

The Delaney at South Shore Harbor Planned Unit Development Overlay District

**Prepared for:
LCS Development**

**Prepared by:
City of League City Planning Department**



October 2015

1. **Zoning Designation:** The property shall be developed and used in accordance with the development and use regulations of the “CM” (Commercial Mixed Use) Zoning district as set forth in the League City Zoning Ordinance except as supplemented or modified by this Ordinance.
2. **Planned Unit Development Overlay Area:** The Delaney at South Shore Harbor Planned Unit Development Overlay (“the PUD”), generally described as 10.857 acres, legally described as a portion of Lots 103, 111, and 112 of Division “D” of League City, an unrecorded subdivision of part of the Michael Muldoon Two League Grant, Abstract No. 18 and part of the S.F. Austin Survey, said land being more particularly described in **Exhibit A**. The concept plan for the PUD is shown on **Exhibit B**, attached hereto.
3. **Land Use Classification Definitions:** Except as defined below, the use classifications that are included in Section 5 are defined in Article V of the League City Zoning Ordinance. In cases where a specific land use or activity is not defined either in this section or in the League City Zoning Ordinance, the City Planner or their designee shall assign the land use or activity to a classification that is substantially similar in character.
 - a. *Independent living facility.* A managed residential community consisting of private residential units, including full kitchens, and providing meal service, laundry service, housekeeping, social activities, and personal services in a group setting to persons fifty-five (55) years and older.
 - b. *Assisted living facility.* A managed residential community consisting of private residential units and providing assistance with activities of daily life such as meal preparation, laundry service, housekeeping, social activities, and personal services in a group setting to persons fifty-five (55) years and older who require help or assistance with activities of daily living. An assisted living facility may provide nursing services, but is not a nursing home or convalescent facility as defined by the State of Texas.
 - c. *Memory care facility.* A managed residential community consisting of private residential units and providing assistance with activities of daily life, such as meal preparation, laundry service, housekeeping, social activities, and personal services in a group setting to persons with Alzheimer’s disease and other forms of permanent memory impairment.
4. **Building Height:** The maximum building height within the PUD shall be no greater than 42 feet with the exception of the Independent Living portion of the project which will have a height of no greater than 54 feet. The location of the Independent Living portion of the project is shown on **Exhibit B**.

5. **Schedule of Permitted Uses:** The table below includes the permitted uses for the PUD. Regulations for each use are established by the following letter designations:
“P” designates permitted use classifications.
“A” designates permitted accessory use classifications.

The number designations refer to additional regulations listed at the end of the table below.

<i>Use Classifications</i>	
<i>Residential</i>	
<i>Assisted living facility</i>	P
<i>Independent living facility</i>	P
<i>Memory care facility</i>	P
<i>Commercial</i>	
Alcohol Beverage Sales	
<i>On-Premise Consumption</i>	A(1)(2)
Offices	A(1)(3)
Personal Services	A(1)(4)
Retail Sales	A(1)

- (1) Use is limited to residents and guests only, not open for public use. Retail sales is for on premises resident store for residents only
(2) Permissible if in accordance with Chapter 10 of the City of League City Code of Ordinances and the Texas Alcoholic Beverage Commission (TABC) Code.
(3) Use is limited to administrative offices.
(4) Personal services is limited to an on premises beauty salon, services include massage therapy only open to residents of the community

6. **Landscaping:** Landscaping of properties in the PUD shall be developed in accordance with the following standards:

- a. Plantings shall conform to the following minimum sizes at the time of planting:

Shade trees:	2 – ½” caliper, balled and burlapped or container
Ornamental trees:	6’ tall, balled and burlapped or container
Shrubs:	3’ tall, planted no less than 36” off center.

- b. All plant materials shall be from the attached plant list in **Exhibit C**. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping. The landscape plan shall conform with the plan attached in **Exhibit D**.

- c. Landscape islands of no less than 152 square feet shall be provided within each surface parking area for every eight (8) parking spaces, or fraction thereof.
 - (1) The landscape islands required in Section 6.c., above, need not be placed/located every eight (8) spaces; however, in no case shall any parking space be further than 200 feet from any landscape island and the total square footage of all landscape islands required for each parking area be less than is required by said Section 6.c., above.
 - (2) Shade trees shall be planted in the parking lot at a ratio of one (1) tree for every eight (8) spaces. No less than 75 percent of the landscape islands required in Section 6.c., above, shall contain shade trees. All other island(s) not including trees, shall be completely landscaped with shrubs or ornamental grasses not exceeding three (3) foot in height.
- d. Non-deciduous or evergreen shrubs shall be planted as a continuous hedge to screen parking areas that are adjacent to private street rights-of-way, street easements, or internal access roads/aisles.
- e. A ten (10) foot landscape setback shall be located on all property adjacent to Marina Bay Drive (FM 2094). The landscape setback shall consist of:
 - (1) One shade tree for every 30 linear feet of street frontage, excluding driveways. Trees may be clustered or spaced linearly rather than being on 30-foot centers. The minimum size of the tree shall be 2 ½ - inch caliper upon installation. If a utility easement exists within the landscape setback, required trees may be planted within 10 feet of the easement.
 - (2) A continuous hedge consisting of shrubs that are not less than three (3) feet or more than four (4) feet in height when mature and no less than 36 inches in height at the time of installation. Shrubs shall be planted no more than 36 inches on center. The landscape hedge shall be set back a minimum of three (3) feet and a maximum of six (6) feet from the perimeter of any parking space, driveway, or any access aisle. The hedge must provide continuous screening of the parking area when viewed perpendicular to the public street. Shrubs planted within sight distance triangles shall not exceed 24 inches in height at maturity.
 - (3) A berm measuring not less than three (3) feet or more than four (4) feet in height from finished grade of the parking lot may be utilized as a substitute screening method. The berm shall be set back a minimum of three (3) feet and a maximum of six (6) feet.

- f. A 50 foot buffer yard shall be located adjacent to the residentially zoned property to the east of the site. The buffer yard shall consist of:
 - (1) An eight (8) foot tall solid wooden fence along the eastern property line.
 - (2) A continuous row of Savannah Holly or other evergreen tree shall be planted. These trees shall be no less than 12 feet in height and no more than a distance of eight (8) feet apart at time of planting.
 - (3) Pervious pavement for emergency access shall be permitted in the buffer yard.
 - (4) Buffer yard can be reduced by 5 feet if 8 foot tall screen fence is provided.

7. **Exterior Lighting:** All exterior lighting in the PUD shall be subject to the following:

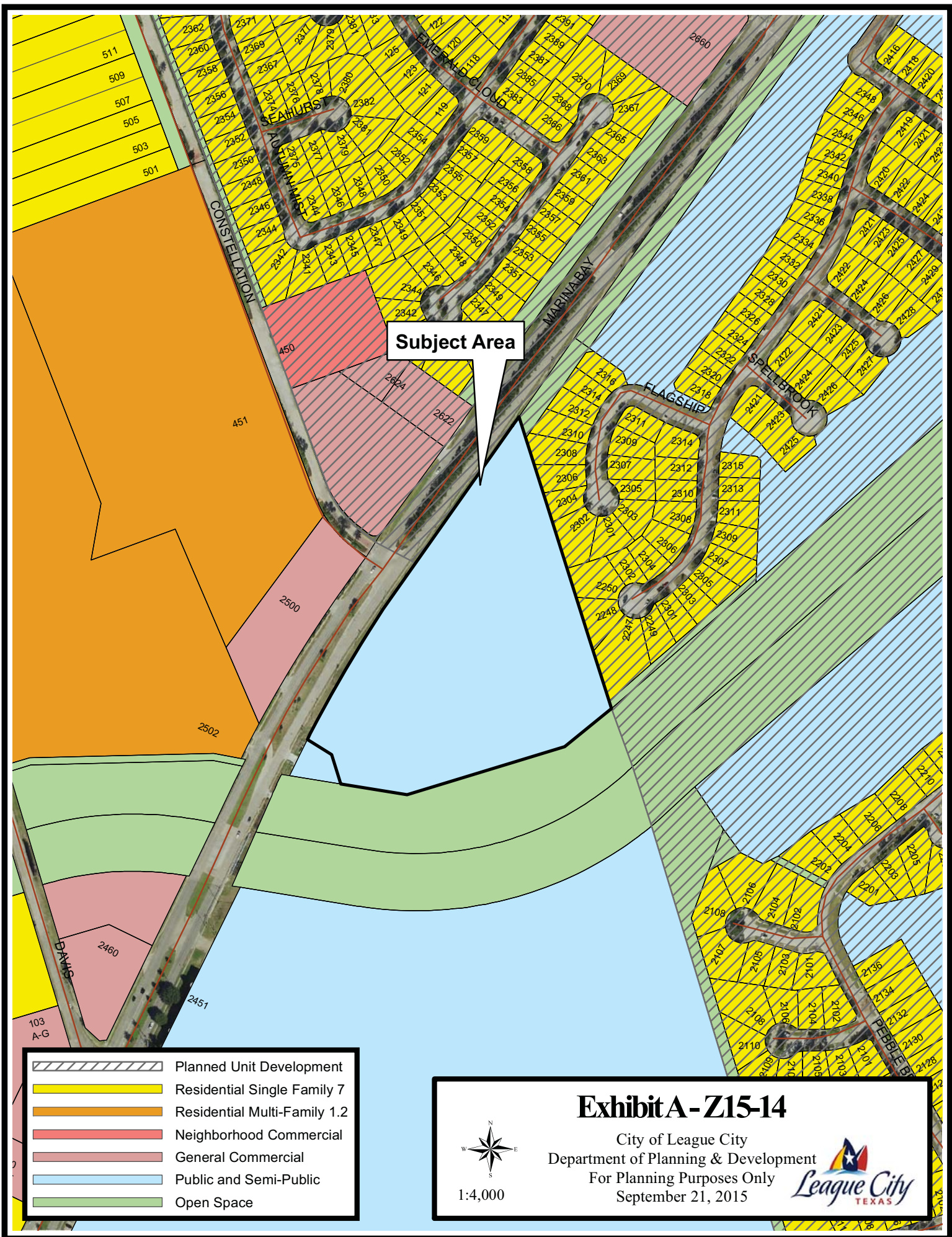
- a. The exterior lighting in the PUD shall conform to the lighting plan shown in the attached **Exhibit E**.
- b. Parking lot light fixtures shall be a maximum of 25 feet tall. Concrete bases for light poles shall not exceed a height of 30 inches from finished grade.
- c. All parking lot light fixtures shall be full cutoff fixtures. All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from the public right-of-way.
- d. All exterior lighting shall be shielded so that substantially all emitted light falls upon the property from which the light emanates. The measureable amount of light created by the project beyond three feet of the PUD boundary shall be no more than 0.2 foot candles.

8. **Screening of Structures:** The Property shall be developed with screening as required by the City of League City Zoning Ordinance, however the City Planner or their designee shall have the authority to permit screening to be substituted with an alternate design, including landscaped screening. In addition, the Property shall be developed in accordance with the following screening requirements:

- a. A screening fence eight (8) feet in height and constructed of solid wooden materials shall be constructed to screen the site from any adjacent residentially-zoned property.
- b. A screening of evergreen trees such as hollies, 20 feet to 30 feet in height when mature shall be installed to screen the site from any adjacent residentially-zoned property.

- c. Screening for utility boxes and similar appurtenances located on the exterior of any building shall be a continuous row of evergreen shrubs not less than three (3) feet tall spaced not less than three (3) feet on center.
9. **Signage:** Signs placed on the Property shall be located and designed in accordance with the Concept Sign Plan shown on **Exhibit F**, attached hereto and incorporated herein by reference, and subject to the following additional regulations:
- a. One (1) monument sign shall be permitted for each entrance as shown on **Exhibit B** and designed in accordance with **Exhibit F**, at a height not to exceed eight (8) feet. The area of the monument sign shall not exceed 75 square feet.
 - b. One (1) monument sign shall be allowed for building identification for each section of the facility as shown on **Exhibit B** and designed in accordance with **Exhibit F**, at a height not to exceed four (4) feet. The area of the monument sign shall not exceed 40 square feet.
10. **Building Elevations/Materials:** In general, the Property shall be developed in a character that is complementary with the South Shore Harbor community and in accordance with the attached **Exhibit G** and to the following regulations:
- a. Building elevations shall include a minimum percentage of 80% of preferred materials for the front elevations, and 40% of preferred materials for the side and rear elevations.
 - b. All building elevations shall include a minimum of two preferred materials in addition to any required transparency.
 - c. Preferred material shall include the following:
 - a. Natural wood
 - b. Stucco
 - c. Fiber cement lap siding
 - d. Natural stone
 - e. Unpainted brick
 - d. At least one of the preferred materials shall be:
 - a. Unpainted brick
 - b. Natural stone
 - e. The following materials shall not be used as on exterior finish:
 - a. Plastic siding
 - b. Fiberglass panels
 - c. Plywood

EXHIBIT A - SITE LOCATION



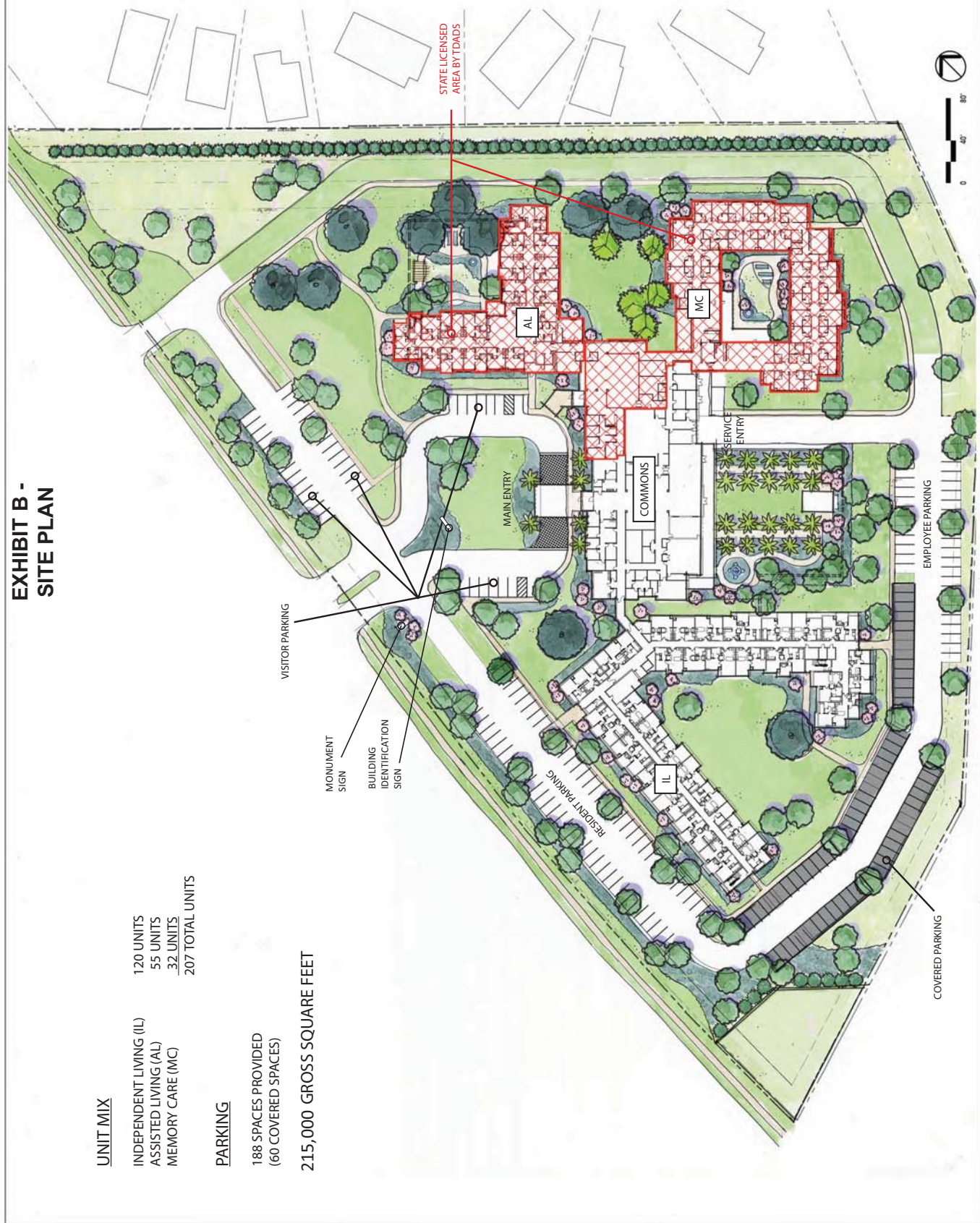


EXHIBIT B - SITE PLAN

UNIT MIX

INDEPENDENT LIVING (IL)
ASSISTED LIVING (AL)
MEMORY CARE (MC)
120 UNITS
55 UNITS
32 UNITS
207 TOTAL UNITS

PARKING

188 SPACES PROVIDED
(60 COVERED SPACES)
215,000 GROSS SQUARE FEET

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Chicago, IL 60607
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T B G

THE DELANEY
AT SOUTH
SHORE HARBOR
LEAGUE CITY
PRDG PROJECT # 14030

DESIGN
DEVELOPMENT
JUNE 5, 2015

PROCESSED BY THE CHICAGO
BUILDING DEPARTMENT
FOR REVIEW AND COMMENT
THESE PLANS ARE NOT TO BE
USED FOR CONSTRUCTION
UNLESS THEY HAVE BEEN
APPROVED BY THE CHICAGO
BUILDING DEPARTMENT
FOR THE PROJECT AND
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FOR THE PROJECT AND

NOT FOR
CONSTRUCTION

NO SCALE DATE

REVISIONS

Title

STANDARD SITE PLAN

Sheet

L-3

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EXHIBIT C - PLANT LIST



League City Senior Living Potential Plant Palette:

<u>Canopy Trees</u>	<u>Shrubs/ Ornamental Grasses/ Groundcover</u>	<u>Lawn</u>
Live Oak - Quercus virginiana	Gulf Muhly – Muhlenbergia capillaris	Common Bermuda – Cynodon dactylon
Shumard Oak – Quercus shumardii	Lindheimer Muhly – Muhlenbergia lindheimeri	
Bald Cypress – Taxodium distichum	Shell Ginger - Alpinia	
Lacebark Elm – Ulmus parvifolia	Indian Hawthorn – Raphiolepis indica	
Mexican Sycamore – Platanus mexicana	Bicolor Iris – Dietes bicolor	
Southern Magnolia – Magnolia grandiflora	Black Eyed Susan – Rudbeckia fulgida	
River Birch – Betula nigra	Liriope – Liriope muscari	
	Dwarf Abelia – Abelia grandiflora	
<u>Ornamental Trees</u>	Dwarf Palmetto – Sable minor	
Texas Redbud – Cercis canadensis var. texensis	Dwarf Yaupon Holly – Ilex vomitoria 'Nana'	
Sweet Bay Magnolia – Magnolia virginiana	Hibiscus – Hibiscus rosa-sinensis	
Crape Myrtle – Lagerstroemia indica	Maiden Grass – Miscanthus sinensis	
Cherry Laurel – Prunus caroliniana	Virginia Sweetspire – Itea virginica	
Savannah Holly- Ilex x attenuata 'Savannah'	Bridal Wreath Spirea – Spirea cantonensis 'Lanceata'	
Texas Sable Palm – Sable texana	Daylily – Hemerocallis spp.	
Mexican Fan Palm – Washingtonia robusta	Trailing Rosemary – Rosmarinus prostratus	
	Trailing Lantana – Lantana 'Purple Trailing'	
	Purple Coneflower – Echinocypripurea	
	Plumbago – Plumbago auriculata	
	New Gold Lantana – Lantana x hybrid 'New Gold'	

EXHIBIT D - LANDSCAPING PLAN

The Delaney™ at
South Shore Harbor

League City, TX



Planning & Zoning

October 5, 2015

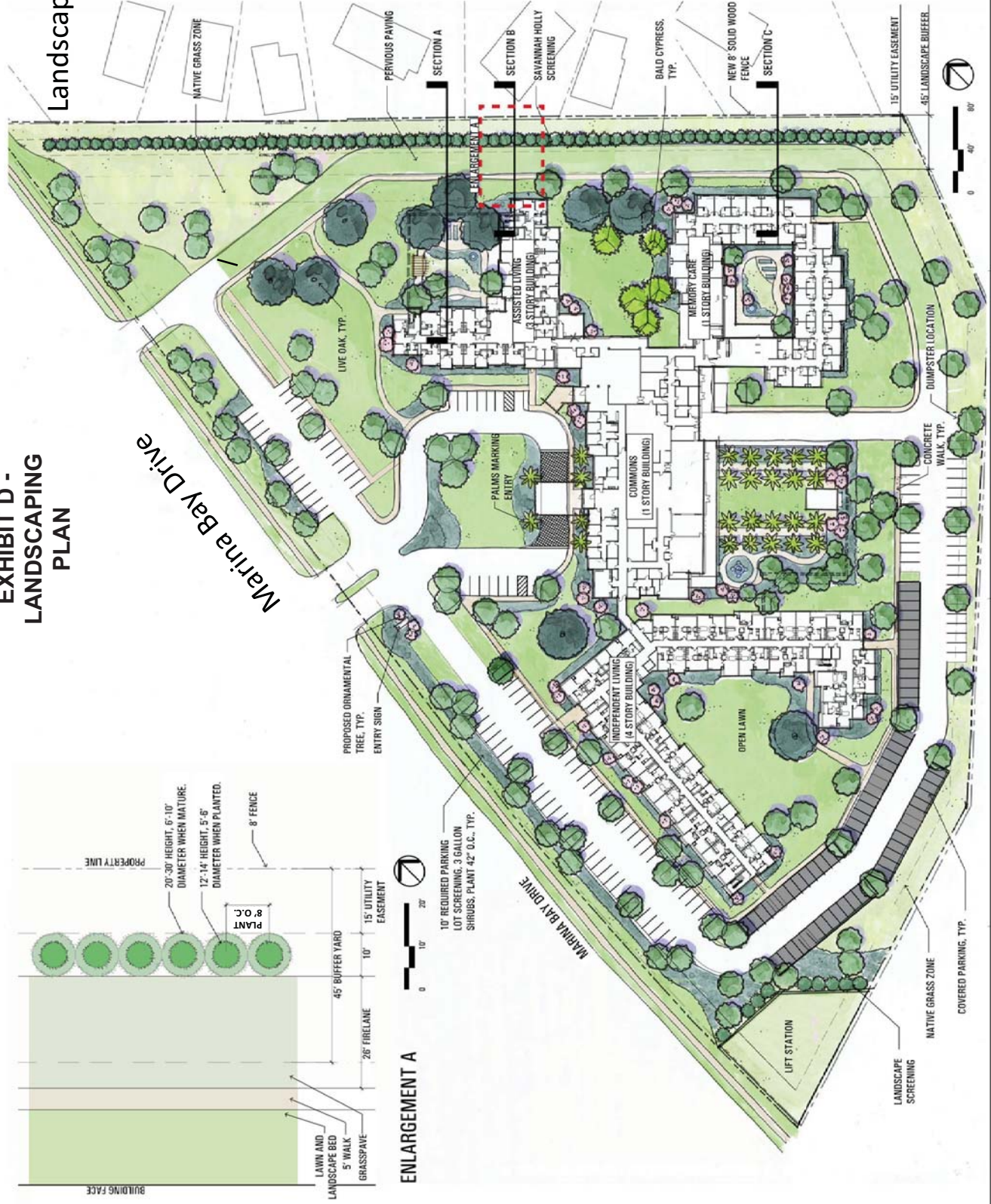


EXHIBIT E - SITE LIGHTING PLAN

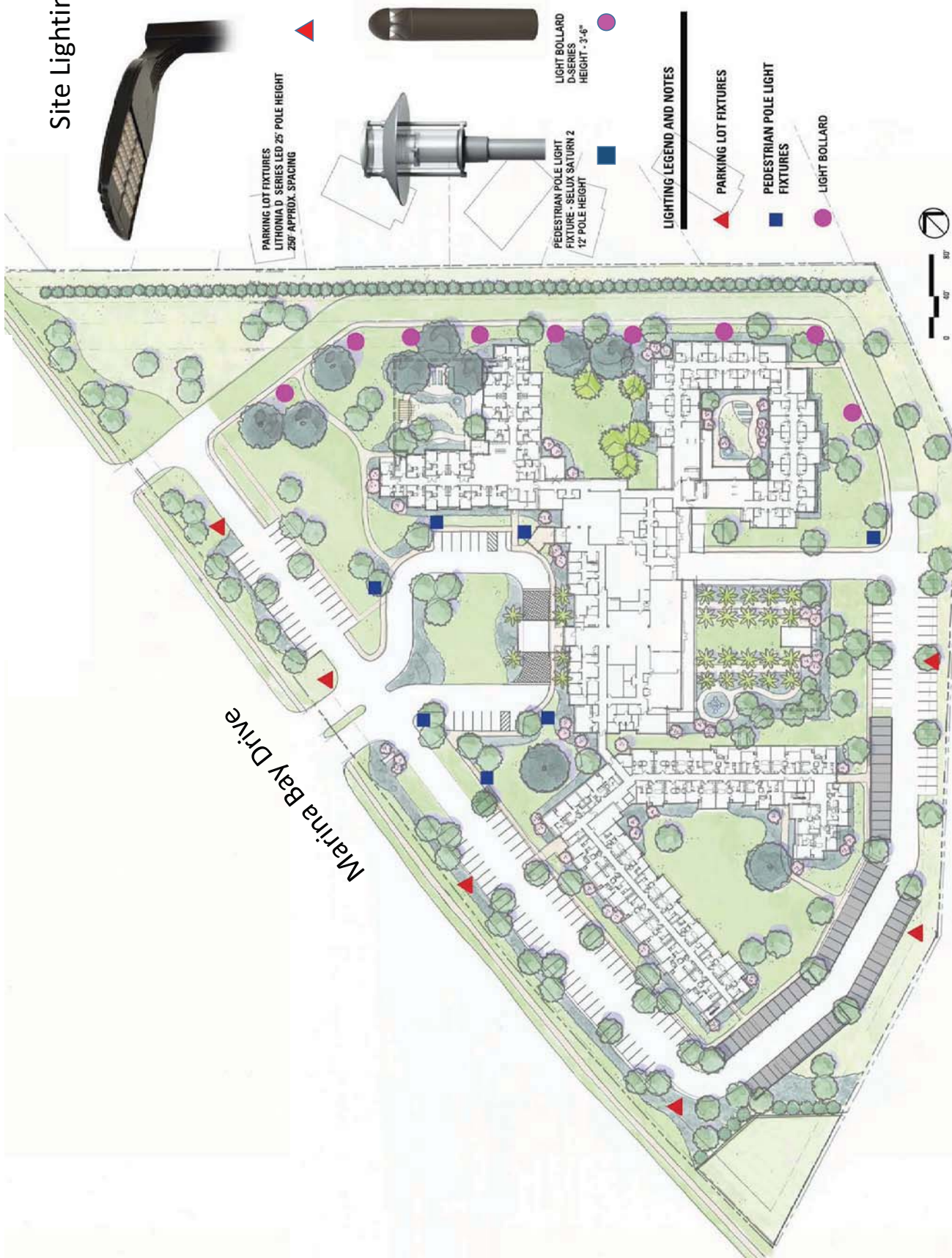
The Delaney™ at
South Shore Harbor

League City, TX



Planning & Zoning

October 5, 2015

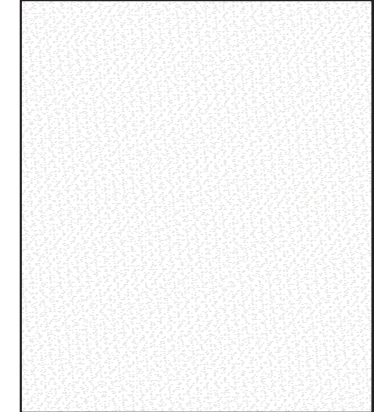


**EXHIBIT F -
SIGNAGE**

**The Delaney™ at
South Shore Harbor**
League City, TX



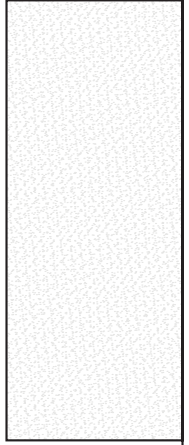
75 SQ. FT. MAX



8'-0" - MAX

MONUMENT SIGN
FRONT ELEVATION

40 SQ. FT. MAX



4'-0" - MAX

BUILDING IDENTIFICATION SIGN
FRONT ELEVATION



EXHIBIT G -
EXTERIOR

The Delaney™ at
South Shore Harbor
League City, TX



EXTERIOR
JUNE 12, 2015



EXHIBIT G -
EXTERIOR

The Delaney™ at
South Shore Harbor
League City, TX



EXTERIOR
JUNE 12, 2015

