

EXHIBIT __
To Ordinance _____
Of The City of Leon Valley

SAMARITAN PROPERTY DEVELOPMENT
@ SENECA WEST

Submitted by: ONE STOP GROUP, LP

**PLANNED DEVELOPMENT DISTRICT
PROJECT PLAN**



Approved _____, 2024

Article 1. GENERAL

The property is a +/- 27-Acre tract generally Located in the Seneca West area, 6000 Block Samaritan Drive, in the City of Leon Valley.

Property Information (the “Property”):

Address: **+/- 27 Acre Tract 6000 Block Samaritan Drive, Leon Valley**
Legal Description: **CB 4430C BLK 1 LOT 1 GOOD SAMARITAN LODGE NURSING HOME INC (+/- 3 Ac) CB 4429 P-1 ABS 399 CB 4430 P-1 ABS 432 (+/- 24.27 Ac)**

Current Owner: **Good Samaritan Lodge and Nursing Home Inc**
Tract under contract by: **One Stop Group, LP**
Current Zoning: **R-1**
Tract: **As illustrated in Exhibit A (Site Survey)**

Article 2. LAND USE

The Land Use of the Property shall be changed to:

A. Base Zoning

The use and development of the Property shall comply with the zoning requirements of the R-6 Garden House District.

B. Supplemental Use Regulations

Additional Allowed Uses: The development of a Site Plan with approximately 166 Lots, substantially similar to the one attached as EXHIBIT B.

Article 3. VARIANCES

1. Minimum Lot Width Variance:

We request the following variance from the current R6 zoning ordinance:

Decrease minimum lot width from 45' to 40', while keeping the minimum lot size requirement at 4,500 SQFT, as per the R6 zoning ordinance.

Our development will otherwise comply with all other R6 zoning Ordinance.

2. Tree Variance:

As we show in Exhibit D, a 1995 aerial of this property shows it as bare farmland. There is not one Oak tree on this property. The majority of the trees are from invasive species We seek Council's approval of our Mitigation Plan as proposed in the same Exhibit. It includes the clearing the property to its original state in 1995, and the planting of new healthy trees, 1 x 1.5" tree per lot. Further, we shall pay a \$50,000 fee towards the Tree Preservation Fund upon the start of construction.

Article 4. SPECIAL PROVISIONS

- A) The City allows permanent emergency access to the Property from an adjacent property that it currently owns, described as BCAD Property ID 217834. Such access shall be granted for strict and exclusive use by the City's Emergency Vehicles.

- B) Deviation to this plan may be internally approved by the Planning and Zoning Director for subsequent development applications or amendments, if such deviation does not exceed 10% from the current plan.

PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS

This PDD allows for flexible planning to:

1. Comply with Council’s specific request and strong preference for a PDD across the three Seneca West properties.
2. Allow for an additional emergency access point to the property from an adjacent property currently owned by the City for the City’s Emergency Vehicles to comply with the International Fire Code.
3. Site Planning to allow for realistic future links to the adjacent properties for a potentially optimized Master Site Plan for all three Seneca West properties.

FIT WITH THE CITY’S LONG-TERM VISION

Although the current Master Plan calls for a recommended R-1 zoning, the majority of the surrounding zoning is R6. Our proposed zoning and PDD is in sync with the majority of the surrounding neighborhoods.

Our proposed PD district fulfills the goals and objectives of the city's long-term vision of:

1. Increasing its citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

The approximate net impact of this proposed development on the City’s Property Tax budget is approximately \$325,000 annually.

ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- December 2024: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project; approximately 36 homes per year absorption – Project completion.

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City’s vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.

ATTACHED EXHIBITS

This Proposed PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Proposed Site Plan
- C. Proposed Fire Plan
- D. Detailed Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis
- F. Land Location