe at the Northwest corner of a tract of land conveyed to FI-Valpo, L.L.C. per Warranty Deed dated December 26, 1995, and recorded January 10, 1996, as Document No. 96-00960, in Deed Record 464, page 410, in the Office of the Recorder of Porter County, Indiana, said point also being on the Southerly line of said Kepak tract; thence South 20 degrees 59 minutes 44 seconds West 159.00 feet deeded (South 21 degrees 08 minutes 18 seconds West 158.59 feet measured) to a 1 inch diameter iron pipe on the Northerly right-of-way line of U.S. Highway No. 30, said right-of-way line being on a curve concave Southerly having a radius of 2964.79 feet; thence continuing along the Southerly line of said Kepak tract, along said curved right-of-way line, a chord

Legal Description

bearing of North 66 degrees 47 minutes 29 seconds West deeded (North 66 degrees 36 minutes 04 seconds West measured) a chord length of 22.05 feet deeded (22.16 feet measured) to a concrete right-of-way marker at the Southeast corner of a tract of land conveyed to Amoco Oil Company per a Commissioner's Deed dated March 9, 1981, and recorded March 24, 1981, as Document No. 17913, in Deed Record 336, page 163, in the Office of the Recorder of Porter County, Indiana; thence along the Easterly line of said Amoco tract, North 20 degrees 03 minutes 36 seconds East 70.00 feet deeded (North 21 degrees 13 minutes 49 seconds East 69.99 feet measured) to an iron bolt in asphalt; thence continuing along said Easterly line, North 07 degrees 53 minutes 35 seconds West 103.00 feet deeded (North 08 degrees 44 minutes 16 seconds West 102.94 feet measured) to a rerod inside of a 1 inch diameter iron pipe with BEEG Identification Cap; thence along the Northerly line of said Amoco tract, North 69 degrees 00 minutes 00 seconds West 158.00 feet deeded (North 68 degrees 50 minutes 45 seconds West 157.97 feet measured) to a rerod inside of a 1 inch diameter iron pipe with BEEG Identification Cap on the East right-of-way line of said Old State Road Number 49; thence along said East right-of-way line, North 00 degrees 00 minutes 00 seconds East, 64.70 feet deeded (North 00 degrees 00 minutes 00 seconds East 64.66 feet measured) to the point of beginning.