

MEETING: Site Review Committee
SUBJECT: Green Oaks of Valparaiso
ADDRESS: 2550 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 14, 2020

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vtrasher@valpo.us
Mingyan Zhou, Engineering Dept.
(219) 462-1161 / mzhou@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans
(219) 464-4961 / tleeth@hwelaw.com
Thad Gleason, Gleason Architects, P.C.
(630) 466-8740
thadgleason@gleasonarchitectspc.com
Katie Kopf, Hoepfner Wagner & Evans
(219) 464-4961 / kkopf@hwelaw.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed assisted living facility to be located at 2550 Morthland Drive . Lemmon 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.

EXPLANATION OF PROJECT: Leeth explained that this project is located east of the Grace Point Church. The parcel is vacant and it is being proposed for an assisted living facility. The structure will be three stories and oriented to the rear of the site. Significant landscaping will buffer the structure from U.S. 30. Gleason said the project will be 120 apartments. Each apartment will have a private bathroom with a shower and a kitchenette with a microwave, sink and mini-refrigerator. There will be no cooking in the units. All meals are prepared in a central kitchen. Residents will be served three meals a day and snacks. The facility will have common spaces to be used for recreational activities. There will be a beauty/barber shop, exercise room and a variety of activities for the

residents. Gleason mentioned there will be a bus to transport residents to local activities and shopping in the area. The building will be a type 5A construction, wood frame with 1-hour protection throughout. The building will be fully fire sprinklered with an NFPA 13 fire alarm system that is addressable. There will be a nurse call system. Gleason mentioned that they want to seek an easement from the church for a common access drive. Parking is very limited and is used by staff and visitors. The building is designed in a contemporary style. Gleason said they are trying to keep the building as close to 35 ft. as possible; however, it appears they will be a foot over and will be seeking a variance. The site will be laid out with walking trails and at the back there will be a patio area for outdoor activities. A walking trail goes all the way around the detention pond. This will be a wet pond with a fountain. The walking path will lead toward the front all the way to the street to connect with the pathway on Morthland. The landscaping around the site will be very heavy. Green roofing will be used to reduce energy costs. The building is arranged so there will be a landscaped central courtyard with a gazebo, walking path and seating. Leeth mentioned they will be seeking a use variance and six developmental standard variances.

STAFF COMMENTS:

SCOTT: Submittal of an internal plumbing plan will be necessary. If there are elevators, Scott will need to know if they are electric or hydraulic. Scott will also need information about oil and grease interceptors and how they will dispose of medical waste.

GESKEY: Geskey mentioned that comments will be provided once he receives water and sewer plans for review.

STITES: The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase need to be scheduled through the Building Department. After construction, the facility will be subject to annual fire inspections. Stites requested that all fire protection contractors contact him before installation for Fire Department Connection location and Knox Box placement. Stites said it will necessary to review access around the building once more detailed plans are provided. Gleason said according to the Building Code, if they install standpipes in the stairway they do not have to have fire main around the building. Leeth said they will be complying with the fire code and will be working with the Fire Department.

ZHOU: A detailed site plan and drainage calculations are required. Zhou mentioned that Andrew Blackburn, Army Corp of Engineers, indicated a Wetland Determination is required. If there is wetland, a wetland delineation will be needed to ensure the wetland is not impacted by the project. Since the project will disturb more that one acre, an Indiana Rule 5 Permit applies to the project. A detailed SWPPP and Post Construction O&M Manual will be required. A local

Site Improvement Permit will be required. More comments will be provided once detailed plans are received.

ON BEHALF OF BRENT DICKSON, PUBLIC WORKS: The frontage road in front of this parcel was repaved a few years ago. If it is damaged during construction, it will have to be repaired.

THRASHER: A Construction Design Release from the State of Indiana will be required prior to issuance of Building Permits. The Site Permit application and Zoning application can be submitted with the Building Permit. All contractors must be registered with the City prior to permit issuance. Contacting the Porter County Health Department will be necessary. Thrasher mentioned that this project is subject to Park Impact Fees. There is an assisted living rate and it will be quite substantial.

KENT: The project is zoned CG (Commercial General) and it does lay within the U.S. 30 Overlay District. This overlay district does not allow for institutional residential uses and there will be a requirement for a use variance. Referring to Article 2, Section 2.406 concerning the dumpster enclosure will be necessary. Details for the dumpster enclosure will need to be included in the Building Permit. The gross floor area ratio is .431 and the net floor area ratio is .507. Showing these calculations on the final plans will be necessary. Kent mentioned a variance is being sought for these densities. A 6 ft. tall monument sign is allowed along U.S. 30. 3 ft. of landscaping is required around the sign. Kent said it makes sense to connect the building via sidewalk on the east side of the property to the newly constructed pathway along U.S. 30. Leeth indicated this has already been added. Referring to Table 9.201 for parking is necessary. The requirement for assisted living is 1.5 spaces. A variance is being sought for this standard. Kent believes there is an existing cross access easement and suggested they pull the deed on the property. Kent asked if they have contacted Ben from Grace Point. Leeth said this is something the client will want to do. Submittal of a photometric plan is required and referring to Article 9, Section 9.501 is necessary. Kent cautioned they be mindful of the residents to the north but believes the building will block the light for the most part. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. Referring to Table 10.301 is recommended. Table 10.303 - Open space landscaping (25% requirement) is 10 large trees, 15 small trees and 40 shrubs per acre. Table 10.304 – Parking lot – 1 large tree per 8 spaces and 1 shrub per 4 spaces. There is a requirement for a Class C bufferyard to the north. The final plans need to call this out. Per Section 2.518, there is a requirement for an opaque fence within the Class C bufferyard. Leeth said that one of their variances is to remove the fence requirement. They believe the landscaping and pond provide a better buffer. Kent mentioned that he walked the site and there

are some larger pine trees on the property line to the north. Kent suggested they add additional bufferyard on the northeast and northwest corners to help block the view from the subdivisions behind it. There is a requirement for a 15 ft. green belt buffer along U.S. 30 and the conceptual plans appear to include this. Kent said one of the variances is to allow parking along the front. In 2012 we did the U.S. 30 Overlay Development Plan and one of the amendments to the code was to bring the buildings to the front and place parking at the back; however, in this case it makes sense to flip this since this building is larger than many of the buildings in the corridor and the bufferyard will help block it. The front yard setback is 10 ft.; abutting parcels is 30 ft for the rear yard setback. The lot coverage is 75% and 25% green space. The building height requirement is 35 ft. The building is 36 ft. Kent mentioned they need to be mindful of the ADA parking requirements. The conceptual plan does show ADA parking. As part of the final Building Permit submittal colored building elevations are required. A Zoning Clearance is required. Variances for this project will appear before the Board of Zoning Appeals on January 21, 2020. During a phone conversation last week there was discussion of shared parking between Evergreen and Grace Point. Kent feels this makes sense. There may already be an agreement. Kent suggested they check into this. A Zoning Clearance will be required. Kent said the Vermillion project was approved last year and they are starting to move forward. Kent said he called IHCD before the holidays but did not get a response. Kent needs proof that Green Oaks is in front of the Vermillion project for funding. If Green Oaks is not first in line, it will not be necessary to move forward with the project. Leeth interjected that Mr. Patrick Lyp received some information yesterday. Leeth will make sure Kent receives a copy. Kent said he needs information regarding the exterior of the building and its maintenance to review prior to the BZA meeting.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Drainage Calculations
- Wetland Determination (If there is wetland, a wetland delineation will be required)
- Detailed SWPPP
- Post Construction O&M Manual
- Backflow Prevention
- Site Improvement Permit
- State Design Release

Building Permit
Contractors Registered with the City
Contact Porter County Health Department
Provide Internal Plumbing Plan
Provide Information on Grease Traps/Oil and Grease Interceptors
Providing Information on Elevators
Provide Water and Sewer Plans for Review
Signage/Fencing Permit
Show Gross and Net Floor Area Calculations on Final Plans
Submit Photometric Plan
Submit Colored Building Elevations
Variances
Zoning Clearance