

PZ-2024-14

Planned Development District (PDD)
with R-6 Garden Home Zoning
6530 Samaritan / Grass Hill Estates

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Planning & Zoning Director

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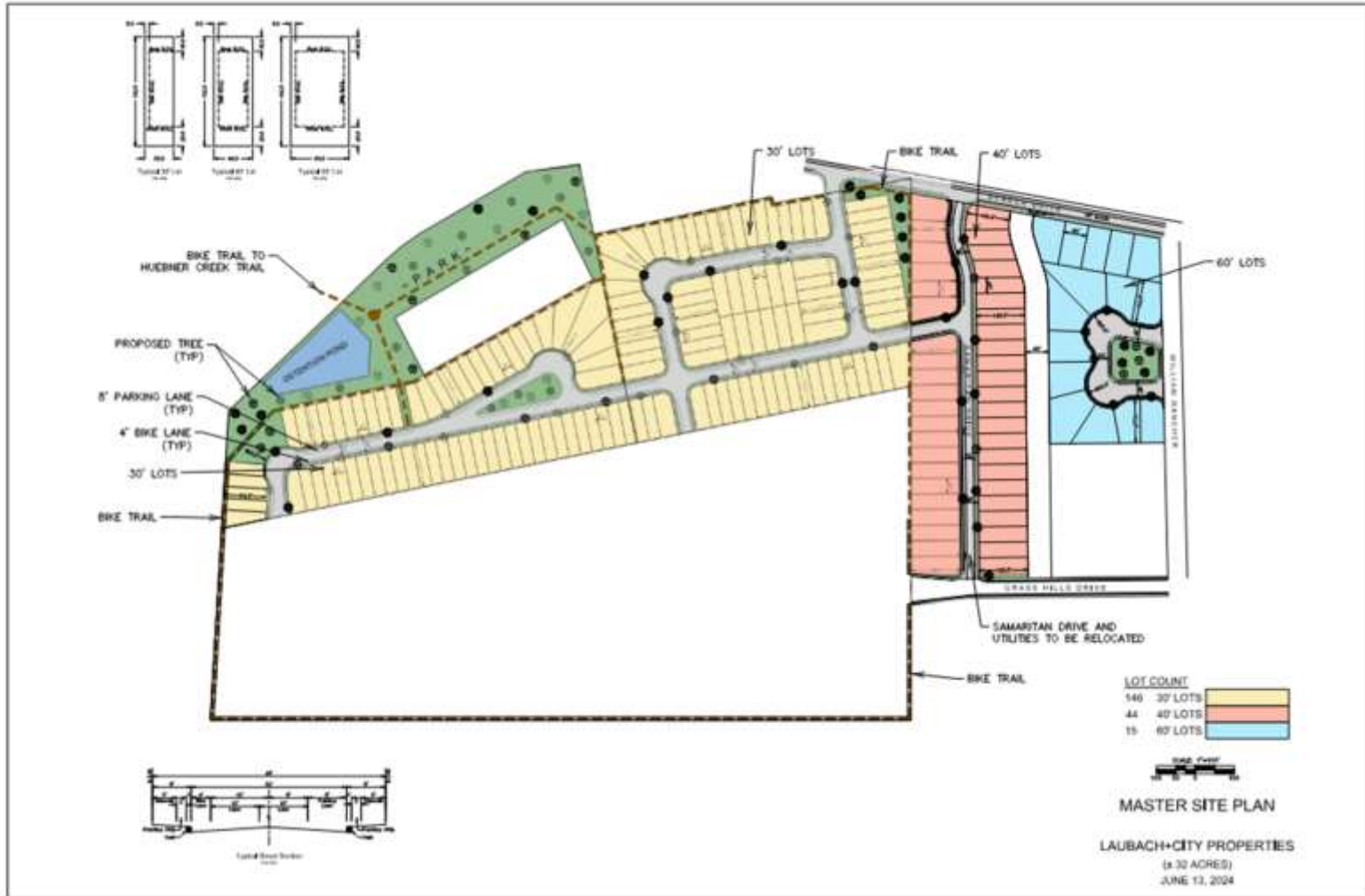
Purpose

- Request to Rezone Approximately 32-Acres of Land From R-1 (Single Family Dwelling) and RE-1 (Residential Estate) Zoning Districts to a Planned Development District (PDD) with R-6 (Garden Home) District Base Zoning
- Approx. 30.984 acres
 - 19.614-acre vacant tract, Lots 1 and 2, Block 1, CB 4430 Grass Hill Estates Subdivision
 - 11.37-acre vacant tract, P-13, ABS 432, CB 4430,
 - Located along Aids, Samaritan, Grass Hill, & William Rancher Streets

Purpose

- A request for rezoning approximately 31 acres of land from R-1 and RE-1 to a PDD with R-6 based zoning district
- Development would have 144-30' wide, 46-40' wide, and 15-60' wide lots, for a total of 205 single family homes

Site Plan



History

- 1971 – Area was annexed
- 1984 – Request to rezone existing Good Samaritan Nursing Home property from R-1 to B-2 (Retail) – request denied
- 1985 – Request to rezone 44 ac. from R-1 to R-6 – request denied
- 2007 – Request to rezone 68.569 acres from R-1 to R-7 (Single-Family Medium Density) – request denied

History / TIA

- 2007 – Residents of Seneca West petition to amend City Master Plan to remove recommendation of R-6 to only R-1 – petition approved
- 2010- Request to rezone approximately 65.704 acres from R-1 to R-6 – request denied
- 2011- The City Manager presented a TIF – proposal denied

Variance Requests

Permitted modifications to Sec. 15.02.312 (R-6 Garden House District Zoning Ordinance) as per table below:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Modifications
b.2	Minimum Area of Each lot	4500 SQFT	3000 SQFT
b.3	Minimum Depth	100 ft	100 ft
b.4	Minimum Floor Space	1,800 SQFT	1,350 SQFT
b.5	Minimum Frontage	45'	30'
b.6	Maximum Height	2-1/2 stories	2-1/2 stories
c.2	Minimum Rear yard setback	15 ft	10 ft
c.3	Minimum Side yard setback	5 ft	0 ft
c.3	Minimum distance between the outside walls of adjacent structures	10' ft	5 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	5 ft

Number c.3 Minimum Side yard Setback should have referred to c.4 Zero lot line homes – if zero lot line then the space between the lot line and the wall of the home on the adjacent lot will be no less than 5 feet.

Variations - Lots

- 144 lots would have a 30' width and a minimum area of 3,000 square feet
 - Some of these lots will have an area of 3,375 square feet
 - Lots would be situated on the unplatted parcel behind Samaritan and Aids Drive
- 44 lots would have a 40' width and a minimum area of 4,500 square feet
 - Lots would border Samaritan Drive
- 15 lots will have a 60' width and a minimum area of 6,750 square feet
 - Lots would be east of the drainage channel on Grass Hill Estates Lot 1, bordering William Rancher and Aids Drive

Variations – Streets

Permitted Modifications to 10.02.251 (Applicable standards and specifications)

Paragraph	Section 10.02.251 – Applicable Standards	Current Standard	Requested Modifications
L.iv	Minor or Private Street <i>Minimum Right Of Way</i>	50 ft	48 ft
L.iv	Minor or Private Street <i>Minimum Pavement Width</i>	30 ft	30 ft

Variations - Trees

- Lots will have the required percentage of overall landscaping
- Applicant intends to clear the properties and then mitigate by the planting of 2-1.5" diameter trees per lot (410 trees)
- Applicant would also be required to pay fees in lieu of planting trees – they are requesting to not pay fees in lieu of
- They will be constructing bike lanes, a hiking trail, and dedicating parkland

Variations - Trees

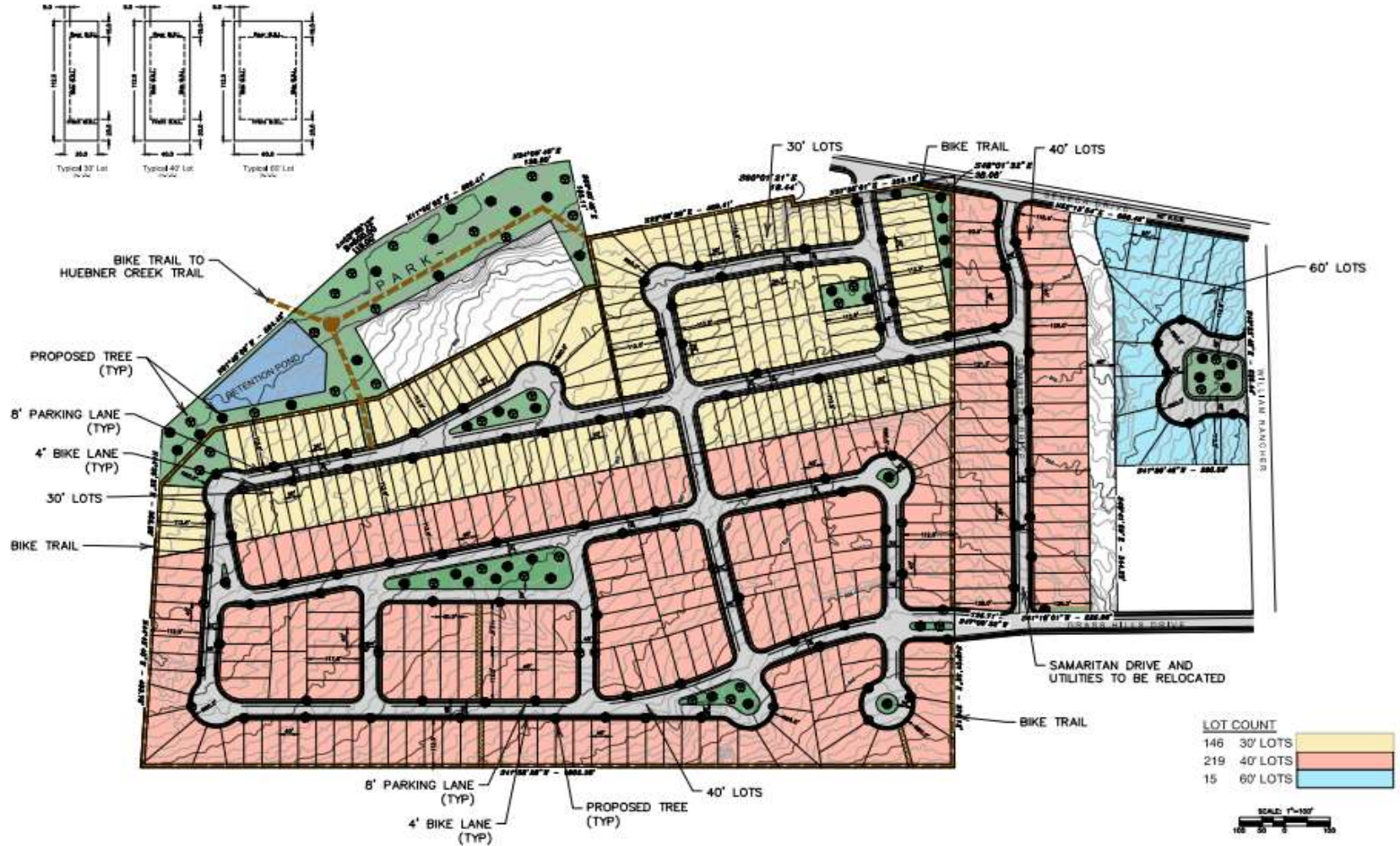
- Tree Inventory Summary

Size	# Healthy	# Exempt
Medium:	103	6
Large:	233	11
Heritage:	32	3
Total	368	20

Master Site Plan

MASTER PLAN OF ALL THREE SENECA WEST PROPERTIES - +/- 60 ACRES

EXHIBIT J



MASTER SITE PLAN

Traffic Impact Analysis

- With the development of the previously approved PDD for the 27 acres at 6518 Samaritan Drive, the total for both developments would be 371 new residential homes
- TIA's have been calculated for this entire area – all of which indicate that both Seneca and Grass Hill are capable of accommodating the increase in traffic from this area

Streets

- Access to & from proposed subdivision would be Samaritan, Seneca, & Grass Hill
- Portions of all three streets need reconstruction to current standards to carry the number of vehicles projected
- Estimated cost for reconstruction of these streets is \$3,913,400
- Applicant's share of the costs for reconstruction are estimated to be \$1,389,482
- This is in addition to the costs for developing streets inside the subdivision

Master Plan, Section 11N Seneca West

- The Seneca West area remains largely unplatted and undeveloped
- Some platting occurred in 1972, and the future land use for the area consists of Single-Family low-density housing and Garden House Uses
- Land use for Seneca Estates Units 3 and 3B are established neighborhoods & should be maintained as residential areas
- Undeveloped tracts should be zoned R-1 (Single Family)

Master Plan, Section 11N Seneca West

- Consolidation of properties west of Seneca East subdivision is recommended to coordinate the development of property and utilities
- Existing zoning south of Grass Hill Drive should remain R-6 (Garden House)

Notification

- Letter mailed 33
- Received in favor 0
- Received in opposition 2
- Received undeliverable 3

Fiscal Impact

- The owner has paid all fees associated with this application
- The development of this area will generate both ad valorem and sales tax revenues

Recommendation

- At their July 23, 2024 meeting, the Planning and Zoning Commission recommended denial of this request
- 2 in favor
- 5 in opposition