

Staff Report – Sept. 1, 2015

DREES “VILLAGE GATE” Preliminary Development Plan

The Village Zoning Code contains an entire section of criteria and guidelines for developments within the Planned Development Overlay (PDO) District. In considering a decision on the proposed planned development, the Glendale Planning and Historic Preservation Commission (GPHPC) should take the information and requirements of this section into account. The following sections of this staff report only highlight those sections or points that are applicable to the proposed application.

The original Application submitted by The Drees Company, dated May 26, 2015 and reviewed at the public hearing on July 27, 2015, included 89 lots. Drees’ revised submittal dated August 24, 2015, shows an increase in some lot sizes and a reduction in total lots to 80. The smallest lot width proposed is now 65’ rather than 55’ and a new lot width of 85’ has been incorporated and a minimum distance between units is illustrated on sheet C3.0 of their submittal.

**Original Proposal:**

Lot Widths:	Number of Units:
200’	2
70’	45
55’	42
<b>TOTAL UNITS</b>	<b>89</b>

**Revised Proposal:**

Lot Widths:	Number of Units
200’	2
85’	18
70’	24
64’	36
<b>TOTAL UNITS</b>	<b>80</b>

**SECTION 154.81: PURPOSE**

The purpose of the Planned Development Overlay District, hereafter referred to as the PDO District, is to:

- (A) Protect the health, safety, and general welfare of the residents and property owners of the village;
- (B) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (C) Encourage the development of mixed use areas that reflect the historic development patterns and form of the village;
- (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;
- (E) Allow for reasonable development opportunities when such development will incorporate historic characteristics of the village without being detrimental to those existing historic characteristics;

- (F) Encourage sound planning principles in the arrangement of buildings, the preservation of greenspace, and the utilization of topography and other site features;
- (G) Obtain creative and coordinated designs in harmony with surrounding uses;
- (H) Ensure the provision of adequate public facilities and services including, but not limited to, water, sewer, roads, police and fire protection, stormwater management, and traffic management; and
- (I) Allow for creative development that conforms to goals, objectives, and strategies of the Village Plan.

**Staff Commentary:** This section is important to consider because one of the review criteria established in Section 154.88 is that the preliminary development plan is consistent with the purpose of the subchapter so the GPHPC will have to determine whether they agree that the preliminary development plan is consistent with the above purpose statements.

**SECTION 154.84 (C): SUBMISSION OF THE PRELIMINARY DEVELOPMENT PLAN**

- (1) The preliminary development plan submission shall be in a form and in quantities as prescribed by this section and by the GPHPC. A list of minimum submittal requirements may be adopted by the GPHPC
- (2) Preliminary development plans should generally include the following:
  - (a) Approximate areas and arrangement of the proposed uses and the relationship of abutting land uses and zone districts;
  - (b) The proposed general location of vehicular circulation and method of access to the surrounding roadways;
  - (c) The proposed treatment of existing topography, drainage ways and tree cover;
  - (d) The location of schools, parks, greenspace, community amenities or facilities, if any;
  - (e) Required impact studies and certification of adequate public facilities and services as required in § 154.93(D);
  - (f) Anticipated time schedule of projected development, if the total landholding is to be developed in stages, or if construction is to extend beyond a two year time period;
  - (g) For residential uses, the preliminary development plan shall also include the proposed type of unit, density level, and proposed area setbacks of each residential area, and the type, general location and approximate acreage of the common greenspace. All other miscellaneous and accessory uses shall also be included;
  - (h) ~~In the case of nonresidential uses, the preliminary development plan shall identify the principal and accessory types of uses that are to be included in the proposed development, including their approximate location, size, and intensity. The proposed type, general location and approximate acreage of common greenspace shall also be included; and~~
  - (i) Any other information required by the GPHPC.

**Staff Commentary:** This section, while not technically review criteria, establishes the bare minimum information that has to be submitted so that the GPHPC can make an informed decision. Subparagraph (h) is not applicable as the current proposal does not include any nonresidential uses. It is important to note that the GPHPC may request any reasonable information necessary to assist in making a decision, provided it is related to the preliminary development plan criteria and purpose of the PDO.

The applicant has submitted phasing/schedule information as part of their fiscal analysis report that states that the project will be completed by approximately 2021. The applicant proposes that the first section will be paved in July 2016 (if approved) and the first home closing will be in November 2016. They provided additional information forecasting the closing on approximately 16 homes a year through 2021.

**SECTION 154.88: APPROVAL CRITERIA**

(A) *Approval Criteria for a Preliminary Development Plan.* The following criteria shall serve as conditions that should generally be satisfied before the approval of the preliminary development plan:

- (1) The PD District and preliminary development plan is consistent with the adopted Village Plan;
- (2) The use(s) proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved as well under other zoning districts;
- (3) The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.
- (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;
- (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.
- (6) The preliminary development plan is consistent with the intent and purpose of this subchapter. [Staff note - See Section 154.81 above.]
- (7) The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.

**Staff Commentary:** It is the responsibility of the applicant to demonstrate that the proposed development complies with all the standards and guidelines that apply, and conforms to the specific approval criteria above. The applicant provided a narrative in its application that goes through each of these criteria, amongst several other standards.

As part of any decision, the GPHPC needs to make a statement about how the proposed application meets, or does not meet, each of the above criteria within the GPHPC's findings of facts. The statements addressing each of the criteria should be individually considered during the GPHPC's deliberations and are not statements that staff can provide guidance on due to their discretionary nature.

**SECTION 154.93 DESIGN STANDARDS**

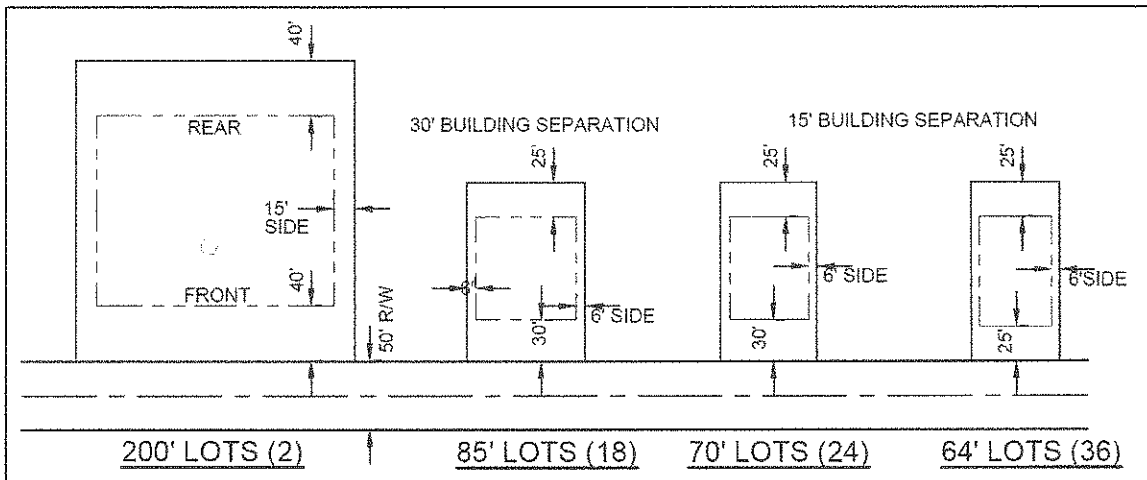
**Subsection 154.93(A) Permitted Uses**

This section identifies a long list of permitted uses including “detached single-family dwellings.”

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

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

The current application appears consistent with the Design Standards subsection on Permitted Uses. There are no specific standards for residential building separation or building setbacks but such separation and setbacks may be a consideration under the approval criteria discussed in Section 154.88 above. The applicant has provided a set of minimum setback and building separation criteria for review and approval. Such setbacks and building separation requirements are set forth in the graphic below, located on the revised site plan.



Based on staff’s analysis, we will point out that the above dimensions are the minimum and that the applicant’s portfolio of homes shows that there are a variety of home widths and options that, depending on the specific lot, could result in larger setbacks (particularly side yard setbacks) and wider building separations. For example, the typical patio home layout is 40-foot wide. If the home is centered on the smallest lot with a 64-foot width, there will be a 12-foot side yard setback instead of the minimum of six feet. The width of the homes will vary depending on the access to the garage (front versus side) and/or the possibility of bonus room additions.

**Section 154.93 (B) Land Use Ratios and Intensities**

- (1) A minimum of 30% of the project area shall be dedicated to residential uses, provided that, in implementing this requirement, the GPHPC and Council shall have the discretion of considering the “project area” to be (a) the entirety of the property covered by the PDO; (b) each separate and distinct section of the property covered by the PDO that is presented for development; or (c) any combination of adjacent separate and distinct sections of the property covered by the PDO that are presented for development.

**Staff Commentary:** Given that the current application is entirely residential, the application is consistent with this standard. It is important to note that if there are future applications for other areas in the overall Landmark property PDO that contain nonresidential uses, the Village will have the discretion to determine if the residential uses of this application (if approved) can be considered part of the project area for those additional developments.

- (2) A minimum 20% of the gross project area shall be dedicated to greenspace meeting the requirements of division (C).

**Staff Commentary:** The applicant has proposed that 8.25 acres of land and water be dedicated as the “greenspace” for this project (not including buffer areas and the detention pond near the entrance into the development). Of that, 1.90 acres are within the retention basin pond in the center of the development. Compliance with this subsection relies on the determination of whether the entire retention pond, or a portion of said pond, may count towards greenspace, as determined by the GPHPC in accordance with Subsection 154.93(C) below. If the GPHPC determines that the entire retention pond does qualify as greenspace, the current application contains 22.14% greenspace, in compliance with this design standard. If the GPHPC determines that only a portion of the pond shall be considered as open space, the percentage of greenspace shall be determined once the GPHPC establishes how much of the pond may count toward greenspace.

- (4) The maximum net density of residential uses shall be six units per acre, except for residential uses that are part of a development that includes a nursing home, assisted living facility, or other convalescence home, and the services of the care facility are available to the residents at their option.

**Staff Commentary:** The net density of the current application is 3.78 units per acre. As a reminder, net density is defined as the number of residential units per acre of land, not including the minimum required greenspace, cemeteries, detention or retention ponds, required buffering, streets, roads, and other paved surfaces. Think of this as what density the development feels like in the built area. The *gross* density of the development is 2.14 units per acre (total number of units divided by the total acreage).

While the proposed net density is in compliance with this section, such density is still a consideration under the approval criteria discussed in Section 154.88.

- (5) The maximum impervious surface ratio of any lot shall be 70%

**Staff Commentary:** In order to determine whether the proposed application would comply with this standard, staff analyzed the building footprint envelope of various sized lots in the development. The building envelope is shown on page C3.0 of the site plan and is essentially the area where the applicant could construct a building within the given setbacks. Even on the smallest lots (64' wide), the maximum coverage in the building envelope is 52%. We believe that the applicant will be able to reasonably develop within the confines of the established setbacks and other Village standards while still complying with this maximum impervious surface ratio.

**Section 154.93 (C) Minimum Greenspace Requirements**

- (1) The following land shall not count toward the minimum greenspace requirement (20% of gross project area, as set forth in Section 154.93(B), above):
- (a) Detention or retention ponds or other storm water areas, *unless otherwise approved as part of the preliminary development plan*;
  - (b) Land that is privately owned (not held or maintained as common open/greenspace) may be considered as meeting a portion of the greenspace requirement provided it approved by the village during the preliminary development plan review process;
  - (c) Land that is part of a required setback, buffer, or landscape area as established in this subchapter shall not be counted toward the minimum greenspace requirement; and
  - (d) Land that is used or dedicated for use as a cemetery.

**Staff Commentary:** As mentioned in a previous staff commentary, compliance with this section will largely relate to how much of the pond the GPHPC establishes is an amenity that may count as greenspace. No land from the cemetery or within a privately owned property is counted toward greenspace.

- (2) All greenspaces shall either be dedicated to the village or protected and maintained by a homeowners' association. The village shall not be required to accept any greenspace.

**Staff Commentary:** The applicant proposes to establish a homeowners' association to control all greenspaces. Typically areas owned and maintained by a homeowners' association are not accessible to the general public and would not require maintenance by the village.

- (3) All documents of incorporation and initial bylaws of a homeowners' association are subject to review by the village to ensure that all greenspace areas will be adequately maintained

**Staff Commentary:** The applicant has submitted the initial documents for review. These documents may need refinement based on any conditions of approval by the village and they also need review by the village's legal counsel.

- (4) A minimum of 50% of the required greenspace set aside shall be improved greenspace as approved by the village. The remainder of the set aside may be left in its natural state, but shall still be part of the common area accessible by the public.
- (5) Improved areas may include (a) Playgrounds and improved parks; (b) Community centers; (c) Swimming pools; (d) Improved ponds; (e) Retention ponds that are improved so as to be an amenity to the site and as approved by the GPHPC; (f) Picnic facilities; (g) Public plazas that may serve as gathering places for residents; (h) Other improved areas that may be used by the public as approved by the GPHPC.

**Staff Commentary:** As mentioned in a previous staff commentary, compliance with this section will largely relate to how much of the pond the GPHPC establishes as an amenity, and therefore improved greenspace, that may count as greenspace. Given that the gross area of the project site is 37.26 acres, the applicant is required to provide a minimum of 7.45 acres of greenspace (20%) and of that, at least 3.73 acres needs to be improved in accordance with this section. The applicant proposes that Open Spaces F, G, and H on page C3.0 of the site plan count as the improved greenspaces. Those three areas have a total acreage of 4.88 acres that would comply with this standard. However, this calculation may vary depending on whether the GPHPC counts the entire retention pond (Open Space H) as an improved greenspace or only a portion of the area. (See staff summary Exhibit A)

**Section 154.93 (D) Public Facilities**

- (1) *Purpose.* The purpose of this section is to establish minimum standards that ensure that public facilities and services needed to support a development are available concurrently with the impacts of such development.
- (2) *Impact Study Required.* An impact study is required.
  - (a) The applicant shall be required to prepare a fiscal and services impact study to illustrate the impact the proposed development will have on services including, but not limited to, police, fire, and schools.
  - (b) This impact study may incorporate the requirements of divisions (3) and (4) below.
  - (c) The fiscal impact study shall provide an estimate of the amount of tax revenue that may be generated by the development, the distribution of such taxes, and any deficiencies the development may create between the taxes generated and the demand for services.

Staff Note: The remainder of this subsection spells out specific requirements for an analysis of the impact on the village's water, wastewater, storm water, and transportation infrastructure



**Staff Commentary:** The following are comments related to the public facilities requirement of this section:

**Fiscal Impact Study** Per 154.93(D)(2)(c) The fiscal impact study shall provide an estimate of the amount of tax revenue that may be generated by the development, the distribution of such taxes, and any deficiencies the development may create between the taxes generated and the demand for services.

- The applicant has provided a one-page summary of the property tax revenues projected in accordance with the projected phasing schedule. (See Exhibit B1 attached to this report)
- The Village staff has provided a detailed analysis of all revenues to include building, water and wastewater fees and cost of services. (See Exhibit B2 attached to this report)
- In summary, the revenues projected to be received from the development will exceed the cost of services to be provided.

**Water, Wastewater and Storm Water Utilities:**

- The Village has engaged consultants to review the technical details of each submittal in addition to providing our staff evaluation. In summary, the Village has sufficient water and sewer capacity to serve the development as proposed and the developer has agreed to comply with all requirements related to placement and size of lines, including fire flow per the requirements cited by the Glendale Fire Chief Kevin Hardwick.
- The following requirements will be shown on the final development plans:
  - Water valves must be located in consultation with village staff to isolate sections of waterline within the development.
  - All hydrants must be located in accordance with the recommendations of the Fire Chief.
  - All water lines serving the development shall be eight inch and looped to insure continuity of supply in accordance with the requirements of the Fire Department and to insure 1500gpm of fire flow.
  - The Hamilton County Storm Water District will also review all plans for permitting and inspect all activities related to storm water management and sediment control.

**Transportation/Traffic:**

Per 154.93(D)(4)(b)1. Existing levels of service at peak hour are maintained on all arterial and collector roads and at all intersections within 1/4-mile of the primary access to the site, or the level of service shall not fall below a Level of Service (LOS) "D" as defined by the Transportation Research Board, Highway Capacity Manual, Special Report 209 (Washington D.C. National Research Council, 1998), as amended.

- A Traffic Impact Study was provided by the developer's engineer and has been reviewed by the village's traffic consultant.
- In summary, the results indicate that there will not be a decline in the existing level of service as a result of the development.
- The streets proposed will be compliant with Village standards for dedication. In order to allow parking on one side (opposite of the location of fire hydrants), the paved area must exceed 26 feet.
- Fire Lanes and emergency access are required in compliance with documentation provided in a June 6, 2015 memo from Fire Chief Hardwick already provided.

**Section 154.93 (E) General Design Guidelines**

- (3) All applications for a PDO shall automatically be required to comply with Section 154.42: Large Scale Development Compatibility unless otherwise authorized by the PDO. Applications for a Certificate of Architectural Conformance shall be reviewed as part of the preliminary development plan review.

**Staff Commentary:** GPHPC must agree on a method to review and approve the design elements of the streetscape elements and each individual dwelling. The Village still requires details regarding the style, location, and materials proposed for the gazebo, signage, and streetscape items, etc. The GPHPC has an item on its agenda for considering the protocol that will be used for reviewing the architecture of new homes under the Large Scale Development Compatibility standard.

- (4) Unless specified otherwise, yard, setback, and lot requirements shall be established during the preliminary development plan review and shall be evaluated in relation to the purpose of this section.

**Staff Commentary:** See earlier discussions and commentary regarding building separation and setbacks under Section 154.93 (A) of this report.

- (5) All utilities shall be located underground to the maximum extent feasible as determined by the GPHPC or by the Village Engineer.

**Staff Commentary:** All utilities are proposed to be located underground so the current application is in compliance with this subsection.

- (10) Building materials shall be restricted to brick, wood, stone, stucco, or natural looking materials. Concrete block or slick materials such as plastic or metal are prohibited. Other materials may be approved on an individual basis by the GPHPC.
- (11) The use of neon lights or bright colors for building materials shall be prohibited. The applicant may be required to submit a color palette for review by the GPHPC.

**Staff Commentary:** The applicant still needs to provide samples and information on building materials and colors. This will likely occur as part of the large scale residential development review discussed earlier.

(12) Sidewalks

- (a) Sidewalks shall be required on both sides of all streets with a minimum width of five feet in residential areas and six feet in mixed-use or nonresidential areas.
- (b) Trails and bikeways located within greenspace or common areas shall be encouraged.

**Staff Commentary:** Five foot sidewalks will be installed on both sides of the street and improvements are proposed to facilitate a connection of sidewalks to Chester Road near Kingfisher Lane, which will ultimately offer connectivity to the Village Square. The applicant has also included trails around portions of the pond. The current application is consistent with these guidelines.

**Section 154.93 (F) Residential Building and Site Design**

- (1) Each dwelling unit shall have a separate exterior entrance unless the attached dwelling is part of a mixed-use building.
- (2) Attached dwelling units shall be attached only through common walls unless the attached dwelling is part of a mixed-use building.
- (3) Garages shall be either flush with the front facade or shall be setback so as not to be the predominant feature of the dwelling. Rear entry garages with access from an alley are strongly encouraged.
- (4) The maximum overall height of residential buildings shall be 35 feet.

**Staff Commentary:** Each dwelling unit is detached, on individual lots, with separate exterior entrances so the current application is consistent with the requirement in subparagraph (1). Subparagraph (2) is not applicable. Preliminary concepts for home designs and models show that the majority of home designs include garages that extend a few feet beyond the front façade of the dwelling and as such, those models do not comply with the standard in subparagraph (3). The applicant has requested a waiver from this requirement in their original application. It appears from preliminary review of model homes that all dwellings will comply with the maximum height standard of subparagraph (4).

**Section 154.93 (G) Mixed-Use or Nonresidential Building and Site Design**

Note that only Subsection (5) of this section (entitled “Buffering”) applies to this application because the site is located adjacent to nonresidential zoning in Evendale. The following are the provisions of that subsection.

- (a) A 30-foot landscape buffer shall be provided between any PDO development and adjacent, existing residential properties. The buffer shall include a six-foot fence, wall or earthen berm along with three evergreen trees plus three deciduous trees and three shrubs for every 60 lineal feet of bufferyard.
- (b) A natural buffer consisting of 10 evergreen trees, planted in an offset manner as to create a solid buffer, plus 12 shrubs for every 75 lineal feet of bufferyard may be provided as an alternative to (G)(5) above. The landscape buffer may be located within required setbacks.

- (c) Divisions (a) and (b) above represent the minimum buffer that shall be required between residential and mixed-use or nonresidential developments. Where it finds that such buffering will not be sufficient to reduce visual and noise impacts to levels reasonable for residential uses, the village may require a developer to supply buffering in addition to that required in divisions (a) and (b) above between any existing or proposed residential development and adjacent public streets or nonresidential zoning or development in the village or neighboring municipalities.
- (d) Responsibility for the buffering required under divisions (a), (b) or (c) above shall rest primarily with the developer of the mixed-use or nonresidential development involved, unless said development is pre-existing or outside the borders of the village or it is otherwise infeasible for the developer of said uses to be required to provide the buffering, in which case the responsibility for buffering shall rest with the developer of the residential use that abuts the mixed-use or nonresidential development.
- (e) The applicant shall have the ability to utilize an alternative approach to buffering, other than the requirements of this section, if applicant can demonstrate to the satisfaction of the village that the proposed alternative approach meets or exceeds the efficacy of the buffering provided by said requirements.

**Staff Commentary:** The applicant has submitted a general landscaping plan as part of the site plan that illustrates where mounding and landscaping will be installed to create a buffer. The applicant is proposing a buffer, consistent with the 30-foot requirement, along the entire southern project lot line that is adjacent to nonresidential zoning in Evendale. The applicant is also proposing buffering to the north where the project abuts existing residential uses in Glendale. The applicant will need to submit a detailed landscape plan to illustrate that the number and types of trees required will comply with these regulations but that level of detail should be included in the landscape plan required as part of the final development plan.

**Section 154.93 (H) Outdoor Lighting**

- (1) Outdoor lighting shall be subject to § 154.28.
- (2) Outdoor lighting shall be designed so there is no light spillage from the site onto existing residences and shall be demonstrated through the preparation of a photometric lighting plan.

**Staff Commentary:** All lighting elements and plans must demonstrate compliance with this section. No information has been provided on streetlight locations or other applicable lighting.

**Section 154.93 (I) Landscaping and Buffering**

- (1) The applicant shall be required to submit a landscape plan as part of the final development plan to demonstrate compliance with these requirements.
- (2) Plant materials shall be chosen which are indigenous, moderately fast growing, and require minimum maintenance. The landscape design shall incorporate the entire site and consist of a palette of plants with year round appeal, which might include annuals, perennials, shrubs, and trees.
- (3) Street trees shall be required on both sides of the street and shall be located in a tree lawn between the sidewalk and street. The tree lawn shall have a minimum width of five feet unless otherwise approved by the GPHPC.
- (4) Wooded areas shall be preserved, to the maximum extent feasible, as determined by the GPHPC, the Village Engineer, or an independent specialist selected by the village pursuant to § 154.94(B).

**Staff Commentary:** Subsections (1) and (2) of this Section are included as a reference but are not applicable until the final development plan review. The applicant does demonstrate that there will be street trees and a tree lawn consistent with the requirements of subsection (3). The project area does not include any substantial stands of existing trees that will require protection under subsection (4). The following are additional comments provided by the Park Board and staff, some of which will apply when the applicant submits the more detailed landscape plan required as part of the final development plan:

- We are pleased with selection of large street trees however, we suggest diversifying by adding Oak Trees (Shingle or Red Oak) and other varieties of Maple in case of future threats to survival.
- We have concerns regarding survivability of materials planted on mounds. Compaction and the quality of fill are unknown. These areas will also need regular/weekly watering. You may want to consider modifying tree selections to include those that are more tolerant. Consider London Plane, Honey Locust or Ginkgo for examples of trees that may survive better in these conditions.
- All Sweet Gums to be specified as seedless.
- No planting plan is shown for the island in the eastern area of the development.
- Trimming of street trees will be needed at three year intervals over first 10-15 years allowing growth to maturity avoiding conflicts with safety vehicles.
- Responsibility for the maintenance of common areas must be included in the HOA documents yet to be reviewed and accepted.
- Section 154.93(I)(9)(a) provides for "Street tree bonding" to insure completion of the street tree plantings within two years of approval and to insure maintenance within the first 18 month period.

**Section 154.93 (J) Parking**

- (1) A minimum of two parking spaces shall be required for each dwelling unit.

**Staff Commentary:** Given that each dwelling unit will have a garage and a driveway available for parking, the current application is in compliance with this standard. Additional on-street parking for guests and excess parking will not be an option unless the applicant increases the pavement width of roads to exceed 26 feet, which is what is shown in the current plans. The Fire Chief has already noted that one lane of parking could be allowed on the side opposite fire hydrants if the pavement width is wider than 26 feet.

**Section 154.93 (K) Sound**

- (1) No activity on private property shall emit noise or sound levels that create a nuisance to surrounding properties.
- (2) For development in the vicinity of Interstate 75, the buildings and buffers should be designed so as to not funnel sounds from the interstate toward existing housing.


**Staff Commentary:** It appears that the application shall be in compliance with this standard.

**Section 154.93 (L) Signs**

- (1) Residential signs shall be permitted in accordance with Section 154.27.

**Staff Commentary:** Any entrance signage shall be in keeping with the general design guidelines and review criteria established for the PDO. Additionally, the gateway design including the proposed signage requires further discussion related to the sculpture and urns proposed. All stamped and stained concrete must meet village standards for maintenance and durability to include ability to support emergency vehicles.

Respectfully submitted,

  
Loretta Roke, Village Administrator

Wendy Moeller, Compass Point Planning, LLC

Village Gate Greenspace

EXHIBIT A

Modified Application 8/24/15

		Acres			
<b>Total Area</b>		<b>37.26</b>			
<b>Greenspace</b>					
		Sq. Ft.	Acres	Percentage Total Area	Improved Acres
A	Oak Rd/Cemetery Rd corner	38,581	0.89	2.4%	
C	Entrance roundabout area	5,723	0.13	0.4%	
E	Entrance roundabout area	6,250	0.14	0.4%	
F	Traditional area corner	16,263	0.37	1.0%	0.37
G	Traditional area playground	15,649	0.36	1.0%	0.36
J	Duke easement area	5,774	0.13	0.4%	
H	Retention area including pond	263,349	6.05	16.2%	6.05
	Patio area island	8,043	0.18	0.5%	
<b>Total including retention pond</b>		<b>359,632</b>	<b>8.26</b>	<b>22.2%</b>	<b>6.78</b>
<b>Retention pond</b>		<b>82,719</b>	<b>1.90</b>		<b>-1.90</b>
<b>Total without retention pond</b>		<b>276,913</b>	<b>6.36</b>	<b>17.1%</b>	<b>4.88</b>

# VILLAGE GATE-FISCAL IMPACT

EXHIBIT B(1)

## 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.

*Revised 8-25-15*



EXHIBIT B (2)

Village Gate Financial Impact

On-Going Net Effect

One-Time Fees

General Fund

Existing	New	Increase
Number of Households	1,050	80
		7.6%

Revenue estimated at full buildout

\$230,000

\$230,000

Expenditure

Reference 2014 Actual	Max Increase	Min Increase
Police		
Fire	\$789,682	\$100,000
Police	\$149,844	\$10,000
Public Works		
Street Lights	\$43,783	\$0
Traffic Signs	\$8,294	\$1,000
Recreation	\$7,030	\$0
Parks	\$7,643	\$0
Storm Sewers	\$669	\$0
Refuse (w/o Garbage)	\$178,006	\$8,000
Street Maintenance	\$204,278	\$7,000
Public Buildings	\$31,450	\$0

Max Increase	Min Increase
\$20,000	\$5,000
\$15,000	\$15,000

Utility Fund (Enterprise Fund)

Garbage (Refuse)	\$175,000	\$13,333	\$13,333	\$0	\$20,000	\$15,000	\$5,000
Admin/Other	\$5,937	\$600	\$0	\$0			
County Health	\$554	\$100	\$0	\$0			
Planning & Zoning	\$163,952	\$30,900	\$0	\$0			
Mayor's Acct	\$46,600	\$0	\$0	\$0			
Mayor's Court	\$146,632	\$0	\$0	\$0			
Clerk/Treasurer	\$27,345	\$3,000	\$0	\$0			
County Auditor	\$2,740	\$300	\$0	\$0			
State Examiner	\$125	\$0	\$0	\$0			
Delinquent Advertisement	\$1,093	\$100	\$0	\$0			
Election Fees	\$394,879				\$35,000		\$0
Transfer (Capital)	\$0				\$10,000		\$0
Total Expenditure	\$1,990,559				\$190,000		\$30,000

Net Effect General Fund

\$40,000 - \$200,000

Utility Fund (Enterprise Fund)

Reference 2013 Actual	Min Increase	Max Increase
Revenue	\$1,200,000	\$90,000
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	\$652 /year	

\$50,000

\$210,000

Expenditure

Reference 2013 Actual	Max Increase	Min Increase
	\$700,000	\$10,000
Range based on variable cost @ 20% of existing expenditure		

\$30,000 - \$80,000

\$830,000

Net Effect Utility Fund

\$30,000 - \$80,000

\$830,000

Summary numbers rounded to nearest \$10,000

Impact Fees \$140,000  
\$1,750 /building

Water Tap Fees \$160,000  
\$2,000 /tap

Sewer Entry Fees \$320,000  
\$4,000 /entry

Building Permit Fees	Fixed Fee	\$4.60 /\$1,000	Total Fee Per Building	Aggregate Fee
#				
2	\$500,000	\$850	\$2,300	\$3,150
18	\$437,000	\$850	\$2,010	\$2,860
24	\$377,900	\$850	\$1,738	\$2,588
36	\$355,000	\$850	\$1,633	\$2,483
80				

Total One-Time Fees \$830,000