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.
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

Village Gate Vicinity Map - Glendale Ohio
Village Gate Subdivision

Surrounding Features
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 - 44
  (52x130 - 6760 Sq ft. Typ)
- 66' Wide Single family lots - 47
  (66x130 8,450 Sq ft. Typ)

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

<table>
<thead>
<tr>
<th>PDO Required</th>
<th>PDO Plan Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Residential use: minimum 30%</td>
<td>• Residential Use: 100%</td>
</tr>
<tr>
<td>• Max Net Density: 6 units/acre</td>
<td>• Net Density: 4.66 units/acre</td>
</tr>
<tr>
<td>- Units/Gross acres less deductions</td>
<td>- 93 units/19.94 net acres</td>
</tr>
<tr>
<td>• Green Space: minimum 20%</td>
<td>• Green Space: 22.3%</td>
</tr>
<tr>
<td>- Site area/Gross green space less buffers, unimproved detention &amp; private land</td>
<td>- Total site area 36.1 ac./8.1 ac.net green space ac. (9 ac. less buffer area)</td>
</tr>
<tr>
<td>• Required Buffer Width: 30 ft.</td>
<td>• Provided Buffer Width: 40 ft.</td>
</tr>
</tbody>
</table>
Village Gate Subdivision
Proposed Single Family Homes

the DAVIDSON
the ARIEL
the NAPLES
the SASHA

the HARTWELL
the BUCHANAN
the MASON
the BELLEVILLE

the ROWAN
the QUENTIN
the NORTHBROOK
the MELBOURNE
Village Gate Subdivision
Village Gate Subdivision
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?