

**DRAFT 9-30-15**

**FINDINGS OF FACT AND RECOMMENDATION TO COUNCIL  
IN CONNECTION WITH  
DREES “VILLAGE GATE” PRELIMINARY DEVELOPMENT PLAN**

The Glendale Planning and Historic Preservation Commission (“Commission”) has reviewed the preliminary development plan application submitted by The Drees Company (“Drees”), dated May 26, 2015, as revised in materials dated September 14 and 18, 2015 in connection with the proposed Village Gate Development. As a result of the review of this application and the review of the materials and testimony presented at the public hearings on July 27, 2015, September 1, 2015, September 23, 2015 and October 5, 2015, the Commission, has made the Findings of Fact set forth below and recommends the actions stated in the final section of this document to the Village Council.

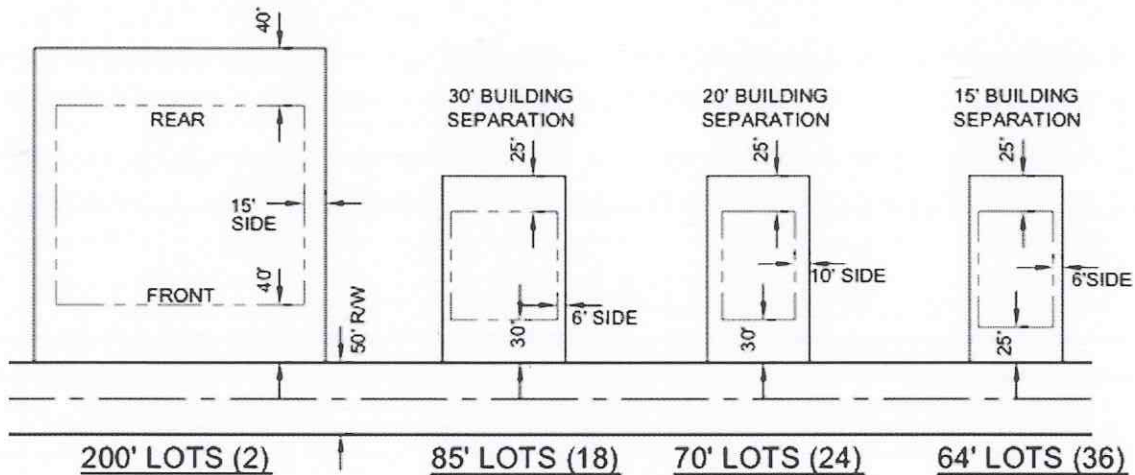
**DESCRIPTION OF PROJECT**

The existing underlying zoning for the area known as the Landmark property is AA-1 and A residential with a Planned Development Overlay zone approved on the property per Ordinance 2014-49 adopted December 1, 2014. The area of the Village Gate Preliminary Development Plan is adjacent to the Landmark Cemetery and Glendale’s AA-1 zoning to the north, east and west. The southern border of the plan follows the corporate limits of the Village of Glendale and Public Facilities and Industrial uses with planned Mixed Use Overlay Zoning available in the Village of Evendale.

The applicant proposes to construct 80 detached single-family dwellings on various sized lots as summarized below:

<b><u># of Lots</u></b>	<b><u>Lot Width</u></b>
<u>2</u>	<u>200 Feet</u>
<u>18</u>	<u>85 Feet</u>
<u>24</u>	<u>70 Feet</u>
<u>36</u>	<u>64 Feet (Designated Detached Patio Home Area)</u>

There are no specific standards for residential building separation or building setbacks in the applicable Village Ordinances, but separation and setbacks may be a consideration under the approval criteria discussed in Section 154.88 below. The applicant has provided a set of minimum setback and building separation criteria for review and approval, which are set forth in the graphic below.



Per Section 154.89, the applicant has submitted the following schedule of the phases in which it proposes to construct the Village Gate project

Phase 1	Start 2016	41 Homes
Phase 2a	Start 2019	16 Homes
Phase 2b	Start 2019	23 Homes

As part of that schedule, the following work will be done:

The applicant will construct the main water loop as part of Phase 1 to ensure that the full 8" loop is completed in advance of construction of homes and regardless of the construction schedule for the remainder of the project. Prior to Final Development Plan approval, documentation of fire flow of 1,500gpm must be provided.

The main sewer will be constructed to Sharon Road as part of Phase 1 to ensure that the gravity line is constructed in advance of construction of homes and regardless of the construction schedule for the remainder of the project.

All buffering will be constructed as part of Phase 1, except that landscaping will be added in Phases 2a and 2b as those phases are constructed.

All greenspace shown as part of Phase 1 in Exhibit B will be constructed during Phase 1, including all the related improvements, as amenities associated with those greenspace areas.

As part of Phase 1, the applicant shall construct two temporary, paved turnarounds to allow for emergency service and snow plow maneuverability until such time as the Phase 2a and 2b street improvements are in place. One turn

around shall be constructed at the end of Street A and the second shall be at the end of Street B in Phase 1, as shown in the preliminary development plan.

### **FINDINGS OF FACT**

Based upon its review of the preliminary development plan and the testimony at the hearings, the Commission has made the certain findings of fact regarding (1) the legal capacity of the applicant to submit the preliminary development plan that is the subject of this document, (2) Section 154.88(A) of the Village Ordinances, entitled Approval Criteria, and (3) Section 154.93 of the Village Ordinances, entitled Design Standards.

**I. Legal Capacity of Applicant** The question has been raised as to whether Drees is the appropriate party to submit the preliminary plan, because it is not the owner of the property on which Village Gate would be built. In fact, that property is registered in the name of the Lockland Baptist Church. However, by an Order dated, July 2, 2015, the Hamilton County Court of Common Pleas ruled in Case No. A1501004 that (1) the recording of the property in question in the name of Lockland Baptist Church was a “scrivener’s error”; (2) the property should have been registered in the name of Landmark Baptist Temple; and (3) title to the property was “properly vested in [The Landmark Baptist Temple, Inc.] effective April 18, 1961.”

Section 154.85(C) of our ordinances allows the owner or their representative to submit an application in this matter. Drees has submitted a copy of a Purchase Agreement originally signed September 19, 2014 amended by addendum on February 11, 2015, signed by a Buyer and the Landmark Baptist Temple, stating in Section 6 that the Buyer of the Real Property on which Village Gate is proposed to be built, “may seek and obtain certain permits and approvals for the development of the Real Property in order to satisfy Buyer that its intended use of the Real Property will be allowed under applicable zoning laws and ordinances.” Drees has submitted documentation showing that the Buyer in the Agreement has assigned to Drees the rights that the Buyer had under the Agreement. Finally, Drees has provided a letter from counsel for the Landmark Baptist Temple, Inc. confirming that Drees is “authorized by the Church to file and process the residential zoning application on the property.”

In light of the foregoing, the Commission finds that the application of Drees for the preliminary development plan is valid.

**II. Approval Criteria** With regard to Section 154.88(A), Approval Criteria, the Commission finds as follows:

- 1. The PDO District and preliminary development plan proposed by the applicant are consistent with the adopted Village Plan of 2000.**

As set forth in Part 6.I. below, the Drees preliminary plan is consistent with the current Village Plan of 2000 in a number of respects.

2. **The uses proposed will not be detrimental to present and potential surrounding uses and will have a beneficial effect, which could not be achieved as well under other zoning districts.**

The Village Gate Plan will not be detrimental to present Glendale surrounding uses (AA-1 Residential) because it includes a four step housing density transition with one acre lots along Chester Road and the highest density new housing along the cemetery access road, well away from existing AA-1 homes. The closest adjacent single family home will also have substantial landscaping to shield the view of the Village Gate development.

The Village Gate Plan has benefits that could not be achieved with the underlying zoning. First, the Village Gate Plan provides for visual buffering along the border with Evendale with its commercial use zoning and also along the Cemetery access road, which the Glendale Traffic Master Plan identifies as the possible routing of a future traffic artery between the Sharon Road area in Glendale and Glendale-Milford Road in Evendale. Second, the Village Gate Plan sets aside 22.6% of the project area as greenspace, including a 1.9 acre water feature.

Additionally, the applicant has agreed to provide two Village improvements that would otherwise have to be done at Village expense. First, as will be discussed below, Drees will reconfigure the current poor alignment of the intersection at Oak and Chester roads into a safer 90 degree four-way intersection. Second, Drees will provide financing sufficient to construct an extension of a 5-foot wide public sidewalk to St. Edmunds Place from the project limits of a sidewalk installed by Drees along Chester Road from the Village Gate subdivision to the northern limits of the Landmark Baptist property.

3. **The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.**

**and**

4. **The site will be safely accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development.**

The street systems in the proposed plan properly will connect with adjoining properties through the connection at Oak on Chester Road.

A Traffic Impact Study (“Traffic Study”) was conducted for The Drees Company by Bayer Becker Engineering and reviewed by TEC Engineering, a traffic expert hired by the Village. TEC reported that it agrees with the data discussed below. The Traffic Study measured the effect on traffic at the Oak/Chester intersection, based on the original number of homes proposed for the Village Gate neighborhood (93 homes) and concluded that the traffic generated by the Village Gate neighborhood will not have a significant adverse impact on operations on the adjacent roadway network.

The Traffic Study (Exhibit A provides a summary) projects that at full build out 56 vehicles will leave Village Gate during the AM Peak Hour and that 19 will enter (a two-way total of 75) of which 23 vehicles will travel either north or south on Chester Road between Oak and Sharon Roads within Glendale. During the PM Peak Hour, 62 additional vehicles will enter and 36 will depart Village Gate (a two-way total of 98) of which 39 will travel either north or south on Chester inside Glendale. During both the AM and PM Peak Hour, two-way traffic will increase on Oak Road by 14 vehicles. The remaining traffic (about half) from Village Gate in both the AM and PM Peak Hour will take place outside of Glendale on Chester Road in a Woodlawn commercial area.

During the GPHPC Hearings on Village Gate, many Glendale residents testified to the current high level of traffic on Chester and Oak Roads. This high traffic volume is corroborated by vehicle counts reported in the Traffic Study and shown in Exhibit A. Despite this volume of current traffic, both Bayer Becker and TEC agree that increased traffic created by Village Gate would not have a significant adverse effect on the nearby roadway network. For example, the additional traffic on Chester Road in Glendale amounts to one vehicle every 2.5 minutes in the morning and one every 1.5 minutes in the afternoon. On Oak Road the increase is one vehicle every 4 minutes in the morning and afternoon.

The Bayer Becker Traffic Impact Study was done in May 2015 when 93 new homes were projected for Village Gate. The current application includes only 80 homes and the proportionate traffic volume increase would be 14% lower than presented above.

5. **The minimum common greenspace area(s) have been designated and shall be duly transferred to a legally established Homeowner’s Association or has been dedicated to the village or another public or quasi-public agency.** The proposed Village Gate plan includes 8.11 acres of qualifying greenspace, the components of which are shown in Exhibit B. Based upon a total relevant area of 35.89 acres, the proposed greenspace is 22.6 percent of the project, which exceeds the Village

requirement of 20 percent.

Included in that greenspace acreage is a 1.9 acre lake, which serves as a retention pond for storm water. The Commission finds that the lake should be considered qualifying greenspace, because it will be improved with adjacent walking paths, an overlook structure and a fountain. All of the designated green space will be owned and maintained by a homeowner's association. The homeowners' association documents will be reviewed by the Commission and the Village Council during the final development plan review process to ensure that the greenspace will be adequately maintained.

**6. The preliminary development plan is consistent with the intent and purpose of this subchapter on Planned Development Overlay Districts as set forth in Section 154.81 of the zoning code:**

- A. Protect the health, safety and general welfare of the residents and property owners of the Village.** Nothing about the development will adversely affect the health, safety or general welfare of the residents and property owners of the Village. Basic questions of density, traffic and utilities are dealt with elsewhere in these findings. The proposed plan includes open space amenities/facilities to enhance the livability of the neighborhood.
- B. Allow for flexibility in the zoning requirements where the result will be a higher quality development.** The flexibility of the PDO zone allows for greater common open space within the community and buffering from adjacent commercial activities in Evendale and potential future traffic on the cemetery access road in the event of a traffic artery between the Sharon Road area in Glendale and Glendale-Milford Road in Evendale.
- C. Encourage the development of mixed use areas that reflect the historic development patterns and forms of the Village.** This provision is of limited applicability, because the proposed Village Gate plan is solely residential in character.
- D. Provide for and locate suitable public areas, recreational facilities, greenspace, and other common facilities, while preserving the existing character of the Village to the greatest extent possible.** The proposed plan provides various "public" spaces for a variety of passive and active recreation within the 8.11 acres of greenspace areas of the community. Each location will be designed with features (play equipment, benches, etc.) suitable for their intended level of function for the resident user.

**E. Allow for reasonable development opportunities when such development will incorporate historic characteristics of the Village without being detrimental to those existing historic characteristics.** The proposed Village Gate neighborhood will contain elements found within the existing Glendale community, such as curving streets, street signage and “gas light” replica street lights. Also, entry features and park architecture (all subject to further review by the Commission and the Village Council) are similar to examples within the rest of Glendale. Furthermore, the applicant has agreed to relocate existing historic markers located along Chester Road that will have to be removed due to street construction. The markers will be relocated to a mutually agreed upon location at the applicant’s expense.

**F. Encourage sound planning principles in the arrangement of buildings, the preservation of greenspace, and the utilization of topography and other site features.** Sound planning principals are used with a four-step housing density transition. The proposed plan transitions the residential character from approximately one acre lots along Chester Road, moving eastward with a sequence of lots sizes from 85’ frontage lots to 70’ frontage lots to 64’ frontage lots. The highest density new housing is near the cemetery access road, well away from existing AA-1 homes.

Some existing site features, such as a ball field and open field area, cannot be preserved. Otherwise, the Village Gate plan preserves many of the perimeter trees and utilizes topographic opportunities to create a 1.9 acre lake with an overlook and walking paths that will function as the core of the greenspace network.

**G. Obtain creative and coordinated designs in harmony with surrounding uses.** The adjacent areas to the south are in neighboring municipalities with commercial/industrial existing and potential uses. The area to the east of the subject property, within the Village of Glendale, is subject to the PDO overlay. The area further to the east, within the Village of Evendale, is planned for commercial/office uses. The transition with non-residential uses along the south and east perimeter is achieved with a heavily landscaped buffer area planned along Oak and Cemetery Roads.

**H. Ensure provision of adequate public facilities and services including, but not limited to, water, sewer, roads, police and fire protection, storm water management and traffic management.** In coordination with the Village’s utility engineers, a plan for servicing of the site with water and sewer has been developed, which the Village can provide with its current water

and sewer treatment capacity. The applicant will construct the main 8" water loop which must be shown on the final development plans with hydrants and valves to be installed to the satisfaction of the village utility and fire departments. Review comments have been provided to the developer from the Village engineer stating that all water mains must be 8 inch and the main on Street B and Street C shall be looped with an 8 inch main north of Retention Basin No. 1. This has not been shown on the current plan submittal. Prior to Final Development Plan approval, revised plans must be submitted to include documentation of fire flow of 1,500gpm.

The main sewer will be constructed to Chester Road as to ensure that the gravity line is constructed in advance of construction of homes. A Memorandum from the Village's Consultant Environmental Engineering Services (EES) in Exhibit C indicates that the volume of the detention basin (primarily the 1.9 acre lake discussed in Section II.2 above) in Village Gate will exceed the required 100-year storage volume for storm water by more than 20%.

The plan will also provide infrastructure for water and sewer availability for future development for much of the other portions of the Landmark Church property, whether they are residential or not. Detention/retention facilities are included in the proposed Village Gate plan that will provide for control of storm water. The plan proposes to improve the adjoining roadway system with the realignment of the Chester Road/Oak Road intersection with reservation of right-of-way should future intersection improvements be determined necessary.

The Glendale Fire Chief believes the current department staffing and equipment can provide fire and safety service to Village Gate, except that a small boat must be added to enable rescue operations from the new 1.9 acre lake. The Glendale Police Chief believes that Village Gate will increase the need for service calls and that this increase, coupled with current tight staffing, will at some point require increased police staffing. The fiscal impact study includes an additional full time police officer within the range of a possible village expenditure increase.

- I. **Allow for creative development that conforms to goals, objectives and strategies of the Village Plan.** The proposed Village Gate plan design addresses a number of the goals, objectives and strategies of the Village Plan of 2000, in particular the following:



- **“Keeping Glendale a primarily residential village with significant greenspace.”** The Village Gate plan is consistent with this goal in that it is solely residential.
- **“Maintain the infrastructure, services and safety of the Village by providing excellent water and sewer service.”** The Village Gate plan provides new water and sewer lines that insure fire flow per Glendale’s standards and continuity of supply to the development and provides sewer system accessibility without overloading older area sewers.
- The **Residential Land Use** section of the Village Plan indicates the need to provide housing to accommodate future demographic trends to include other housing choices relevant to resident needs. The Village Gate patio home area addresses the need with reduced maintenance responsibility desired by older/retired Glendale and other adjoining area residents.
- The **Infrastructure: Natural Environment** section of the Village Plan identifies nonpublic greenspace as contributing to and greatly impacting the character of the Village. The Village Gate plan proposes tree lined streets, “tree replacement” practices incorporated into the HOA documents, “pocket parks” along the street rights-of way and meandering sidewalks through and to these greenspace areas.
- The **Infrastructure: Municipal Finances** section of the Village Plan indicates that the future revenue stream for the Village is heavily dependent on real estate property taxes and that new residential development will enhance this revenue source. This assumption is borne out by the Financial Impact Study done by the Village Staff and attached as Exhibit D. The proposed 80 homes in the Village Gate neighborhood at build-out, under the current millage rates, would bring an additional \$228,770 revenue per year to the Village. Staff projects that that revenue will exceed the expenses of providing services to Village Gate by \$40-200,000, most significantly depending upon the need to hire an additional police officer. Staff also estimates that the additional water and sewer fees that will be paid by Village Gate residents will exceed expenses of service by \$30-80,000. Finally, the Village will receive one-time revenues from Village Gate as follows: \$140,000 in Impact Fees, \$160,000 in Water Tap Fees, \$320,000 in Sewer Entry Fees; and \$210,000 in Building Permit Fees. Tap in and entry fees for water and sewer will provide funds to match the equity which current ratepayers have

already contributed for water and wastewater plant capacity.

7. **The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.** All other Village agencies and departments, namely the Village of Glendale Police Chief, Fire Chief, Street Foreman, Water and Utilities Supervisor and related consultants, whose review is required at this stage of the PDO process, have reviewed the proposed plan, and have not commented in a manner that would support a recommendation of denial.

**III. Design Standards The Commission finds the following with respect to the Design Standards from Section 154.93 of the zoning code:**

(A) **Permitted Uses** – Drees proposes an enumerated permitted use of the subject property, namely “detached single-family dwellings,” thus in conformity with this subsection;

(B) **Land Use Ratios and Intensities** Residential: One-hundred percent (100%) of the subject property is dedicated to residential uses, in conformity with § 154.93(B)(1). The Commission reserves the discretion to consider whether these residences will apply to other parts of the Landmark PDO property in determining compliance with the requirement of 30% residential in the PDO, if and when future applications for those areas are made. Greenspace: Over 22 percent of the property is dedicated to greenspace, meeting the requirements of division (C), in conformity with § 154.93(B)(2) and (3). Density: The project’s net density is 3.88 units per acre, well below the maximum allowable net density of 6 units per acre, in conformity with § 154.93(B)(4). The gross density of the project is 2.2 units per acre. Impervious Surfaces: The maximum impervious coverage within the building envelope of the smallest lots would be 52%, which conforms with the maximum impervious surface ratio of 70%, § 154.93(B)(5).

(C) **Minimum Greenspace Requirements** – As stated above, the greenspace requirements are met, in conformity with § 154.93(C), and the Commission recommends that the homeowners’ association documents be reviewed during the final development plan review process to ensure adequate maintenance.

(D) **Public Facilities** – This subject has largely been covered in Section II above. In summary, a required impact study concerning transportation has been submitted by Drees. Also, Drees has submitted plans for water, wastewater and stormwater service to Village Gate. All materials have been reviewed by Village Staff and by consultants retained by the Village, who have concluded that the studies and other materials demonstrate that public facilities and services needed to support the proposed development are either currently in place or that Drees will be required by the conditions of approval of the preliminary plan to bring them up to the minimum standards to handle anticipated impacts of the development in conformity with 154.93(D).

(E) **General Design Guidelines** – with the caveat that Large Scale Compatibility (architecture) and street signs, street lights and all other public amenities such as entry

features, gazebos and similar appurtenances, will be reviewed during the final development plan stage.

**(F) Residential Building and Site Design** -- with the caveat that Drees' requested waiver of the requirement that garages shall be either flush with, or set back from, the front façade, which will be reviewed as part of the Large Scale Compatibility during the final development plan review stage.

**(G) Mixed-Use or Nonresidential Building and Site Design** – Only subsection (5) of this section (entitled “Buffering”) applies to this application because the site is located adjacent to nonresidential zoning in Evendale. The planned 30 foot buffer, with mounding and landscaping, along the periphery of the development, is in conformity with § 154.93(G)(5). Drees will need to submit a detailed landscape plan as part of the final development plan to confirm that buffering will be adequate for purposes of this provision.

**(H) Outdoor Lighting** – This standard applies primarily to non-residential uses. To the extent applicable, Drees will be required to conform to all lighting standards. Street lights will be reviewed at the final development plan stage.

**(I) Landscaping and Buffering** – Drees will be required to submit a detailed landscape plan as part of the final development plan in order to demonstrate compliance with the standards from § 157.93(I).

**(J) Parking** – A minimum of two (2) parking spaces are planned each dwelling unit, in conformity with § 154.93(J).

**(K) Sound** – A development consisting of detached, single-family dwellings is not expected to emit noise or sound levels that would create a nuisance to surrounding properties. Thus, this application is in conformity with § 154.93(K).

**(L) Signs** – Only entrance signs into the development are planned. These will be reviewed as part of the final development plan, to ensure conformity with § 154.93(L).

**(M) Construction Site Maintenance Standards** – These standards will be reviewed as part of the final development plan and throughout construction, to ensure conformity with § 154.93(M).

## RECOMMENDATION TO VILLAGE COUNCIL

**Recommendation:** The Commission has determined that (1) Drees is the appropriate party to submit the preliminary development plan for Village Gate to the Village; and (2) the preliminary development plan meets the applicable requirements of Sections 154.88 and 154.93 of the PDO ordinances. Accordingly, the Commission recommends to the Village Council approval of the preliminary development plan for Village Gate, as submitted by Drees on May 26, 2015 and amended on September 18, 2015 and as described in the above Findings of Fact, subject to the following conditions:

**A. Matters Reserved for Consideration at Final Plan Stage:** In the above Findings of Fact, the Commission has identified certain matters that are reserved for consideration at the final development stage of the plan for Village Gate, including but not limited to:

1. Certificate of Architectural Conformance for the designs of the specific homes, which Drees proposes to construct in the development, under Section 154.93(E)(3).
2. Applicant's request for a waiver of the requirements of Section 154.93(F)(3) of the zoning code to potentially allow the front of the garage of certain residences to be located up to 6 feet in front of the front façade of the residence.
3. Review of the street signs, street lights and all other public amenities such as entry features, gazebos and similar appurtenances. Such design features must include, without limitation, sidewalks on both sides of all subdivisions streets, a sidewalk in the public right-of-way in front of all new subdivision lots fronting on Chester Road, and reservation or dedication of additional space at the intersection of Chester Road and Oak Road to accommodate construction of a roundabout in the future;
4. Review and revise, as appropriate, the homeowners' association documents.
5. Landmark Baptist Temple must provide a Memorandum of Understanding to the Village of Glendale that Landmark will maintain the non-dedicated portions of Oak Road and the cemetery access road such that they are usable by emergency vehicles in both summer and winter.

**B. Construction Controls:** Pursuant to Section 154.93(M) of the ordinances Drees will take all reasonable measures to minimize the disruption to surrounding residents during the construction of Village Gate, including but not limited to:

1. Prohibit its trucks and those of its subcontractors, suppliers and others working on the project from using that part of Chester Road between Sharon and Oak Roads and that part of Oak Road west of Chester Road.
2. Provide the Village with a document listing other rules and regulations of the project designed to minimize disruption to neighbors.

**C. Compliance with Submitted Plans:** The applicant shall develop the subject property in a manner to include all design features included on the Drees submittals last revised September 18, 2015, subject to the Commission's ongoing review of street signs, street lights and all other public amenities such as entry features, gazebos and similar appurtenances, as set forth above.

**D. Off-Site Sidewalk:** The applicant shall deposit into an escrow account for the benefit of the Village of Glendale a sum of money sufficient to construct a minimum 5-foot wide public sidewalk along Chester Road from the Village Gate subdivision to St. Edmunds Place. The amount of this deposit should be determined by Village Council, upon consultation with appropriate experts in the field, and should consider all challenges

to such construction, including re-grading of drainage facilities, relocation of utilities, replanting of landscaping features, etc. This amount should be deposited within sixty (60) days of final development plan approval from the Village Council.

**E. Water and Sewer Utilities:** All water mains shall be 8" and constructed in accordance with the review comments provided by the village engineer and village staff related to fire flows. Village specifications must be followed for the installation and placement of all water lines, hydrants and valves. Sewer lines shall be installed in accordance with the review comments provided by the village engineer and per village specifications.

**F. Changes in Plan:** Any changes in the preliminary development plan must be submitted to the Village for consideration under Section 154.92 of the zoning code. For example, if the applicant does not complete final PDO plan approval with subdivision plat recordation by the deadline established herein, and approved by Village Council, the applicant shall be required to meet with the GPHPC within 30 days of such deadline to justify an extension of the deadline. Failure to meet with the GPHPC within the 30 days of the deadline or failure to receive approval of an extension shall void the preliminary PDO plan approval of all unrecorded phases.

# Village Gate Traffic Impact

Exhibit A

## 2015 Existing Traffic

## Full Build-Out Trips

## Total After Build-Out

Landmark	
Peak Hour In/Out	
AM	PM
14	20

Village Gate	
Peak Hour In/Out	
AM	PM
75	98

Village Gate	
Peak Hour In/Out	
AM	PM
89	118

Chester Road - Woodlawn	
Peak Hour North/South	
AM	PM
324	471

Chester Road - Woodlawn	
Peak Hour North/South	
AM	PM
38	45

Chester Road - Woodlawn	
Peak Hour North/South	
AM	PM
362	516

Chester Road - Glendale	
Peak Hour North/South	
AM	PM
292	417

Chester Road - Glendale	
Peak Hour North/South	
AM	PM
23	39
< 1 per 2.5 min.   <1 per 1.5 min.	
Oak Road - Glendale	
Peak Hour East/West	
AM	PM
14	14
< 1 per 4 min.   <1 per 4 min.	

Chester Road - Glendale	
Peak Hour North/South	
AM	PM
315	456

Oak Road - Glendale	
Peak Hour East/West	
AM	PM
104	98

Oak Road - Glendale	
Peak Hour East/West	
AM	PM
118	112

Traffic data tabulated from Bayer Becker traffic study Figure 3 and Figure 6.

Study traffic volume based on 93 homes rather than current proposal of 80 homes.

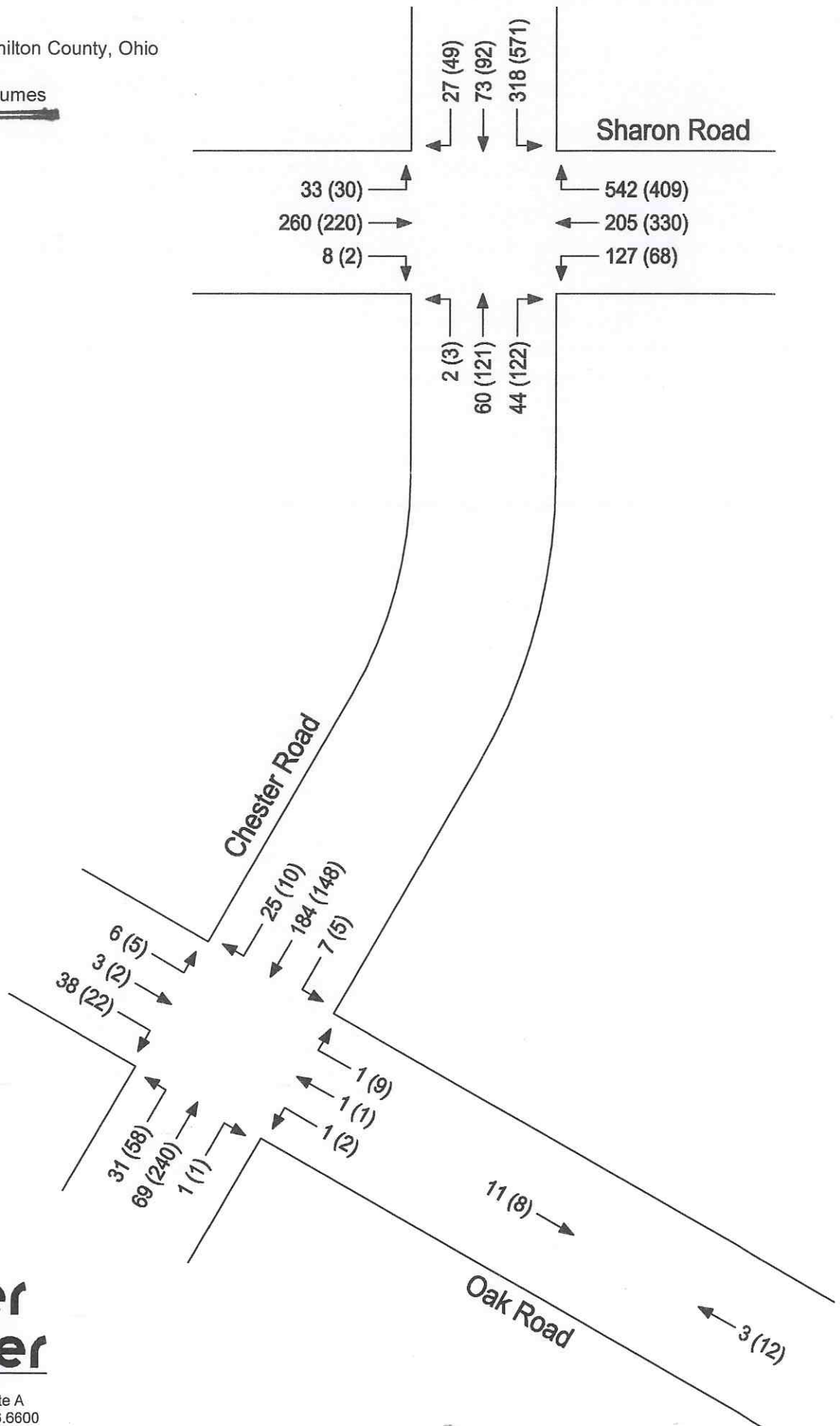


Figure 3

Village Gate  
 Village of Glendale, Hamilton County, Ohio

2015 Existing Traffic Volumes

xx - AM Peak Hour  
 (xx) - PM Peak Hour



www.bayerbecker.com  
 6900 Tylersville Road, Suite A  
 Mason, OH 45040 - 513.336.6600

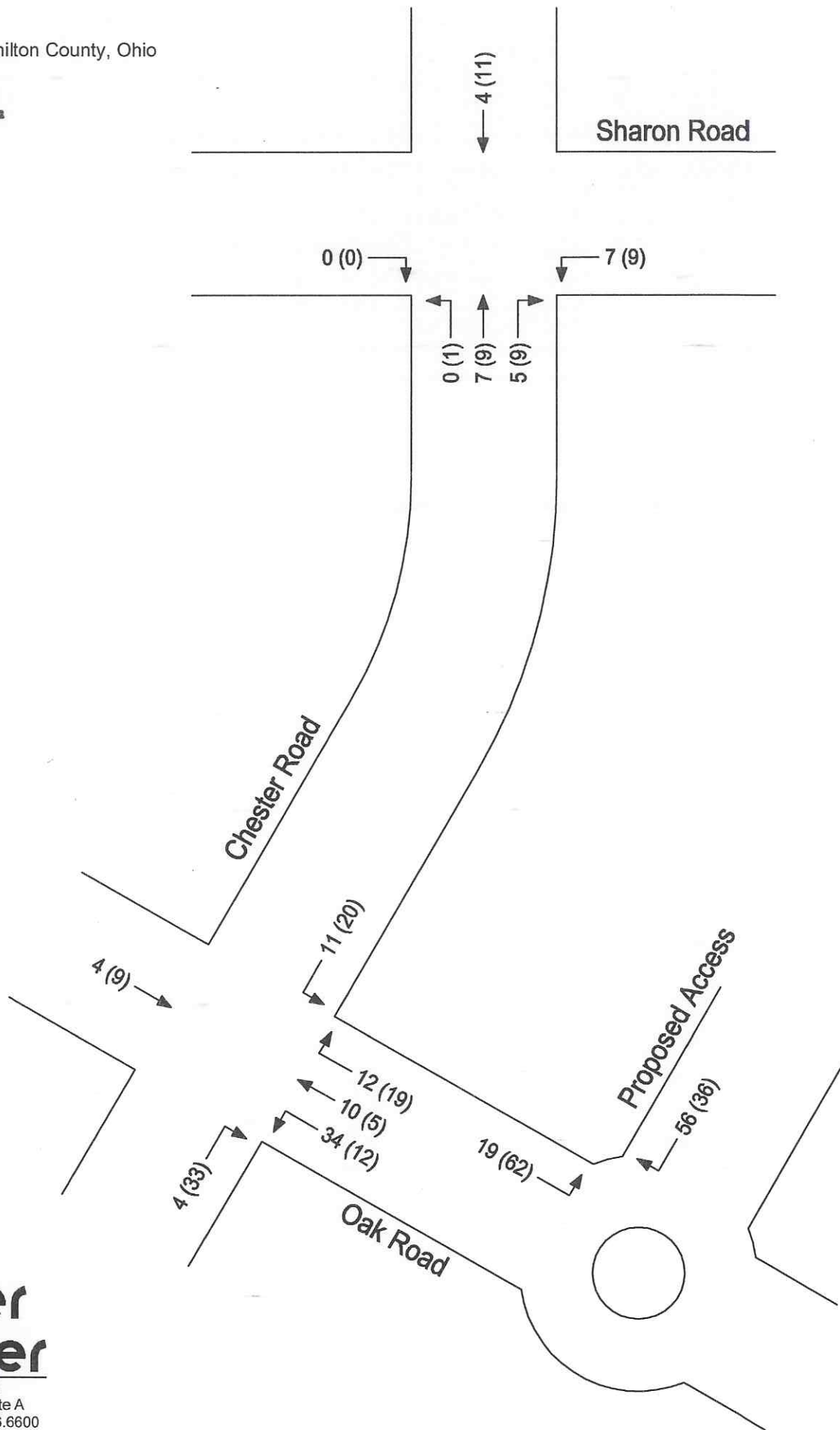


Figure 6

Village Gate  
Village of Glendale, Hamilton County, Ohio

Full Build-Out Site Trips

xx - AM Peak Hour  
(xx) - PM Peak Hour



www.bayerbecker.com  
6900 Tylersville Road, Suite A  
Mason, OH 45040 - 513.336.6600

**Village Gate Greenspace**  
**Modified Application 9/14/2015**

EXHIBIT B

		<b>Acres</b>
<b>Total Development Area</b>		<b>37.29</b>
Chester Rd R/W	0.34	
Oak Rd R/W	1.06	
<b>Net Area</b>		<b>35.89</b>

<b>Non-residential Area</b>	<b>Total Area</b>	<b>Greenspace</b>	<b>Buffer</b>
A Oak Rd/Cemetery Rd/Corner	109,632	40,966	68,666
B Detention Basin #2	21,377	0	0
C Entrance roundabout park	6,342	6,342	0
D Entrance roundabout	2,098	1,037	1,061
E Entrance roundabout park	6,242	6,242	0
F Traditional area corner	16,264	16,264	0
G Traditional area playground	15,691	15,691	0
H Retention area including pond	255,926	255,926	0
I Patio area island	8,395	8,395	0
J Cemetery Rd buffer	4,346	0	4,346
K Chester access walkway	2,369	2,369	0
<b>Total SF</b>	<b>448,682</b>	<b>353,232</b>	<b>74,073</b>
<b>Total Acres</b>	<b>10.30</b>	<b>8.11</b>	<b>1.70</b>
<b>Greenspace percentage of Net Area</b>		<b>22.6%</b>	



**MEMO**

To: Village of Glendale - Loretta Rokey  
From: EES – Steve Canter  
Re: Drees Public Hearing Questions (Water & Wastewater Capacity)  
Date: September 25, 2015

This memo is in response to your email dated September 24, 2015, requesting a response to the following questions posed by a resident:

1. How much water and wastewater capacity will be used by the proposed 80 lot Drees development?
2. How much capacity would be remaining at Glendale's water and wastewater treatment plants for current and future users.
3. Is there sufficient above ground storage in the water tank.

The Ohio EPA water usage guideline for a single family residence is 400 gallons per day (GPD). For the proposed Drees development this equates to 32,000 GPD (400 GPD/Home x 80 Homes). In reality the value is closer to 200 GPD per home, and we typically use 250 GPD per home, which results in an estimated demand of 20,000 GPD for the proposed development.

The excess capacity for the water and wastewater systems after build-out of the 20,000 – 32,000 GPD development are as follows:


<u>Component</u>	<u>Design Flow</u>	<u>Current Average Flow</u>	<u>Post Development Excess Capacity</u>
Water	576,000 GPD	±425,000 GPD	±119,000 - 131,000 GPD
Wastewater	750,000 GPD	±300,000 GPD*	±418,000 – 430,000 GPD

The elevated storage volume is 400,000 gallons, plus 200,000 gallons of storage available in the clearwell at the water treatment plant, for a total storage volume of 600,000 gallons. "The Recommended Standards for Water Works" recommends the minimum storage be equal to the average daily consumption.

\* - Based on average dry weather flow



MEMO

To: Village of Glendale - Loretta Rokey  
From: EES -  Steve Canter  
Re: Drees Public Hearing Questions (Stormwater)  
Date: September 25, 2015

Based on the information you forwarded us, Bayer and Becker's calculations for the Retention vs. Detention are correct. The 100 year storage volume calculated for the detention basin is greater than the volume calculated and minimally required for the original retention basin. The proposed detention basin volume (178,000 ft<sup>3</sup>) exceeds the required 100-year storage volume (146,162 ft<sup>3</sup>) by more than 20 percent.

The smaller footprint of the detention basin results in an increase in green space area. Based on our earlier discussion, this provides an adequate open space percentage to comply with the PDO ordinance. If the retention pond area is not counted as green space, the detention area would be a suitable alternative to provide the required 100 year storage volume from a technical standpoint.

## VILLAGE GATE-FISCAL IMPACT

### VILLAGE of GLENDALE

#### SERVICES REQUIRED:

Police & Fire	Street Lighting (assume 12-15 lights)
Water & Sewer	Trash Collection & Recycling
Snow & Ice Removal	Leaf & Branch Collection (Single family homes only)

#### ASSUMPTIONS:

	<u>No. Lots</u>
Average Market Value Village Gate Single-family home (+/-acre lots) = \$500,000	2
Average Market Value Village Gate Single-family home (85' lots) = \$437,000	18
Average Market Value Village Gate Single-family home (70' lots) = \$377,900	24
Average Market Value Village Gate Patio home= \$355,000	<u>36</u>
<b>Total Lots</b>	<b>80</b>

#### PROJECTED TAX REVENUE:

Single family homes (+/-acre): \$500,000 X 2 Lots =	\$1,000,000
Single-family homes (85'): \$437,000 X 18 Lots =	\$7,866,000
Single-family homes (70'): \$377,900 X 24 Lots =	\$9,069,600
Patio homes (64'): \$355,000 X 36 Lots =	<u>\$12,780,000</u>
Total Market Value	\$30,715,600
Assessment Adjustment	<u>X 35%</u>
Total Assessed Value	\$10,750,460

Current Millage Rates = 8.5 + 10 + 2.78 = 21.28 Total Millage

Rate/\$1,000 Assessed Value = 0.02128

Anticipated Tax Revenue = \$10,750,460 X 0.02128 = \$228,770 Annual Revenue

#### PHASING:

Assumptions: Section 1 paved in July 2016 with first home construction commenced at that time.

Home construction time 120 calendar days with first closing in November 2016.

Estimated closings @ 16 homes/year average with build-out by November 2021.

**Village Gate Financial Impact**

**On-Going Net Effect**

**One-Time Fees**

General Fund		Existing	New	Increase	Revenue	Expenditure	Reference	Max Increase	Min Increase	Max Increase	Min Increase
Number of Households		1,050	80	7.6%			2014 Actual				
Revenue		Revenue estimated at full buildout			\$230,000		\$789,682			\$100,000	\$10,000
Expenditure							\$149,844			\$10,000	\$0
Police											
Fire											
Public Works											
Street Lights		\$43,783		\$0				\$4,000	\$0		
Traffic Signs		\$8,294		\$0				\$1,000	\$0		
Recreation		\$7,030		\$0				\$0	\$0		
Parks		\$7,643		\$0				\$0	\$0		
Storm Sewers		\$669		\$0				\$0	\$0		
Refuse (w/o Garbage)		\$178,006		\$2,500				\$8,000	\$2,500		
Street Maintenance		\$204,278		\$2,500				\$7,000	\$2,500		
Public Buildings		\$31,450		\$0				\$0	\$0		
Garbage (Refuse)			\$481,153		\$20,000			\$13,333	\$13,333		\$5,000
Admin/Other			\$175,000		\$15,000			\$15,000	\$15,000		\$15,000
County Health		\$5,937		\$0				\$600	\$0		
Planning & Zoning		\$554		\$0				\$100	\$0		
Mayor's Acct		\$163,852		\$0				\$30,900	\$0		
Mayor's Court		\$46,600		\$0				\$0	\$0		
Clerk/Treasurer		\$146,632		\$0				\$0	\$0		
County Auditor		\$27,345		\$0				\$3,000	\$0		
State Examiner		\$2,740		\$0				\$300	\$0		
Delinquent Advertisement		\$125		\$0				\$0	\$0		
Election Fees		\$1,093		\$0				\$100	\$0		
Transfer (Capital)		\$394,879		\$0	\$35,000			\$10,000	\$0		
Total Expenditure			\$1,990,559		\$190,000			\$190,000	\$30,000		\$30,000

**Net Effect General Fund**  
 Net Effect Range: \$40,000 - \$200,000

Utility Fund (Enterprise Fund)		Reference	Min Increase	Max Increase
Revenue		2013 Actual	\$50,000	\$90,000
Expenditure		\$700,000	\$20,000	\$10,000
Net Effect Utility Fund			\$30,000	\$80,000

Summary numbers rounded to nearest \$10,000  
 Range based on variable cost @ 20% of existing expenditure  
 Minimum revenue increase is minimum annual utility bill times # new households  
 Max revenue is proportional to new household percentage increase times current average utility bill

Utility Fund (Enterprise Fund)	Impact Fees	Water Tap Fees	Sewer Entry Fees
	\$1,750 /building	\$2,000 /tap	\$4,000 /entry
	\$140,000	\$160,000	\$320,000

Building Permit Fees	Fixed Fee	Total Fee	Aggregate Fee
#	/\$1000	Per Building	
2	\$850	\$2,300	\$3,150
18	\$850	\$2,010	\$2,860
24	\$850	\$1,738	\$2,588
36	\$850	\$1,633	\$2,483
80			\$210,000

**Total One-Time Fees**  
 \$830,000