



Drees

HOMESSM





Family-owned and -operated for more than 85 years, we're proud to have received the homebuilding industry's **"Triple Crown"** – **National Builder of the Year, National Housing Quality Award** and **America's Best Builder**. And while industry accolades are important, what means most to us is what our homeowners have to say. The fact is 98% of our customers would recommend us to a friend. Combine all that experience, trust and expertise with our worry-free building process and a 10-year structural warranty, and it's no wonder a Drees home is the perfect fit for your family.

Drees
85
YEARS



Pre-Application Presentation
To Village of Glendale
Planning Commission
February 2, 2015

**Village Gate
Subdivision**



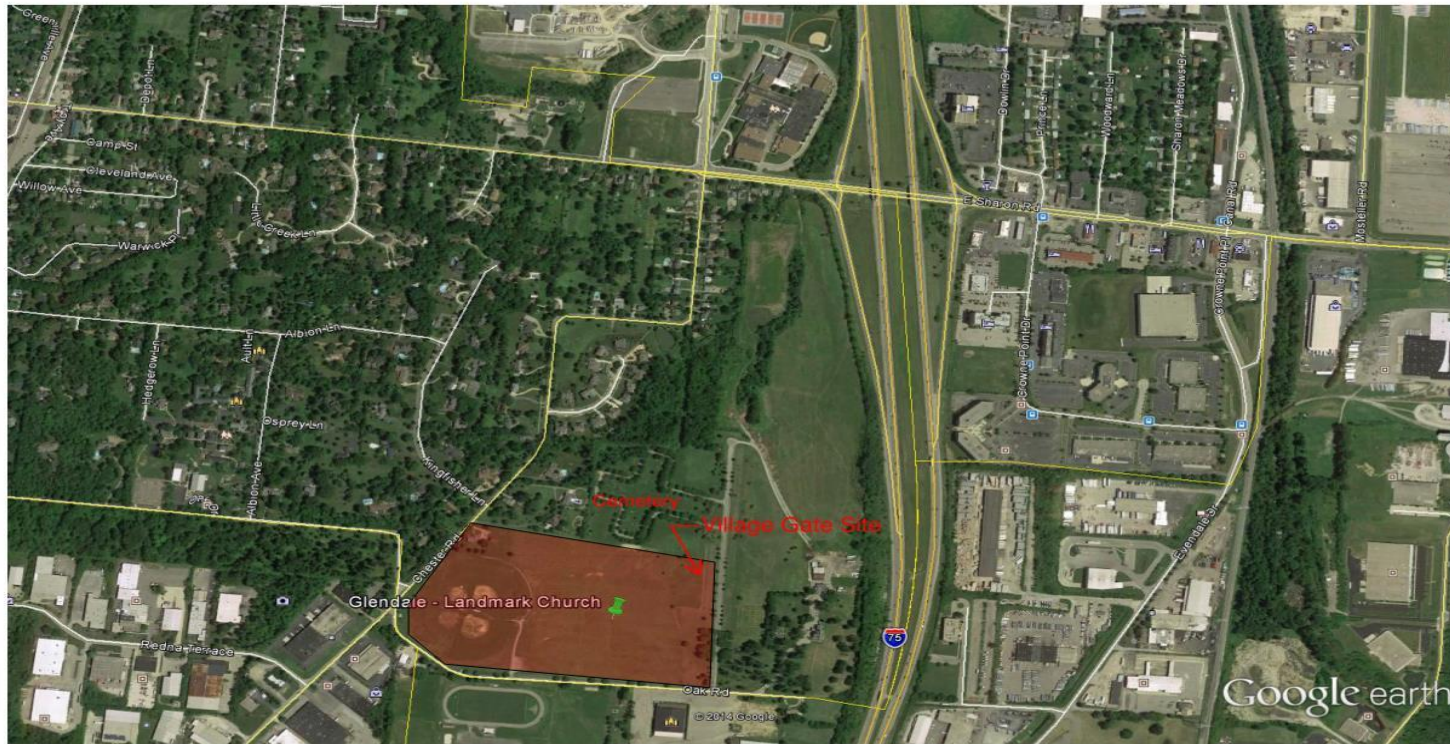
Village Gate Subdivision

- ❖ “**Village**” – Recognition of the Village of Glendale
- ❖ “**Gate**” – An entry gateway into the Village

The name **Village Gate** originated to identify a special place to call home that recognizes both its location in the Village of Glendale and as an important entryway into the Village.

Village Gate Subdivision

Location



Google earth



Village Gate Vicinity Map - Glendale Ohio



Village Gate Subdivision

PDO Requirements

- Purpose of PDO Zone District
 - Allow flexibility of zoning requirements
 - Encourage mixture of uses
 - Provide suitable common facilities
 - Design in harmony with surrounding uses
 - Provide adequate public facilities/services
- PDO Standards for Plan Design
 - Residential “net” density: Maximum 6 units /acre
 - Land use: mixed uses allowed including residential
 - Green space: Minimum 20% of site with limitations on qualification
 - Improved areas - usability and maintenance assurance
 - Buffering: 30' along incompatible uses
 - Reduction of visual and noise impact

Village Gate Subdivision

Concept Plan

YIELD SUMMARY	
200' Wide Lots	- 2
52' Wide Single family lots (52x130 - 6760 Sq ft. Typ)	- 44
65' Wide Single family lots (65x130 8,450 Sq ft. Typ)	- 47
Total Homes	93



Village Gate Subdivision

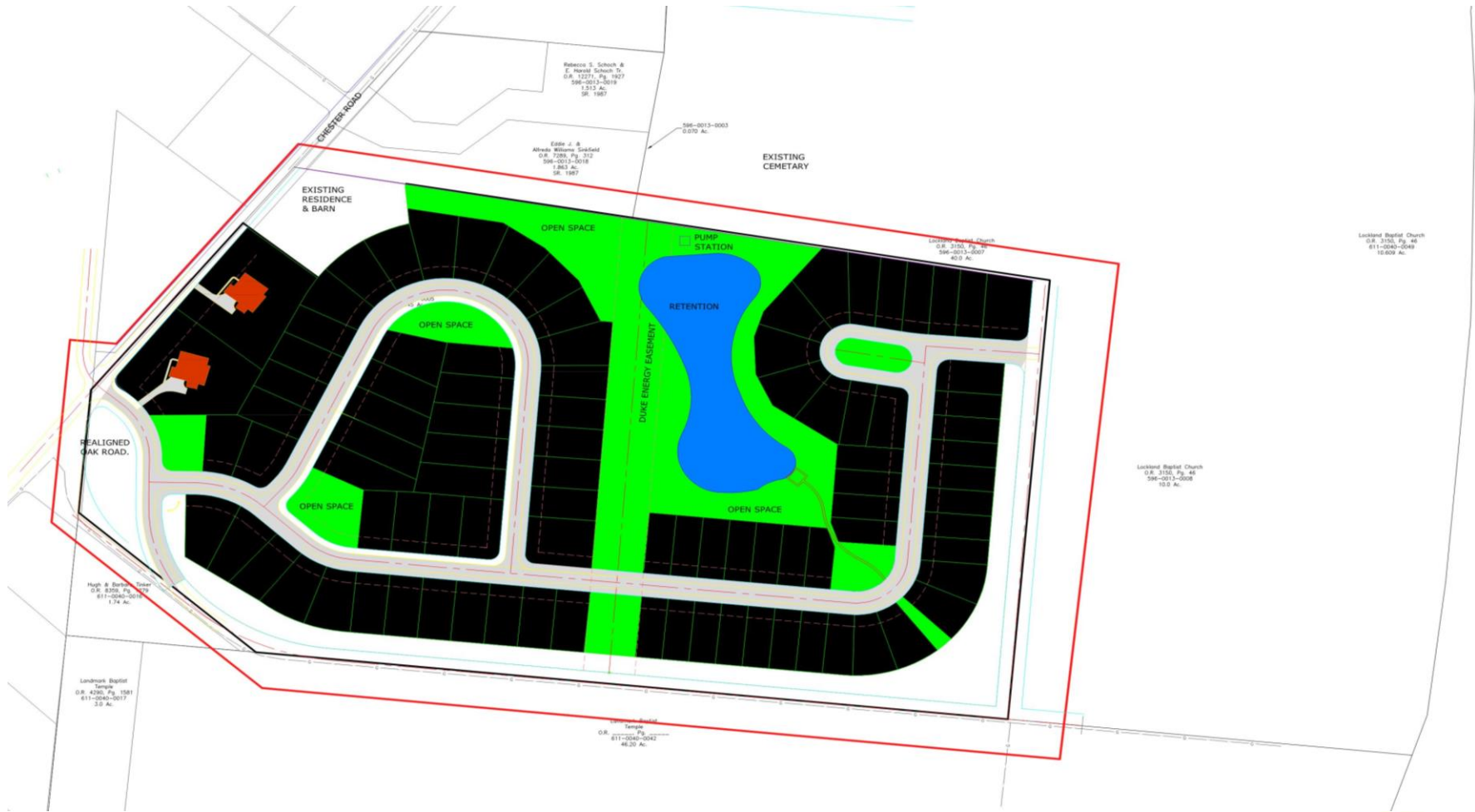
Concept Plan Summary

- Site – 36.1 acres
- Homes – 93
 - Estate lots – 2 @ +/- 1 acre
 - Single Family Lots – 47 @ 65' x 130' (8,450 sf) typical
 - Setbacks: front-30', side-min.5' each. rear-25'
 - Patio Home Lots – 44 @ 52' x 130' (6,760 sf) typical
 - Setbacks: front-25', side-min.5' each, rear-25'
 - HOA provided yard maintenance and walk/driveway snow removal
- Density – 2.6 homes/gross acre
- Green Space – 31% (+/-11 acres)
 - Entry area w/monument sign, pocket parks-active/passive, landscaped buffers, improved retention pond amenity, green space walks
 - HOA maintained
- Lineal Ft. of Street – 4,570'
 - Sidewalks both sides of street
- Intersection Realignment @ Chester & Oak Rds.



Village Gate Subdivision

PDO Element Calculation Diagram



Village Gate Subdivision

PDO Calculation Comparison

PDO Required

- Residential use: minimum 30%
- Max Net Density: 6 units/acre
 - Units/Gross acres less deductions
- Green Space: minimum 20%
 - Site area/Gross green space less buffers, unimproved detention & private land
- Required Buffer Width: 30 ft.

PDO Plan Actual

- Residential Use: 100%
- Net Density: 4.66 units/acre
 - 93 units/19.94 net acres
- Green Space: 22.3%
 - Total site area 36.1 ac./8.1 ac.net green space ac. (9 ac. less buffer area)
- Provided Buffer Width: 40 ft.

Village Gate Subdivision

Proposed Single Family Homes



the **DAVIDSON**

the **ABRIEL**

the **NAPLES**

the **SASHA**



the **HARTWELL**

the **BUCHANAN**

the **MASON**

the **BELLEVILLE**



the **ROWAN**

the **QUENTIN**

the **NORTHBROOK**

the **MELBOURNE**



VILLAGE GATE | Single Family Product
Midwest Region - Glendale, Ohio



Village Gate Subdivision



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Proposed Patio Homes



the **ALEXANDER**

the **CASSELBERRY**



the **SPRINGDALE**

the **BRADENTON**

the **CLEARWATER**

Village Gate Subdivision



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Village Gate Subdivision

Home & Community Information

- **Single Family Homes**
 - Size Range: 2,284 – 3,252 sq.ft.
 - Base Price Range: \$317,000 to \$360,000
- **Patio Homes**
 - Size Range: 1,681 – 2,059 sq.ft.
 - Base Price Range: \$260,000 - \$302,000
- Options are offered in both product lines that increase the size & price of the home.



Village Gate Subdivision

Home & Community Information

- All homes to have first floor brick wrap
 - Front elevation to feature mix of brick, stone, siding or shakes
- All homes to have a landscape package
 - Street tree at each lot frontage
 - Lawns to be sodded front and sides
- Mandatory membership in Village Gate HOA
 - Recorded HOA Declaration defining community covenants & restrictions for all homeowners
 - Annual assessment for green space maintenance & services
 - Professionally managed



Village Gate Subdivision

- Next step in PDO plan approval process
 - Preliminary Development Plan design & submission to Village
 - Portfolio of Homes: architectural approval
 - Pre-approval to eliminate review time w/each home permit accept where a new elevation is involved
- What issues need be addressed?

The logo icon consists of two overlapping squares in a light green color. The top square is slightly offset to the left and top, with a white, wavy shape cut out from its bottom-right corner, overlapping the bottom-left corner of the second square below it.

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