



MEETING: Site Review Committee
SUBJECT: Affordable Housing Prototype
ADDRESS: 706 Indiana/152 Garfield

LOCATION: City Hall
DATE: 7/5/05
ZONING: R-2
PARKING: 2 per unit
VARIANCES: Setbacks; Unit sq.ftg.

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Chuck McIntyre, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325

PRESENTERS:

Steve Pease
spease@adsnet.com

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 affordable housing prototype project to be located on the SW corner of Garfield and Indiana Avenue.

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.

We usually do not site review duplex projects but it was the request of the owner to do so.

Pease advised that the property is at the corner of Indiana and Garfield and addressed 706 Indiana Avenue. They are looking to put a duplex on the property as a prototype for affordable housing, which is the City, and Porter County as well can use. Project Neighbors was gracious enough to give them the property to build on to try the prototype out. Each unit will be a two bedroom, one bath. Each unit will have a main entryway off of the main street and a minor entry off the back. Each has two parking spaces. There are issues with setbacks and with square footage of the units. They will try to get variances for those issues.

Schriner said that he thinks there is an issue with the door location. He feels that it is their intention to sell the units for well under \$100,00 and maybe under \$85,000. This would fill a niche in the City.

They will need to get an approval for a curb cut off of Garfield also.

They are required to have a minimum floor space of 750 square feet and they are at 665. The rear setback is to be 30 and they have 20. The front setback is 25 and they have 10. Pilz advised that there is a section in the ordinance that allows the existing units to set the front setback and all of those units are close to Garfield so they should measure and get the average. They should clear this with Planning to make sure it is appropriate to do this. There was an issue with the door on the west unit, next to the alley. The door faces the alley and they have put in a sidewalk that leads

to Indiana. That doorway can be seen from Indiana. He thinks there is a portion of the code that requires the door be directly onto Indiana Street. Thrasher and Pilz advised that they are not aware of that so they would need to check with Planning on that also.

Thrasher advised that they would need one-hour firewall separation between units. A building permit will be required.

McIntyre advised that they would need two separate water services, preferably off of Indiana. They will need to run two separate lines of 1" copper.

Kras stated that if they could do any grading of whatever to get the stormwater runoff to go out into the street instead of the alleyway it would work out better. There is a storm sewer one block south so if it could get out to the street it would not cause any problems to the houses to the south.

There is an existing 6" sewer line on the property so they will just need to add one more.

Pilz advised that the address person of the City would determine addresses. They will be put in the minutes. There is no dedication of right-of-way required. Before the building permit can be issued we will need an erosion control plan showing where they will have their silt fence, etc. We will need a drainage plan with arrows showing how they are going to grade the site so that the runoff doesn't create problems for the adjacent lots. The sidewalk is in pretty bad shape and we would like them to replace it, especially off of Garfield where the drive is coming in. This will need to be a 6" thick walk with fiber mesh for reinforcing.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Detailed Site Plan
- Sanitary/Sewer
- State Release
- Building Permit