



MEETING: Site Review Committee
SUBJECT: 6-Plex
ADDRESS: 301 Brown Street

LOCATION: City Hall
DATE: 2/1/05
ZONING: C-3
PARKING: 2/Unit
LOT COVERAGE: 80%
VARIANCES: Parking, Lot area

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, P.E., Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Nondorf, Fire Department	(219) 531-9543
Daryl Brown, Water Department	(219) 462-6174
Bill Oeding, Public Works Director	(219) 462-4612
Tony McGinley, Collections Department	(219) 464-2346

PRESENTERS:

Scott Vandermolen
 Barry Slegers
 Synergy Homes
 175 W. Lincolnway
 Valparaiso, IN. 46383
 464-8888

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed 6-plex at 301 Brown Street. There is a single-family residence there and they want to put one unit above that existing home and four to the rear, two above and two below. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Vandermolen said they purchased this project and have taken it to the state for design release. They are bringing it to site review to find out what steps need to follow.

Phillips asked about the parking now. There is a pad in back and a 1½-car garage, which is off the drive off of Brown Street. They will take down the garage to provide for a parking space, provide a couple of spaces up against the house as well as 5 additional spaces along a drive that will go out to Morgan. A curb cut would require approval from the Engineering Dept. They are showing 8 parking spaces but the requirement for 6 units is 12 spaces. They would need to seek a variance to go with just 8 spaces. That may need to be done since it does not look like they would be able to put 4 more spaces on the property without compromising the aesthetics of the property and the area. Pilz said that we should not look at it this way. It should be looked at as maybe 6 units are too much for that site. Lot coverage maximum is 80%. The property is zoned C-3. This is 4 one-bedroom units and two 3-bedroom units. There are minimum square footage requirements for those units. The one bedroom needs to be at least 600 square feet and the three bedrooms need to be at least 900 square feet. We require a landscaping plan and there is a buffer requirements on the east side and maybe to the northeast. This property is just shy of the requirement for lot

area. You are required to have 2,000 square feet per unit of lot area. There would be another variance required for this. The project will hinge on the variance approvals so it may be a wise thing for them to think about reducing the number of units. The parking may be a significant issue for the Board of Zoning Appeals.

Pilz advised that we will need to have a detailed site plan prepared by a land surveyor or professional engineer to show elevations, both existing and proposed, dimensions, and a drainage plan to include how they are going to capture the run-off and detain and release it. We will need an erosion control plan which will be an important component of the plan. Pilz questioned the retaining wall at 12' but Barry advised that this is a mistake. They should have had 12". They have now been looking at the plans and think that maybe the wall will be 3'.

Pilz feels that some of the parking is really tight and we will look at that on the plans to make sure it meets our standards.

Nondorf asked if the existing building is to scale on these plans. Scott advised that these plans are pretty close to scale.

Brown asked if they are planning on putting in a new water service. Scott said he was not really sure of what they needed but they felt like there would need to be a service to each unit. Brown advised that we will only supply one service and one meter. The water line is on the other side of the road so those services would be awfully long. Barry said that they have been discussing this with the Water Department already. The question is what is actually in the ground because of the record keeping during that time period. He understands that anything above one inch they will have to pay for but the Department is coming back to let them know. Daryl advised that if they go with only one meter they would be required to have a backflow device at the meter. If they go with separate meters no backflow is required.

McGinley asked if they have any idea of which sewer line they are going to tap into. There is an 8" line that runs south on the east side of Morgan and there is a big 60" line running on Brown Street. Scott said they had no idea what was there. The Morgan line is closer to tie into.

Kras stated that we would require a detailed drainage plan prepared by a professional engineer or land surveyor. This is a combined sewer area so we want to make sure that the water is detained on the site and released at a 2 year release rate. We will also require an erosion control plan showing how they are going to keep the sediment on the site.

Thrasher advised that they would need a building permit for the demolition of the garage. She has not looked at the plans yet but they need to make sure that there is fire rated drywall between the units.

Oeding asked if there would be any sidewalk changes or curb cuts. Barry stated that they would want a curb cut off of Morgan to access the parking. There is no off-street parking.

Scott asked if they horse-shoed this around to the front would there be a yard requirement.

Phillips said that would not be good from either a safety aspect or from a design aspect.

Phillips advised that applying for the variances would be the first step in moving forward and Craig advised what they would need to bring to the BZA meeting. Phillips stated that there was some confusion about who owned this property, Synergy Homes or Chuck Williams. Barry and Scott advised that Synergy is now the owner of the property.

ISSUES TO BE RESOLVED:

Variances	Landscaping plan
Detailed Site Plan	Erosion control plan
Sanitary/Sewer	
Backflow Prevention	
Building Permit	