



MEETING: Site Review Committee
SUBJECT: Roosevelt Manor Condominiums
ADDRESS: To Be Determined

LOCATION: City Hall
DATE: January 6, 2009

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planner	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Jim Pingatore, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm Water Engineer	(219) 462-1161

PRESENTERS:

Don Bengel, Bengel Engineering & Surveying
219-462-0690 / bespels@verizon.net
Troy Kiefer, Hoepfner, Wagner & Evans LLP
219-464-4961 / tkiefer@hwelaw.com
Tim Reisinger, Total Development
219-405-9920 / totaldev@comcast.net

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

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed condominium development which is revised from November of 2008. Phillips 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.

Bengel explained the project was originally presented in November, 2008. Several questions were addressed, the sewer plan is proposed, and they also had met with the Water Department. Since that time the development has been changed from a rental project to a condominium project. The street will be 24' wide with no parking. Two inlets at the end of the street will catch the storm water which will then go through a third inlet at the turn around, and then into the pond. Bengel added they had met with Nipsco and the phone company. Each building will have a separate sewer service. Backflow prevention isn't necessary since there will be no underground irrigation. A condominium development will have a greater guarantee for maintenance of the driveway access.

Pingatore stated that the water layout is acceptable as well as the hydrant placement. Backflow protection will be required for any sprinkler system. A copy of the cross connection policy regarding backflow was given to Bengel. Any questions regarding backflow protection can be directed to Daryl Brown at the Water Department.

Johnson said the 24' drive width is acceptable as long as no parking is maintained on both sides. If any of the buildings are sprinkled, contacting the Fire Department is necessary for placement of the Fire Department connection.

Pilarski said the comments from the November 4, 2008 Site Review still apply.

Phillips stated with the exception that separate lots are no longer anticipated, the Planning Department comments from the November 4th site review still apply. The major issue is zoning. The current zoning is R-2. Under the new zoning ordinance it will be a new title however, it will still be zoned general residential. Since no more than 2 units per lot are allowed, re-zoning or a use variance will need to be pursued in order for this project to be accomplished. Currently 10 units is not a permitted use on the

property and this issue will need to be resolved. Re-zoning or an increase in density request will not be favorable anywhere in the City. Bengel added that owner occupancy is intended although Phillips pointed out that there is no guarantee. In order to complete a project such as this, some sort of multi family zoning is essential. In the case of a Use Variance, the City cannot zone out rental verses ownership. It is possible to propose restrictive covenants or to restrict rental, based on recent case law. A tree survey and a landscape plan are needed for any public or common areas of the development. Further discussion is needed to determine whether the approach to this will be a site condominium with the units themselves, or whether it's going to be a certain area beyond the units. In reference to refuse, a private service is necessary because of the number units. An agreement may be possible through Public Works and the Board of Works. Since the development is a condominium, individual carts are not favorable.

Kras stated that there are numerous drainage concerns on this site. Actual calculations are necessary regarding the volume and peak discharge of the detention basin. Verification of the pre-developed release rate is also needed. Because of the drainage issues in this area, increasing the volume of the detention pond was requested at the prior site review. Kras pointed out that the basin can be oversized and the release rate can be choked down as much as possible. There is concern at the west end of the street where the inlets are located. The water has a long stretch to flow and it's possible it will bypass the inlets and not reach the basin. There is cause for concern how additional areas will reach the basin as well. A swale is shown although elevations are necessary to indicate that the water will get routed to the basin. Another concern is on the south side of the road at the location of the proposed concrete sidewalk. Grades, contours, elevations, etc. must be shown verifying that the new sidewalk and street placement will not affect any drainage to the south. Kras will check whether or not the 24" storm line near the northwest corner of the site is a suitable outlet for the detention pond. An erosion control plan is needed and a Rule 5 Permit with the State is required. The Storm Water Pollution Prevention Plan is part of the Rule 5 Permit.

Burkman conveyed that easements need to be provided for the utilities. Typically the sanitary sewer easement is a minimum of 20' and there is concern about the horizontal clearance between the buildings. If the sewer could be brought through to the center it would provide easy access for the utilities as well as eliminate a manhole and the cost of pipe. The 12' is extremely difficult for a machine to enter and do any type of excavation. Cleanouts need to be provided at each service. A minimum of 26' from back of curb to back of curb is required therefore, this needs to be extended. The geo grid was left out and should to be included. The City standard remains as TENSAR BX-1200. Burkman expressed reservations regarding the turn around. It's adequate for a car but insufficient for emergency or service vehicles. Bengel acknowledged that he will check into this issue. There is a 40' for a half width ROW dedication required along Roosevelt Road. ADA ramps at the entrance crossing this road are needed. Payment in lieu of for the curb and gutter, and widening of the sidewalk along Roosevelt Road is also necessary. A detailed site grading plan showing the adjacent properties is needed. Burkman clarified that anywhere you are crossing a street an ADA ramp is essential. The typographical error mentioned in the previous site review still exists in the legal description and it should be corrected.

Phillips added that the project should be viewed as a condominium complex. If a variance were obtained permitting more than 2 units on the property, the driveway / private street issue is considered a driveway because multiple lots are not being accessed. Phillips clarified that this is an emergency vehicle issue more than anything. Johnson pointed out that this is acceptable as long as the building is not over 2 stories, "no parking" is maintained on both sides, and there is a hydrant at the end. Burkman said in order for this to be a private road a variance is needed from the Board of Works. If zoning is approved, Burkman will check to determine if Board of Works approval is necessary.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way Dedication
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention

- Re-zoning or Use Variance
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Hydrant
- BOW Approval if needed