

EXHIBIT __
To Ordinance _____
Of The City of Leon Valley

SAMARITAN PROPERTY DEVELOPMENT
@ SENECA WEST

Submitted by: ONE STOP GROUP

**PLANNED DEVELOPMENT DISTRICT
PROPOSED 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 as follows:

A. Base Zoning

The base zoning shall be changed to R-6. The use and development of the Property shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance as revised and attached to this Plan under Exhibit “H”.

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. TREE MITIGATION PLAN

Exhibit D details our proposed Tree Mitigation Plan, including the planting of new healthy trees, a minimum of 1 x 1.5" trees per lot. Further, a \$50,000 fee shall be paid towards the Tree Preservation Fund upon the start of construction.

Article 4. SPECIAL PROVISIONS

A) A Temporary Emergency Access to the property from the adjacent City-owned property:

The City shall grant a Temporary Easement on the adjacent City-owned property, described as BCAD Property ID 217834 (the "Temporary Easement"), to accommodate a Temporary Emergency Access to the development, through an agreement between the City and the Developer which includes the following terms:

- The Temporary Easement shall stretch from Samaritan Rd to the Temporary Emergency Access to the development as shown in EXHIBIT "H";
- It shall be strictly used by Emergency Vehicles;
- It shall accommodate a 20' Fire Lane which shall be improved by the Developer, and shall withstand 75,000 lbs as per IFC requirements;
- It shall be strategically drawn to accommodate lot depths required by the Code of Ordinances of potential future zoning such as R-1 or R-6; And
- It shall expire upon the completion of a new development on this City-owned property, and upon this Temporary Easement turning into a permanent street linking the two developments.

The granting of this Temporary Easement is in line with Section 2 the City Code of Ordinances Sec 10.02.251, Applicable Standards and Specifications. It states:

(2.B) **Relation to adjoining street system.** Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.

(2.C) **Projection of streets.** Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

B) Deviation to this Plan:

As per standard practice and Code requirements, a 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.

Article 5. RELEVANT TO THIS PROJECT PLAN

A. PURPOSE OF THIS PDD AND COMPLIANCE WITH THE PD ORDINANCE

This rezoning application is submitted in a PD format instead of a standard R-6 rezoning application to comply with City Council's expressed request for a PDD rezoning across all three Seneca West Property. This approach ensures that the Developer is committed to an agreed upon Site Plan that is consistent with Council's vision for all three properties and provides further assurances to the City and the neighbors. This will not otherwise be achieved with a standard R-6 rezoning application.

As to the strict and literal compliance of this PDD with the PD Ordinance:

This PDD complies with the Purpose of the PD Ordinance. It allows for:

1. Flexible planning to allow for:
 - a) Realistic future links and an optimized Master Site Plan for future development of the two adjacent properties.
 - b) An additional Emergency Access for greater safety of the future residents of this development. development
2. Economic Development and Growth

This PDD arguably meets the following Applicability Standard:

"The land is located in close proximity to established residential neighborhoods where standard zoning classifications may not adequately address neighborhood

concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer, or the city to develop and implement mutually agreed, enforceable development standards. “

B. 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 line 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.**

C. OVERALL INCREMENTAL IMPACT OF R-6 BASE ZONING VS. THE CURRENT R-1 BASE ZONING FOR THE NEIGHBORS

The current R-1 base zoning of this property allows the development of approximately 104 residences, By-Right. An R-1 development would have a substantially similar impact of that of an R-6 development when it comes to:

- Tree preservation,
- Wildlife preservation,
- A change in the neighbors’ current lifestyle, and
- Short-term construction nuisance.

The main incremental impact of an R-6 development is the increment in traffic caused by the development of approximately 166 residences (R-6) as compared to 104 residences (R-1), an increment of 62 additional residences.

D. INCREMENTAL TRAFFIC IMPACT OF AN R-6 DEVELOPMENT OVER THAT OF AN R-1 DEVELOPMENT

The incremental Traffic Impact of this PDD rezoning over the current zoning is equivalent to that of an additional 62-residence development. The Code does not require a TIA for this size development for its negligible influence, even on streets narrower than Seneca Dr. and Grass Hill, each with 40’ width curb to curb. Below are three tables quantifying this increment in traffic.

Table 1 below details the Traffic Distribution for 104 lots:

Table 1. Trip Distribution for proposed development with 104 Lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	14	41	46	27
Grass Hill Drive	25%	5	14	15	9

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

Table 2 below details the Traffic Distribution for 166 lots:

Table 2. Trip Distribution for proposed development with 166 Lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	25	14

Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition

Table 3 below details the increment in Traffic Distribution from 104 to 166 lots:

Table 3. Increment in Trip Distribution from 104 lots to 166 lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	8	24	28	16
Grass Hill Drive	25%	3	8	9	5

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

This Trip Distribution increment translates into an insignificant increase of less than 0.5 vehicles per minute on both roads with a 60’ Right of Way each.

However, this increment in density also results in:

- An increment in annual property tax revenues of approximately \$120,000, and
- It reduces the Average Sale Price per residence to an affordable level for the target demographic, and as it compares to that of the surrounding neighborhoods.

E. 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.
ONE STOP GROUP

ATTACHED EXHIBITS

This Proposed PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Proposed Site Plan
- C. Revised Proposed Fire Plan
- D. Detailed Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis
- F. Land Location
- G. Sec. 15.02.312 - R6 - Garden House - One Modification
- H. Temporary Easement over City-Owned Prop