

# MACLEISH *MB* BUILDING

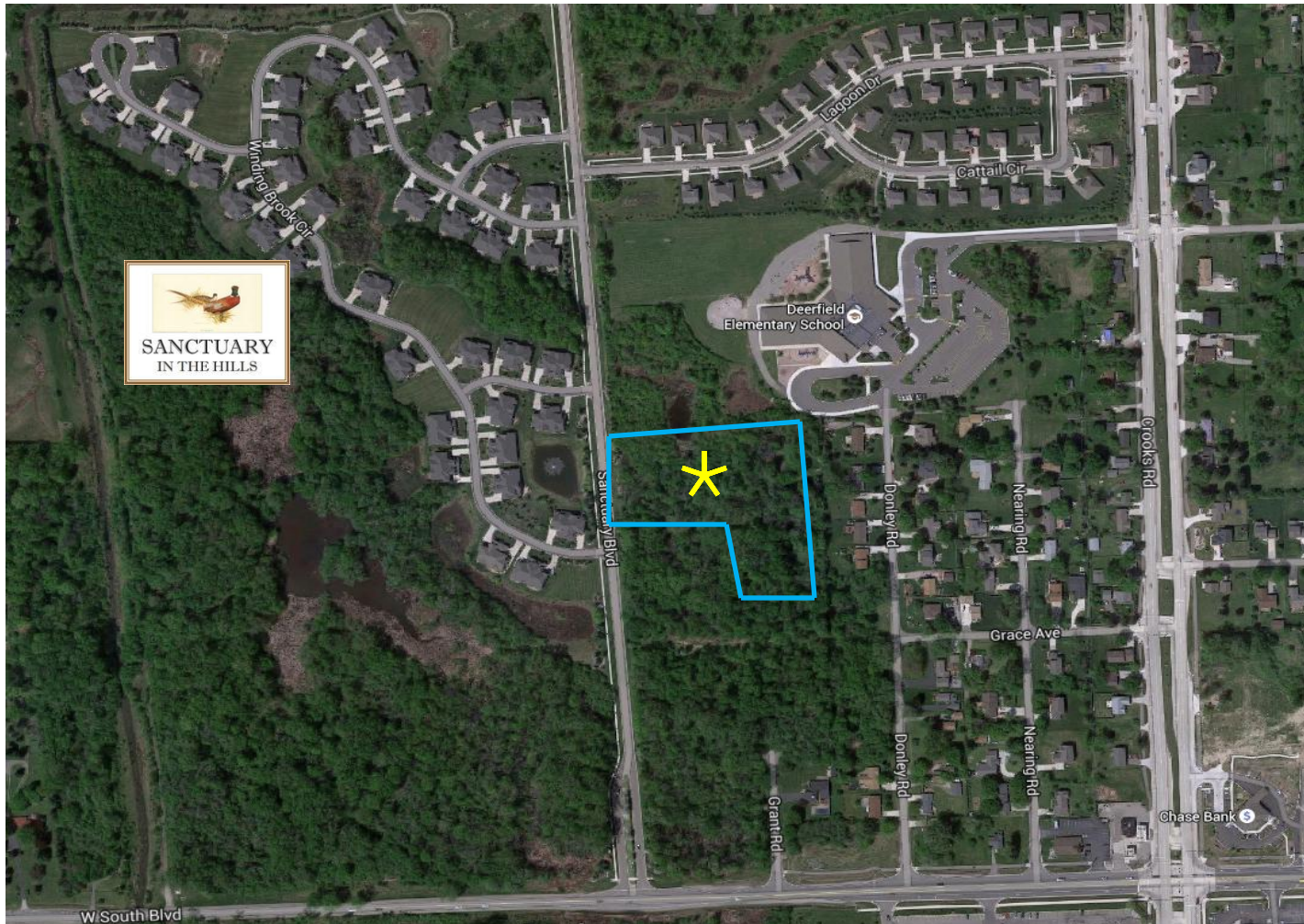
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QUALITY CONSTRUCTION A FAMILY TRADITION SINCE 1890



Sanctuary in the Hills East  
Proposed Planned Unit Development (PUD)

# Subject Property



3.18 Acres (7 lots) within South Blvd. Gardens Subdivision-- originally platted in 1929 but never fully developed.

# R-4 Zoning



North of South Blvd./East of Sanctuary Blvd. is R-4 Zoning  
Closest street to proposed PUD is Donley Ave. (R-4 Zoning)

# Accessibility (R-4 Zoning)

Only 1 Lot would have access to Sanctuary Blvd.



# Accessibility (R-4 Zoning)

1 Lot is in a recorded Conservation Easement which makes it “unbuildable”



# Accessibility (R-4 Zoning)

- 5 Lots front on undeveloped Grant Street
  - Grant Street starts at South Blvd.
  - Grant Street stops at Conservation Easement
  - **North**—No access from school property.
  - **East**—No access from Donley Ave.
  - **South**—No access from South Blvd.
  - **West**—No access from Sanctuary Blvd.



# Accessibility PUD (Sanctuary East)

All 7 lots would be accessible from Sanctuary Blvd.— same as Sanctuary in the Hills Condominiums



# Compatibility R-4 Zoning

- Donley Street R-4 Homes
- R-4 homes would be 1200-1400 sq.ft. maximum size
- Primary Market: Young families
- Price Point: \$175,000-\$275,000
- Not harmonious with it closest neighborhood—SITH (Sanctuary in the Hills)
- Does not compliment existing neighborhood—SITH
- Economic Impact:  
**1 home (1 buildable lot)**  
**\$275,000 +/-**

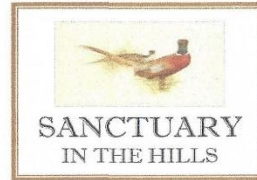


Donley Street Homes



# COMPATIBILITY—PUD

## Sanctuary in the Hills East



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# COMPATIBILITY

## Sanctuary in the Hills East Proposed PUD

- Closest existing neighborhood—Sanctuary in the Hills (SITH)
- 2600 Sq. Ft. +/-
- Price Point: \$500,000 +/-
- Essentially a continuation of SITH
  - Luxurious, upscale homes
  - High-end quality
  - Similar floor plans/elevations/landscaping
  - Harmonious and compatible with SITH
  - Compliments existing neighborhood—SITH
  - Same HOA management company
- Economic impact: **16 homes (8 duplex units)**
  - **Potentially \$8,000,000 +/-**