

Drees Co. Response to Public Hearing Comments

OVERVIEW: During the July 27th public hearing on the **Village Gate** preliminary PDO plan review, there were many comments by Village residents and commission members that the Village of Glendale Planning Commission asked the Drees Company to further address and/or consider. After further study of those comments and with additional input from Village staff, The Drees Company provides the following responses.

TITLE: Hamilton County Auditor and Recorder records indicated the properties under contract to The Drees Company and identified as the proposed Village Gate property were identified as being owned by the Lockland Baptist Church rather than the Landmark Baptist Temple, Inc. This matter was identified early in Drees' due diligence investigations and brought to the attention of Landmark. The matter has been resolved through Court of Common Pleas order of declaratory judgment, entered on July 8, 2015, determining that the property title to be in the name of Landmark Baptist Temple, Inc.

COMPLIANCE WITH PURPOSE & INTENT OF PDO ZONE DISTRICT: The PDO District regulations identifies nine directives as to findings for approval of a development under the PDO concept. The Village Gate plan complies with all nine directives.

- A. Protect the health, safety and general welfare of the residents and property owners of the Village.** The development of improvements and construction of homes within the proposed Village Gate neighborhood will be completed in accordance with all codes and regulations of the Village of Glendale and other permitting agencies. The Village Gate neighborhood will be provided with adequate public utilities within the services capacity of the Village of Glendale and with roadway access that will adequately serve the neighborhood and that will not adversely impact existing Village roadway system. The proposed Village Gate 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 proposed Village Gate plan utilizes the flexibility of the PDO zone to provide a range of home sites and related home types than would be practical under existing zoning. The flexibility of the PDO zone allows for the provision of a greater amount of common open space amenity within the community.
- C. Encourage the development of mixed use areas that reflect the historic development patterns and forms of the Village.** While the proposed Village Gate plan is solely residential in character, the PDO zone allows a development scheme that provides a mixed variety of housing types and price ranges consistent with that in the existing Village of Glendale. Also reflective of the historic development patterns in the Village is the proposed street network with looping streets, including greenspace areas within the rights-of-way and greenspace pocket park areas adjacent to the proposed public ways at prominent locations.
- 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 Village Gate plan provides various "public" spaces for a variety of passive and active recreation within the 8.25 acres of greenspace areas of the community, consistent with the variety of such areas found in the Village of Glendale. 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. While the proposed Village Gate neighborhood is not within the historic district of the Village of Glendale, elements found within the existing Glendale community such as street signage and “gas light” replica street lights are proposed in the design of the Village Gate neighborhood. Entry features and park architecture will be inspired by examples within the core of Glendale, including the appropriate location for the neighborhood “squirrel mascot”.

- F. Encourage sound planning principles in the arrangement of buildings, the preservation of greenspace, and the utilization of topography and other site features.** The existing site features are comprised of a ball field and open field area and, other than some perimeter trees, offers minimal elements to preserve. The Village Gate plan preserves many of the perimeter trees and utilizes topographic opportunities to create an approximate 2 acre lake with an overlook and walking paths that will function as the core of the greenspace network. Nearly 25% of the homes have been sited to take advantage of the lake views and is within easy walking distance of each home in the Village Gate neighborhood. The PDO zone also provides the flexibility of design to create other well located greenspace areas for both passive and active recreation opportunities in the Village Gate neighborhood.
- G. Obtain creative and coordinated designs in harmony with surrounding uses.** While the adjoining Village of Glendale community along Chester Rd. and north of the site is residential in nature (except for the existing cemetery), the adjacent areas to the south are in neighboring municipalities with commercial/industrial existing and potential uses. The area to the east within the Village of Glendale is planned for commercial/office uses under the PDO regulations. The proposed Village Gate plan transitions the residential character from the estate lots along Chester Rd. , moving eastward with a sequence of lots sizes from 85’ lots to 70’ lots to 64’ lots. The transition with non-residential uses along the south and east perimeter are addressed with a heavily landscaped buffer area along existing Oak and Cemetery Rds. The Village Gate street system provides for a future public street interconnection with existing Cemetery Rd. to access future development to the east.
- 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 utility engineers, a plan for servicing of the site with water and sewer has been developed which provide for services to the site, improvement to the reliability of the existing water system, and water and sewer availability for future development for much of the Landmark Church property. Detention/retention facilities are included in the proposed Village Gate plan that will provide for control of storm water. Improvement to the adjoining roadway system are proposed with the realignment of the Chester Rd./Oak Rd. intersection with reservation of right-of-way should future intersection improvements be determined necessary. The Traffic Impact Study (TIS) concluded the development of the Village Gate neighborhood would not adversely impact the level of service at the Chester Rd./Oak Rd. intersection, with the level of service remaining at current status, Level B.
- 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, in particular the following:
- “Perpetuating the Glendale green canopy” with Village Gate’s street trees and other landscaping features of the plan.
 - “Keeping Glendale a primarily residential village with significant greenspace”, the Village Gate plan is solely residential with 23% (8.25 ac.) of site as greenspace.
 - “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

connections that increase reliability of existing water system and enhance future sewer system accessibility without overloading older area sewers.

- “Minimize the impact of vehicular traffic and insure a safe, peaceful and quiet Village”, the Village Gate plan incorporates looping streets, staggered intersections and street trees to control traffic flow and discourage speeding. The Traffic Impact Study (TIS) prepared for the Village Gate neighborhood indicated no change in existing level of service on adjoining roadways.
- The **Residential Land Use** section of the Village Plan indicates that the Landmark Church property could support up to an additional 80 units as proposed in the Village Gate plan. The Village Plan further 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 an additional 8 ¼ acres (23% of site) of permanent nonpublic greenspace amenity within the neighborhood. Additionally this section of the Village Plan identifies that aesthetic integrity of streets in the Village is very important to the overall perception. The Village Gate plan proposes tree lined streets, pocket parks along the street rights-of way and meandering sidewalks through 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. The Village Gate Fiscal Impact (Exhibit A) indicates 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.
- The Village Gate plan incorporates a number of the **Village Plan Strategies** including creating buffers between commercial and residential areas; provision of underground utilities in newly developing areas; “tree replacement” practices incorporated into the HOA documents; providing greenway linkages and open spaces that enhance the sense of community; minimize stopped/backed up traffic at major intersections with realignment of Oak and Chester Rds.; sidewalks on Village streets; plan for future demands of water system with new interconnections of water and sewer system; and, improve storm and sanitary sewer system with planned detention/retention facilities.

SITE DENSITY: The proposed Village Gate plan has been revised to include a reduced total of 80 lots with (2) approximate 1 acre estate lots, (18)-85’ lots, (24)-70’ lots and (36)-64’ patio home lots. Based on the entire site area of 35.86 acres, the site density is 2.23 homes/acre. The PDO zone calculates density in a different fashion based on total area in lots, excluding greenspace, buffers and street right-of-way, resulting in a net density of the Village Gate plan of 3.78 units/acre. The PDO zone as an overlay district permits up to 6 units/ acre and does not require compliance with the underlying zone district density.

GREENSPACE: The proposed Village Gate plan includes 8 ¼ acres of qualifying greenspace. Included in that greenspace acreage is the approximate 2 acre lake. The lake is considered as qualifying greenspace as an amenity, improved with planned adjacent walking paths, an overlook structure and fountain, and as an aesthetic community element for the overlooking lots in particular and the Village Gate neighborhood as a whole. In addition to its function as an amenity and aesthetic feature, the lake is also

serves as a storm water detention facility. If the detention function of the lake were to be isolated as a dry basin, an area of approximately 0.59 acres would be required for storm water management.

FISCAL IMPACT: A fiscal analysis of the revenue to be generated based on anticipate home values and the current Village millage rates was prepared for the Village Gate neighborhood at full build-out (see Exhibit A). The analysis indicated that based on current assumptions of home values and millage rates, the Village Gate neighborhood would generate \$228,770 annual tax revenue on build-out.

TRAFFIC IMPACT: A Traffic Impact Study (TIS) was conducted based on the original number of homes proposed for the Village Gate neighborhood (93 homes). That study indicated that the traffic generated by the Village Gate neighborhood will not significantly impact operations on the adjacent roadway network. Of particular concern was the intersection of Oak and Chester Roads which is proposed to be realigned as part of the Village Gate plan. The TIS concluded that the intersection's current level of service B would continue at that same level of service after build-out of the Village Gate neighborhood. The revised number of homes proposed is 80 homes, which will reduce the impact of traffic from the site.

CHESTER/OAK ROAD ROUNDABOUT: The Village consultant traffic engineer identified a possible future intersection design of a roundabout for the Chester/Oak Road intersection if future traffic conditions dictated such. At this time a roundabout improvement has not been deemed a necessary improvement. Additionally such an improvement would require involvement of at least two municipalities, detailed engineering study and design and the acquisition of private property for public roadway purposes. Such activities are beyond the scope of the Village Gate project. In the event of a possible future decision to pursue a roundabout design at Chester/Oak Road intersection, right-of-way area will be reserved to facilitate future property acquisition on the Village Gate property.

ROADWAY WIDTH OF PROPOSED SUBDIVISION STREETS: The Village Subdivision Regulation specification for local streets, such as proposed in the Village Gate plan, is 26', back of curb to back of curb (BC to BC). The Village fire chief identified that no on street parking can be permitted on streets 26' or less in width. Since some on-street parking is desirable in a residential neighborhood, the Village Gate streets are now proposed to be 27' (BC to BC) with an identified fire lane along the side of street with fire hydrants.

UTILITIES: There was concern that the development of the Village Gate neighborhood would adversely impact the existing water and sewer systems. In consultation with the Village's consultant utility engineer it was concluded that there is adequate water and sewer capacity available to serve the Village Gate neighborhood as well as other future uses on the Landmark properties. The conclusion also indicated the need to by-pass the existing adjacent neighborhood sewer system with a connection point to be at Chester Rd. through the Landmark Church and Village property further north in the area of the St. Edmunds neighborhood. Such a connection would also benefit a substantial portion of the vacant Landmark Church properties planned for future development. The water system connection on Chester Rd. has adequate capacity to serve the Village Gate neighborhood, however for reliability of service a second connection was needed. The Village utility engineering consultant recommended a loop connection on Chester Rd. north of St. Edmunds neighborhood in the same vicinity as the sewer connection. This loop connection would also benefit the existing Village water system and potentially provide service to future development on the vacant Landmark Church property.

RELATIONSHIP TO EXISTING VILLAGE OF GLENDALE: The proposed Village Gate plan provides numerous elements that are reflective of the existing Glendale community character including the provision of greenspace areas throughout the neighborhood; street trees along the neighborhood streets; proposed gas light replica street lights; and decorative street signage of the type seen elsewhere in the Village. Also the Village Gate plan with its walkway system provides for future connectivity to existing Village neighborhoods. Sidewalks along all the Village Gate streets interconnected to greenspace walkways, sidewalks along the estate lots fronting on Chester Rd. and a commitment to extend sidewalk across the lot to be retained by Landmark Church on Chester Rd. and a donation for construction of public sidewalk further north along Chester Rd. to Kingfisher.

PDO ZONE COMPLIANCE: The PDO zone has certain requirements/standards which a plan must comply.

<u>PDO Zone</u>	<u>Village Gate Plan</u>
Residential use: minimum of 30%	Residential use: 100%
Maximum net density: 6 units/ac.	Net density: 3.78 units/ac.
Greenspace: minimum 20%	Greenspace: 23%
Required buffer width: 30 ft.	Provided buffer width: 30 ft.

VARIATION OF HOME ELEVATIONS: Concern was indicated on how home elevations would be varied to avoid duplication of home elevation and provide variety in design of home elevations. To accomplish a variety of streetscape elevations, The Drees Company has formulated a policy on control of “look alike” homes as described on Exhibit B that determine how home elevations and material types and colors are to be selected.

GARAGE EXTENSION WAIVER: The PDO zone requirements provide that the garage be either flush with the front façade or be set back so as to not to be the predominant feature of the dwelling. The key intent was to minimize the garage/garage door as the prominent feature of the home and avoid what is commonly referred to as a snout house where the garage portion of the home extends 15’-25’ beyond the front of the primary building façade. None of the Drees homes proposed for the Village Gate neighborhood have extreme garage extensions. Rather the garage area element is designed into the overall façade of the home and may extend six feet (6’) beyond the entry façade portion of some front entry garage homes. Where the home has a side entry garage with no garage door facing the street, it is unclear if such restriction would apply. We request relief from the strict adherence to this requirement up to 6’ for front entry garage homes and clarification regarding its application to side entry garage homes.

Exhibit "A"

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>
Total Lots	80

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.



Exhibit "B"

BEST PRACTICE: 'Look Alike' Home Colors Cincinnati

ISSUE DATE: October 20, 2012

REVISED DATE: August 1, 2015

Drees communities are distinctive, in part, because of the care that goes into the planning of every home. In order to maintain variety in our streetscapes the Drees Company discourages use of similar elevations, brick colors, stone colors, and siding colors on adjacent homes. This 'Look Alike' Policy has been developed to ensure a variety of non-similar exterior color palettes throughout our communities.

For the purpose of applying this policy it is important to define 'Adjacent Home' and 'Neighboring Home'. An Adjacent Home includes the two homes to either side of the Subject Home on the same side of the street AND the two (or three) homes across the street from the Subject Home. Neighboring Homes are defined as the homes next door to the Subject Home and only on the same side of the street.

- Elevation
The Subject Home cannot feature the same elevation as any Adjacent Home.
- Brick and Stone Veneer
The Subject Home cannot feature the same brick or stone as any Adjacent Home. Bricks and stones that are differently named, yet still very similar in color to any Adjacent Home, may present a conflict. It will be the responsibility of the Design Consultant to approve the use of these bricks.
- Siding
When siding (or shake siding) exists on the Subject Home it shall not be the same color as used on any Neighboring Home

Although exterior accent colors are not defined under this policy, Drees reserves the right to not allow the use of similar, like colors on accent areas of the exterior (doors, shutters, trim, etc.). The spirit of this policy is to avoid homes whose pallet of color and design elements are so similar that it detracts for the desired variety in the community.

If there are any questions please consult the Design Consultant or Operations Manager.

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