

**MEETING:** Site Review Committee  
**SUBJECT:** Franklin Street Efficiency Apts.  
**ADDRESS:** 908 Franklin Street  
**PRELIMINARY SITE REVIEW**

**LOCATION:** City Hall  
**DATE:** March 24, 2020

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
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Carley Lemmon, Asst. Planner  
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Vicki Thrasher, Building Commissioner  
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Mike Jabo, Engineering Director  
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Tim Stites, Fire Department  
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Patrick Lyp, Legal Department  
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**PRESENTERS:**

Paul Schreiner, Project Neighbors  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed efficiency apartments to be located at 908 Franklin Street. Shrader 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:** Schreiner mentioned that Project Neighbors has already done two (2) buildings that are similar; however, neither of these buildings were new, they were rehabbed. Neighbors Place has 18 units and Caroline's Place has 15 units. These buildings were setup to provide efficiency apartments for single women. Schreiner is proposing something similar aimed towards the male population. The building will have 16 units. The rental cost will be moderate and will provide utilities. Schreiner said the property was donated. The 60 ft. width shown on the site plan fronts Franklin Street. A railroad is located to the south. There is a lane that comes off Franklin Street. There is another lane which accesses the buildings to the east of this property. Parking is provided. Schreiner mentioned the layout was done by Jeff Lewis at Shive-Hattery. The rooms will be approximately 300 sq. ft. Each unit will have a kitchenette and full bathroom. The plan does not show an office; however, the

intent is to modify Room 1 for a small office to be used by part time staff. The second floor does not have a common room. The common room on the first floor is valuable because it allows people to entertain and visit with family in a larger space. The common room has an attached bathroom. There are laundry facilities. This project will give individuals with a minimum income a safe and secure place to live. For some individuals this will be transition housing, but for others it will permanent housing.

**STAFF COMMENTS:**

**ON BEHALF OF TONY FAHEL, WATER RECLAMATION DEPARTMENT:**

Submittal of an internal plumbing plan will be necessary. Will there be an elevator in the building? Schreiner said there will not be an elevator.

**ON BEHALF OF MARK GESKEY, WATER DEPARTMENT:** The water main that will serve 908 Franklin Street is a 14" main located on the west side of Franklin Street. The sanitary sewer that will serve 908 Franklin Street is a 12" sewer located in the northbound drive lane. This main may be saddle-tapped. There must be a cleanout within 5 ft. of the building. As the development proceeds, it will be necessary to schedule a meeting with Mark Geskey and Mike Steege.

**LEMMON:** The property is zoned CN, Commercial Neighborhood. Multifamily is a prohibited use in the Commercial Neighborhood Zoning District. A variance will be required. The requirement for LSR is .40. The Gross FAR is .280 and the Net FAR is .467. The minimum lot area requirement is 20,000 sq. ft. The required lot width is 40 ft. The build to line is 10 ft. There is no front yard setback. The side yard setback is 10 ft. and must total 20 ft. The rear yard setback is 25 ft. The maximum building height is 35 ft. Referring to Article 5 for sign standards will be necessary. The parking and loading requirement for multifamily is 1.5 spaces per dwelling unit for studio and one-bedroom units and 3 spaces per dwelling unit for 2+ bedroom units. Lemmon asked if there will be bicycle parking. Schreiner said they will probably provide bicycle parking. Lemmon conveyed that for parking lots with 20 or more spaces, one (1) bicycle space will be required for each 10 parking spaces. One (1) van accessible parking spaces is required. Lemmon asked how the site will be lighted. Schreiner was there may be lighting on the building and in the parking lot; however, this has not been discussed, but they will follow code. Lemmon said the requirement for on-lot landscaping in the Commercial Neighborhood is 16 large trees, 32 small trees and 90 shrubs per acre. The requirement for parking lot landscaping is 1 large tree per 5 spaces and 2 shrubs, perennials or ornamental grasses per 5 spaces. The property to the east is zoned Residential Transition and a Class B bufferyard will be required. The property to the south is zoned Commercial General and a Class A bufferyard will be required. The

property to the west is zoned Light Industrial and a Class A bufferyard will be required. A Class A bufferyard requires a width of 10 ft and will need to include one (1) large tree, two (2) small trees and 17 shrubs per 100 linear feet. No berm, wall or fence is required. A Class B bufferyard requires a width of 15 ft. and will need to include two (2) large trees, four (4) small trees and 34 shrubs per 100 linear feet. Refer to Table 10.402 for the Class A and Class B bufferyard standards. Shrader interjected that the bufferyard consists of what is on this lot and what is on the neighboring lot. If there is no landscaping on the neighboring lot, it will be necessary to put what should be on the neighboring lot on this lot. The bufferyards are triggered by the surrounding zoning districts. Shrader indicated that if there is some existing landscaping in the 15 ft. of the property line on the adjacent property that requires a bufferyard it can count towards the requirement. Shrader said since a variance will be required for the use, she suggested that Schreiner look at the bufferyards and if there is a reduction required to fit everything on the site, then it should be made part of the variance application. Lemmon said multifamily located in Commercial Neighborhood shall adhere to the same design standards as non-residential buildings. It will be necessary to refer to Article 11, Section 11.500 for the Non-residential Design Standards. Submittal of colored building elevations will be required. A Landscape Plan is required. A Zoning Clearance is required.

**THRASHER:** A State Construction Design Release will be required prior to issuance of Building Permits. All contractors must be registered with the City. A sprinkler system and fire alarm are required. A Sign Permit will be required for any signage. Thrasher conveyed that Park Impact Fees will be assessed for the project. It will be necessary to register 908 Franklin as a rental. Thrasher noted that Caroline's Place was registered as a rental; however, Neighbors Place still has not been registered.

**LAIRD:** The Site Plan needs to provide a graphic scale and north arrow. Showing the existing right-of-way information is necessary. The existing sidewalks, curbs and gutters need to be shown. Including any existing and/or proposed easements (access, utility, drainage, etc.) and their location and size is required. The Site Plan needs to show setbacks and driveway width dimension. The driveway curb radii need to be shown in dimension. Show the sidewalk and their dimensions. Laird asked if curb and gutter is being proposed for the parking lot perimeter? Schreiner said he did not know. Laird indicated ADA accessible ramps need to be shown on the Site Plan. The water and sewer tap locations need to be shown. A Grading Plan was not submitted. Therefore, it will be necessary to show elevations at the proposed driveway, proposed top of foundation, first floor, second floor and lot corners. The Grading Plan needs to show the existing and proposed one-foot contours. It will be necessary to show

grading and drainage design for all impervious areas. Showing the location of any proposed drainage swales is necessary. An Erosion Control Plan was not submitted. Therefore, the following will be necessary. The perimeter control needs to be shown and must specify the location and type of measure (silt fence, silt socks, etc.). It will be necessary to show the temporary construction entrance and specify the location and dimensions. The plan needs to show inlet protection (if required). It will be necessary to show the concrete washout and specify the location and dimensions.

**JABO:** The angled south property line of the lot is parallel to the property owned by the animal hospital (Vet, Inc.). The way the driveway is shown for 908 Franklin there is only 10-12 ft. between the driveway for the animal hospital and 908 Franklin. This may be problematic. There are issues with the animal hospital accessing Calumet Avenue and they tend to use the drive a lot. Jabo asked if any thought has been given to modifying the access. Schreiner said there may be enough ground to do this, but they haven't given any thought to this. After some discussion, Jabo suggested a crossing easement with the property owner to the south. Shrader agreed that this would be a good solution. Schreiner agreed and indicated that he will speak to the owners about the possibility of a crossing easement. Shrader also suggested connecting their sidewalks into the existing sidewalks on Franklin.

**STITES:** The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase of the project must be scheduled through the Building Department. The facility will be subject to annual fire inspections. Stites reiterated that sprinklers and a fire alarm are required. Stites requested that all fire-related contractors need to contact Stites prior to any work. A Knox Box will be required.

**LYP:** Lyp asked if this will be a men's only shelter. Schreiner said the intent is to provide a similar housing opportunity for men. Schreiner said there are some potential legal challenges for having facilities exclusively for one gender or the other, but he does have a way to counterbalance this, if the issue is raised. Lyp said in either the BZA process or otherwise, it will be necessary to provide some level of commitment or discuss how we approach this to protect Schreiner's organization. Lyp suggested doing outreach to the surrounding neighbors, possibly including a public gathering. Schreiner agreed and indicated that he will pursue reaching out. Shrader asked if remonstrators will be expected at the BZA. Schreiner shared that at Neighbors Place there were a lot of remonstrators, and a lot of supporters and at Caroline's Place fewer remonstrators. There is a very robust neighborhood association to the south of this property and anticipates they will have to communicate to let them know what is being done and the safe-guards that will be put in place, as well as the

track record for the other to facilities. Schreiner said there is homework that needs to be done, but there will still be opposition. The neighborhood to the south is well-established and well organized. However, there is support within that neighborhood. Shrader asked about the guidelines are for residency. Individuals must be able to afford the rent, but they must also be indigent enough to qualify for the tax-exempt status. Schreiner said people are screened for violent behavior. Many of the residents come from Housing Opportunities or from Porter-Starke. Sometimes there are behavioral issues that preclude them being able to live in this context. This is reviewed thoroughly because they do not want to create problems where several people are living.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Erosion Control Plan
- Grading Plan
- Show Right-of-Way on Site Plan
- Detailed Site Plan
- Submit Internal Plumbing Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Sprinkler System and Fire Alarm Required
- Fire Installation Contractors Need to Contact Stites before any Work
- Knox Box
- 908 Franklin Street - Register Property as a Rental
- Neighbors Place – Register Property as a Rental
- Park Impact Fees
- Use Variance (other variances if required)
- Submit Colored Building Elevations
- Zoning Clearance