



MEETING: Site Review Committee
SUBJECT: Fairfield Green
ADDRESS: North of Essex Park

LOCATION: City Hall
DATE: August 8, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

Media

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

PRESENTERS:

Bob Coolman, Coolman Communities
bcoolman@coolmanbuilt.com

Bill Ferngren, Hoepfner, Wagner, Evans
 (219) 465-0139
wferngren@hwelaw.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new development known as Fairfield Green. 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.

This is a 13-acre parcel that lies north of Essex Park, east of Old Town in Heritage Valley, and at the southwest corner of South Point Commercial Park. There are approximately 3 ½ acres of delineated wetlands and 9 acres of usable land. The property is zoned C-3, but Coolman would like it zoned as a PUD and used solely for residential use. There will be, with the completion of Phase 3 at Essex Park, a connection to this property from Essex Park. All streets within the development will be dedicated to the city with a 50' right-of-way and will incorporate traffic calming measures. Street widths vary based on parking restrictions as noted on the concept plan. This is proposed as an active adult community. Sidewalks will be maintained throughout the community. Coolman has met with the fire chief regarding his concerns for this development.

Martinson liked the plan, which provides a garden area on each lot and fencing that hides the transfer boxes. A landscape plan and a tree survey, noting the existing trees on the property, what is to become of them, and the replacement tree schedule are required. Martinson asked that they work from The Recommended Plant List and a Do Not Plant List, available on line at www.valparaisoparks.org.

Pilz mentioned that the previous issue of tree removal has never been resolved. New trees must be planted or payment provided for the trees removed according to the requirements as stated in the tree ordinance.

Coolman explained that the water would be serviced from both Essex Park and South Point. Brown noted that the clubhouse, condos, and irrigation systems require backflow protection. Chuck McIntire, Water Department, may be contacted to assist with the interior layout of the water lines.

Johnson requested that the hydrants be no more than 500' apart or more than 250' from any one point in the street. Street width suggestions were provided. The condominiums will be sprinkled. Johnson asked, if possible, that the parking lots be fashioned to accept ladder tower access due to the height of the buildings.

Oeding is concerned about the alleys and the ability for the city service trucks to get in and out due to the large turning radius of the trucks. The city will provide trash collection services via the alley, but the city will not be responsible for plowing the alleys. A waiver will be required for the city to use the alleys for trash collection. Coolman said that Orr Street will remain a private street with all others be dedicated to the city. Pilz explained that Orr Street is a public right-of-way, but is not publicly maintained.

Kent suggested posting "1-Way Only" signage in the alleys. Coolman has considered adding passing blisters in the alley. The dumpsters for the condominiums must be screened and match the building in material and/or color. Parking for the condos must also be reviewed; 48 spaces needed for a 24 unit building. If the condominiums are to be sold individually, they must be shown as such on the plot plan. The percentage of lot coverage must be provided. Open space must add up to a minimum of 7/10 acre. Craig Phillips will be in contract regarding the narrative. Setback information is needed. The tree line is to remain. Signage allowed is 50 sq. ft. per entrance.

Kras explained that the city would need access to Thornapple Creek on the south end in order to perform maintenance. Coolman clarified that there is a 40' wide maintenance easement in Essex Park. It is not allowed to create direct discharge into the wetlands. Coolman stated that the detention pond is entirely on this parcel and will be maintained by the property owner's association.

Thrasher noted that a State Design release is needed for the multi-unit buildings and the clubhouse. Building permits are required for all buildings, signage, and any fencing.

Pilz would like to review the pavement widths since they are narrower than the city has accepted in the past. Coolman said that sanitary sewer would tie into the reconstructed pumping station in Valparaiso. If necessary, it could go south into the Essex Park sewer. Pilz pointed out that could be an issue and will be reviewed.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Plan Commission Approval
- City Council Approval
- Primary & Secondary Plat Approval