

DREES COMPANY RESPONSES/CLARIFICATIONS

Committee Hearing of Tuesday, September 20, 2011

ISSUE: Patio Home Yard Maintenance

In some of our initial meetings with City representatives and Lakemont residents, we indicated that yard maintenance for the Crestbourne Patio Home lots could be optional. However, after listening to City comments, Lakemont HOA and Hurstbourne Condo Association Board members' input and further discussion with company managers, it was decided that Crestbourne Patio Home yard maintenance would be mandatory and **NOT** optional. Such was indicated in our submission and presentation to Planning and Council Committee.

ISSUE: Mistrust on Product to be Built

We concede that several of the initial homes built in Crestbourne Patio home area, referred to as "Simplistyle Homes", were not consistent with the established character and quality of design prevalent in other homes in Lakemont. The "Simplistyle" product line has since been discontinued. For Crestbourne, Ralph Drees has personally reviewed and approved the selection of homes proposed to be built in the Patio and Single Family areas of Crestbourne, finding them consistent with the character and quality of design found with other Lakemont homes. A selection of these homes was displayed in our presentation to Council Committee. Additionally, brochures of those same homes will be provided to the City Zoning Administrator and available for review by Committee members. A list of the homes, both Patio and single Family are included in the attached materials. Such lists could be incorporated in an amended Development Agreement as homes approved for Crestbourne, against which the Building Official could refer to assure compliance. The Agreement should allow for future additions to the lists of homes, provided such are found consistent with homes on the original lists.

ISSUE: The Lots for Crestbourne Single Family area should be same as other areas

The other single-family areas that are part of the Lakemont HOA, Westbourne and Ashbourne neighborhoods, were not part of the original Lakemont PUD Plan except for a small area later sold to and developed by Ashmont LLC as part of "Ashmont Subdivision". Ashmont Subdivision was developed under the City's standard restrictions of the R-1C zoning district not PUD. When Lakemont PUD was in the planning stage, Ashmont subdivision was readying for commencement of site development and it was determined beneficial to make available to the future Ashmont homeowners the amenities planned for Lakemont (the marketing names of Westbourne and Ashbourne were assigned to reflect consistency with Lakemont neighborhoods).

The Crestbourne Single Family area is part of the original Lakemont PUD Plan and as such benefits from the flexibility of design and variation of residential uses permitted by the PUD zone district. Recall that the Crestbourne area was originally planned for 153 condominium homes, which have been reduce to a proposed 77 homes (34 patio and 43 single family lots). The flexibility permitted in the city's PUD regulations resulted in the provision of a city park, large open space conservation areas and the common area amenities that make Lakemont a desired location to call home. The proposed lot sizes of

the 43 Crestbourne Single Family lots are consistent with the intent of the PUD regulations that allows for greater density of use in return for provision of amenities and open space.

ISSUE: Proposed Single Family Homes are Too Big for Lot Size

The trend today is that homeowners want smaller yards to care for, thus less yard work, without sacrificing size of the living area of the home. Less yard work allows owners to devote their time to other more important activities. The homes proposed for the 65' and 70' lots in the Crestbourne Single Family area are specifically designed to address this trend, to fit on a narrower lot but still provide the large home living area, up to nearly 3000 sq.ft. in certain homes. Six of the seven proposed homes range in width from 40'-52', with only one (the "Graham") wider at 55'. The "Graham" home would only be built on a 70' lot. The resulting side yards for all these homes exceed the specified minimum yard size.

ISSUE: The Original 7 Crestbourne Homes were Built without City Knowledge

That assertion is not true as all the homes in Crestbourne received zoning and building permits from the City of Erlanger.

ISSUE: The Amenities are at Full Capacity

The primary amenities at Lakemont are a clubhouse and 3 pools (adult pool, family pool and kiddie splash area). The original count of homes anticipated to participate in the Lakemont HOA amenities totaled 580 homes, including both Lakemont PUD and Ashmont Subdivision. The current home total, after adjustments for prior and proposed plan revisions, is 501 homes, a reduction of 79 homes from the original plan.

From past experience The Drees Company has found in its communities that the standard shallow water concept pool as at Lakemont (at maximum size permitted by state regulation for pools without an attending lifeguard) plus kiddie pool will adequately serve between 250-300 single-family homes before a second pool need be considered. The original total of single-family homes planned for Lakemont PUD and Ashmont Subdivision was 123 homes. The current single-family home total, after adjustments for prior and proposed plan revisions, is 163 homes (Ashbourne/Westbourne-120 and Crestbourne-43), well below where usage requires further accommodations. While certain weekends and summer holidays at Lakemont may see heavier use, typical daily use has not presented any indication of overcrowding.

ISSUE: Tree Save Behind Ashbourne Homes

At the time the Ashbourne area (aka Ashmont Subd.) was developed and those homes built, there had been no detailed grading plan prepared to determine the extent of clearing necessary to develop Crestbourne. Thus, it is very improbable that promises could have been made detailing the amount or distance within which trees would remain along the bordering property with Ashbourne. There is however, a triangular open space parcel, platted as part of Ashmont Subdivision (Parcel A) and intended to be a future HOA parcel that adjoins the rears of several lots in the Ashbourne area. This parcel goes from 0' width to approximately 75' width at its widest along the rear property line of 4 Ashbourne area lots. It was possibly in the explanation of this parcel's varying width and

the intent to maintain the trees within this parcel that any misunderstanding between buyer and sales person could have occurred.

Additionally, the Lakemont Stage I PUD Plan approved by City of Erlanger indicated proposed tree save areas within the PUD site. There is no such indication on the PUD plan of any tree save area along the common property line of Ashmont Subdivision (Ashbourne area) and the intended Lakemont development.

ISSUE: Brick Wrap

Brick wrap on single-family homes on at least the first floor was a standard in Ashmont Subdivision (Ashbourne /Westbourne areas); however, Ashmont Subdivision was not part of the Lakemont PUD. The first floor brick wrap was neither standard nor offered as an option in the Winbourne patio home area of Lakemont PUD.

As part of the proposed amendment to the Lakemont Stage I PUD Plan, The Drees Co. proposed that the homes on the eight lots (Lots 91-98 on plan) abutting Ashbourne area would have a first floor brick wrap as standard (See attachment “Amendment to Stage I PUD Plan”). The remaining Crestbourne Single Family lots’ homes would have the first floor brick wrap as an available option.