



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING AGENDA

Valparaiso Plan Commission
Tuesday, October 3, 2023, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – September 5, 2023
4. Old Business

RZ23-002 Rezone Petition filed by Coolman Builders, LLC, 359 Franklin St, Valparaiso, IN, 46383. Petitioner requests a recommendation for a rezone from NC-60 to UR for a 19,000-sf parcel located at 452 Chicago St.

5. New Business

RES23-005 A Resolution of the Valparaiso Plan Commission Approving the Declaratory Resolution for the West Street Economic Development Area, as Previously Approved and Adopted by the City of Valparaiso Redevelopment Commission.

6. Staff Items
7. Adjournment

Matt Evans, President
Beth Shrader, Planning Director

Next Meeting: **November 7, 2023**

Interested persons can view public meetings live on the City of Valparaiso website, www.valpo.us or participate in the webinar by visiting bit.ly/ValpoPC2023. Requests for alternate formats please contact Planning Department at planningdepartment@valpo.us or (219) 462-1161.

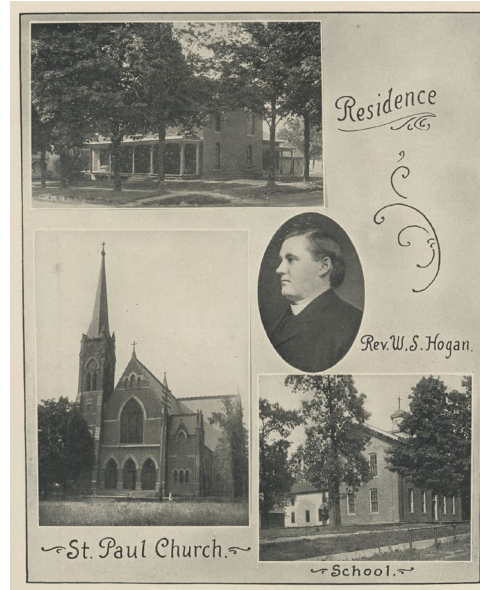


452 Chicago St. Property Re-Zone Proposal

MJF DEVELOPMENT, INC

AND

COOLMAN BUILDERS, LLC



452 Chicago St - a Brief Site History

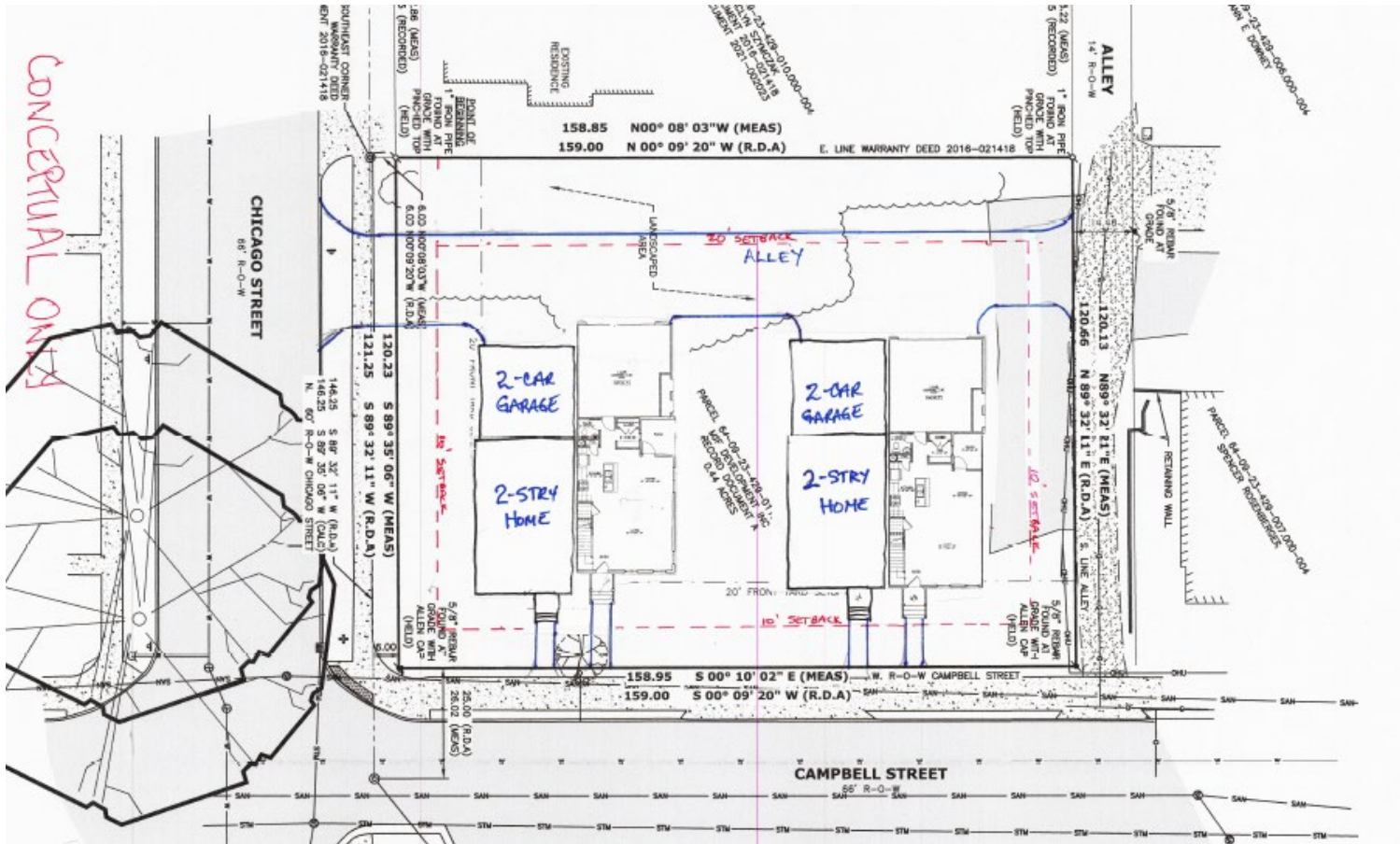
Since 1870, the St. Paul Catholic Church Rectory has stood tall at 452 Chicago St., on the northwest corner with Campbell St. It remained there until 2018, when the site was acquired by MJF Development, Inc, in conjunction with the purchase of the old St. Paul School. The school site has been redeveloped and is now the home of St. Paul Square, four beautiful, 12-unit condominiums. We now bring our focus to the former Rectory site.

452 Chicago St - Currently

A quick look at the pictures at the top right, taken a few days ago, show a thick, arborvitae tree line on the west side and mature street trees.

Unfortunately, there are also a couple of diseased Colorado spruce trees. The drone picture at the lower right, taken in 2018, shows the site prior to the arborvitae plantings.





AFTER EXPLORING VARIOUS OPTIONS FOR RE-DEVELOPMENT WITH THE CITY PLANNING DEPT., WE FEEL WE HAVE A GOOD PLAN FOR MOVING FORWARD WITH THIS PARCEL.

THESE PLANS ARE CONTINGENT, OF COURSE, BUT WE WOULD PROPOSE TWO DUPLEX/TOWNHOME STYLE BUILDINGS FOR THIS SITE, FACING CAMPBELL ST. A COMMON DRIVEWAY COULD RUN BEHIND THE HOMES, OFFERING ACCESS ONLY FROM CHICAGO ST. AND THE ALLEY RUNNING ON THE NORTH SIDE OF THE PARCEL. THIS WOULD GIVE OUR HOMEBUYERS MULTIPLE WAYS TO ACCESS THEIR DESTINATIONS, KEEPING THEM FROM PRECARIOUSLY EXITING ONTO CAMPBELL ST.

TO EXECUTE THIS PLAN WELL, WE WOULD NEED TO RE-ZONE THE PARCEL FROM ITS' CURRENT NC-60 ZONING TO A UR (URBAN RESIDENTIAL) ZONING.



Reasons for the Re-zone of 452 Chicago St.

TRANSITIONS –

A larger building and more density here would not act as a gentle transition to single-family homes in this neighborhood. Our objective is to build duplexed product that could be mistaken for a larger single-family home, in a style that is reminiscent of the Italianate that existed on this site, and also borrows character and details from St. Paul Square.

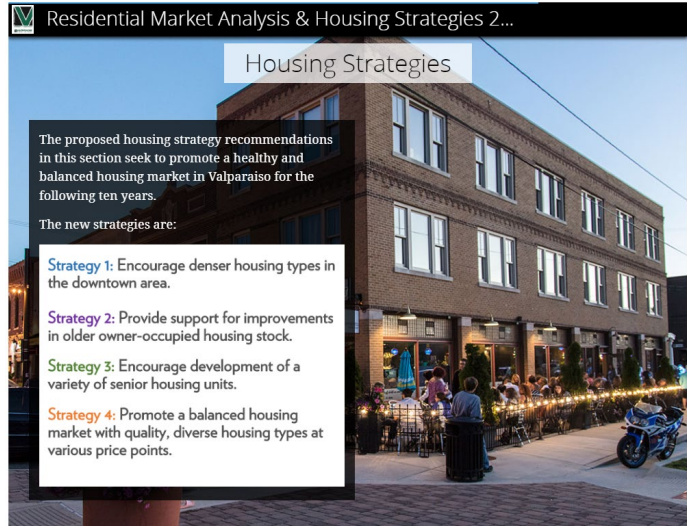
ECONOMIC FEASIBILITY-

Like anyone else, developers need to see a return on their investment and a single home here cannot justify that current cost. A \$1-1.5 million home here would be out-of-place. Spreading those costs amongst 4 smaller homes allows for a more reasonable land cost per unit, enabling us to be able to sell the homes. It allows us to build homes for people in a sought-after neighborhood, walkable to downtown, where it seems everyone wants to be these days! The city's efforts in downtown have had amazing results.

CURRENT ZONING-

The current NC-60 zoning does not allow for single-family attached or any form of multi-family construction. UR zoning allows us the flexibility we need with much more user-friendly setbacks and coverage ratios to work within. Though not a perfect fit, UR is the closest zoning we can seek that allows us to essentially build what the Elevate Valpo! study encourages the city to support.

THIS PICTURE IS FOR ILLUSTRATIVE PURPOSES ONLY!



Speaking of Elevate Valpo!



Pg. 55 reads:

Medium-density Residential

There is a need for middle ground residential density to provide for transition (both land use and building type) between single-family residential and a bustling downtown core. This medium-density residential is typically in the form of an attached home product, such as a townhome, rowhome, or paired/twin homes, using a scale and character that is in keeping with predominantly residential neighborhood life. While the aforementioned building types are intended to be the primary forms of medium-density residential, other housing types that include some stacked units are also envisioned within the same parameters of scale, massing, and character. Typically, medium-density residences will have individual entrances, porches or stoops, and additional elements that provide a positive relationship to single-family homes.



Proposed Re-Zone & Redevelopment

Benefits:

- Back on the Tax Rolls! – Like the St. Paul School property, this parcel was tax-exempt. While it has been minimally taxed as a vacant lot for 5 years now, it has the potential to generate more tax revenue with assessed values likely to exceed \$2 million.
- It should neither put a burden on schools and public services, nor increase noise and traffic levels in the area.
- It will be a beautifully landscaped addition to a signature corner in Valpo, a gentle transition into the adjoining neighborhoods to the north and west. A heavily treed bufferyard against the home to the west exists even now.
- New homeowners will enjoy a location within walking distance of the shops and restaurants of downtown Valpo and the future Distillery area, that is also close to nearby parks and bike trails.
- This project will support many local sub-contractors and suppliers initially, with future homeowners looking for local services such as decorating & window treatments, banking, furnishings, insurances, legal, Harleys, new cars, restaurants, groceries, landscaping and snowplowing services. Everyone benefits.



To Wrap it Up!

We at MJF Development and Coolman Builders, LLC take great pride in our efforts to provide good housing for everyone in Valparaiso. With infill/redevelopment sites such as this one, we strive to make all affected parties a winner. In our attempt to provide housing the City of Valparaiso and a variety of your studies indicate is needed, we will require a re-zone to Urban Residential to make it work. We would appreciate the opportunity to develop this site.

Thank you.

RESOLUTION NO. 5-2023

RESOLUTION OF THE VALPARAISO PLAN COMMISSION APPROVING THE DECLARATORY RESOLUTION FOR THE WEST STREET ECONOMIC DEVELOPMENT AREA, AS PREVIOUSLY APPROVED AND ADOPTED BY THE CITY OF VALPARAISO REDEVELOPMENT COMMISSION

WHEREAS, the Valparaiso Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Valparaiso, Indiana (the “City”); and

WHEREAS, the City of Valparaiso Redevelopment Commission (the “Redevelopment Commission”) previously adopted a Declaratory Resolution (the “Resolution”) to: (a) establish the West Street Economic Development Area (the “Economic Development Area”), (b) designate certain parcels in the Economic Development Area as the West Street Allocation Area (the “West Street Allocation Area”) as shown in the map, parcel list and boundary description in Exhibit A of the Resolution, and (c) approve an Economic Development Plan for the Economic Development Area (the “Plan”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution to this Plan Commission for its approval pursuant to IC 36-7-14-16;

NOW, THEREFORE, BE IT RESOLVED BY THE VALPARAISO PLAN COMMISSION, as follows:

1. The Resolution conforms to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution pursuant to IC 36-7-14-16.

3. The Secretary of this Plan Commission is hereby directed to file a copy of this resolution and the Resolution with the minutes of this meeting.

SO RESOLVED BY THE VALPARAISO PLAN COMMISSION this 3rd day of October, 2023.

VALPARAISO PLAN COMMISSION

Matt Evans, President

ATTEST:

Beth Shrader, Planning Director

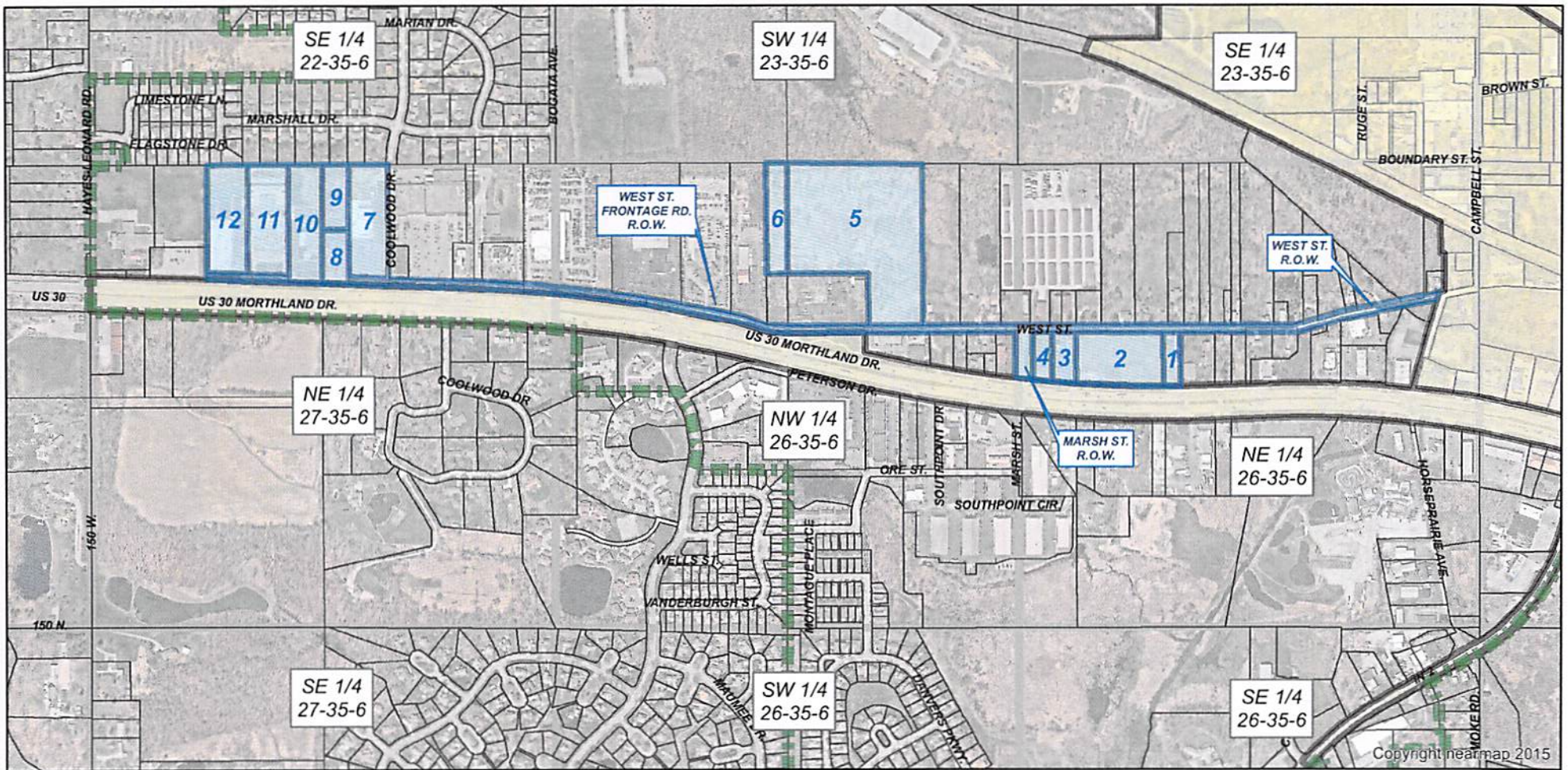
EXHIBIT A

LEGAL DESCRIPTION OF WESTSIDE CORRIDOR ALLOCATION AREA

The ***West Street Allocation Area*** is an irregularly shaped parcel of land in the North ½ of Section 26 and the NE ¼ of Section 27, Township 35 North, Range 6 West, all West of the Second Principal Meridian, said area is in the City of Valparaiso, Center Township, Porter County, more particularly described as follows:

- West Street right-of-way from the existing Consolidated Valparaiso Allocation Area limits on West Street (beginning at the north extended west right-of-way line of Horseprairie Avenue) in the NE ¼ said Section 26 thence west along the right-of-way line(s) of West Street to the east line of the NW ¼ of the NW ¼ in said Section 26.
- West Street/Frontage Road right of way beginning at the west line of the previously described West Street right-of-way (See Above), said West Street/Frontage right-of-way is also bounded on the south by the north line of the existing Consolidated Valparaiso Allocation Area limits located on the north line of the U.S. Highway 30 right-of-way, thence west along the right-of-way line(s) of West Street/Frontage Road and extending into said Section 27 to the west line of the south extended west line of Porter County Parcel 64-09-27-201-009.000-004, said west line of said West Street/Frontage Road is approximate 660.0' east of the west line of the NE ¼ of said Section 27.
- Marsh Street right-of-way extending north from the existing Consolidated Valparaiso Allocation Area limits located on the north line of the U.S. Highway 30 right-of-way to the south line of the West Street right-of-way.
- 12 Properties are contained within the West Street Allocation Area and are designated by the Porter County Parcel numbers shown below and as shown on the attached West Street Allocation Area Map:
 1. 64-09-26-202-004.000-004
 2. 64-09-26-202-004.000-004
 3. 64-09-26-202-009.000-004
 4. 64-09-26-202-010.000-004
 5. 64-09-26-126-001.000-004
 6. 64-09-26-101-005.000-004
 7. 64-09-27-226-012.000-004
 8. 64-09-27-226-002.000-004
 9. 64-09-27-226-001.000-004
 10. 64-09-27-201-008.000-004
 11. 64-09-27-201-010.000-004
 12. 64-09-27-201-009.000-004

Said West Street Allocation area contains 43 Acres, more-or-less.

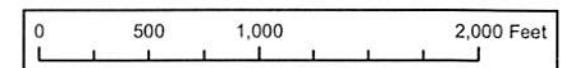


WEST STREET ALLOCATION AREA MAP

Legend

-  Valparaiso City Limits
-  West Street Allocation Area
-  Consolidated Valparaiso Allocation Area
-  Porter County Parcel Lines
-  Quarter Section Lines

Number	P.C. Parcel Number
1	64-09-26-202-004.000-004
2	64-09-26-202-008.000-004
3	64-09-26-202-009.000-004
4	64-09-26-202-010.000-004
5	64-09-26-126-001.000-004
6	64-09-26-101-005.000-004
7	64-09-27-226-012.000-004
8	64-09-27-226-002.000-004
9	64-09-27-226-001.000-004
10	64-09-27-201-008.000-004
11	64-09-27-201-010.000-004
12	64-09-27-201-009.000-004



Valparaiso CEO 09/12/2023