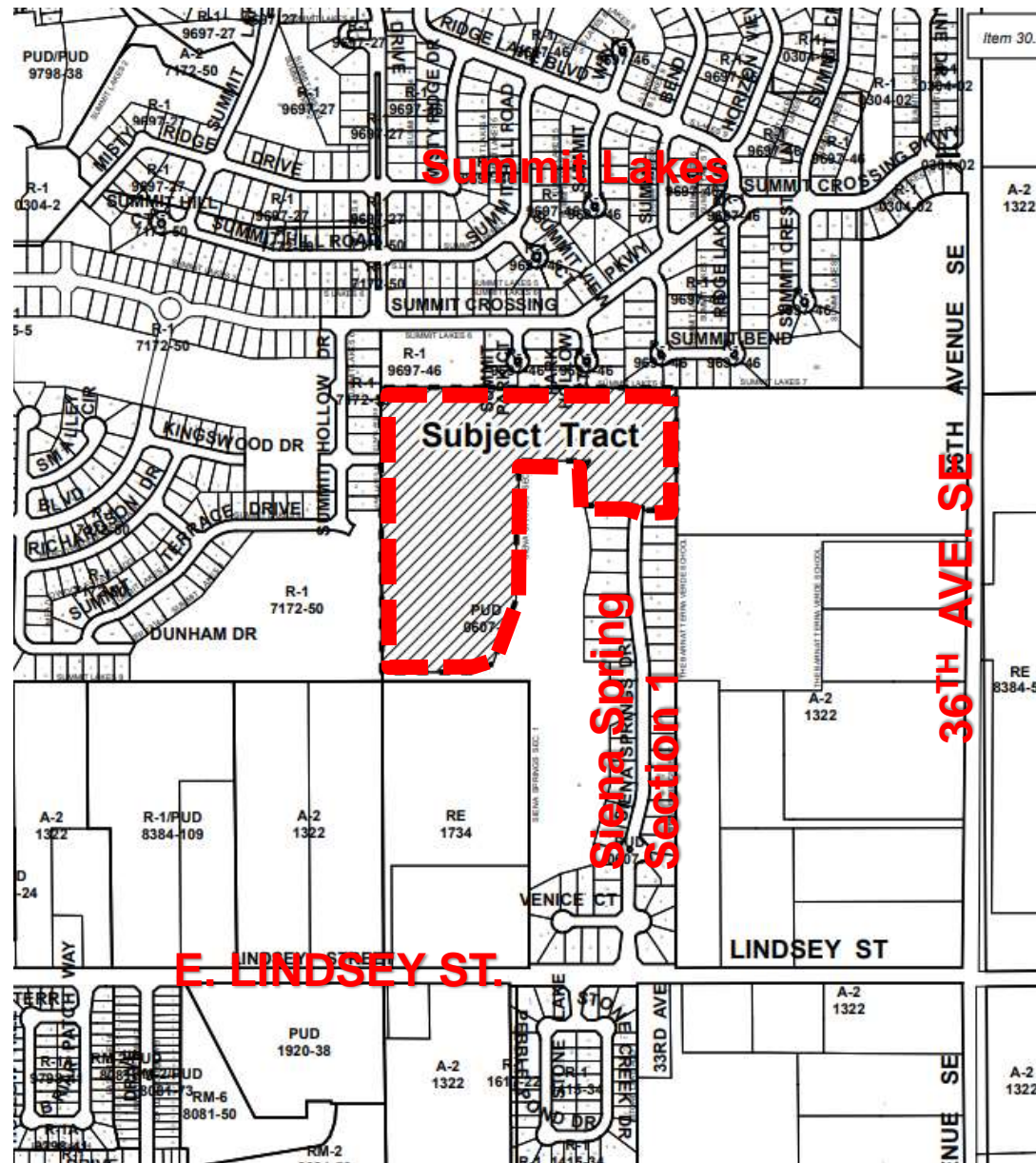


LOCATION MAP

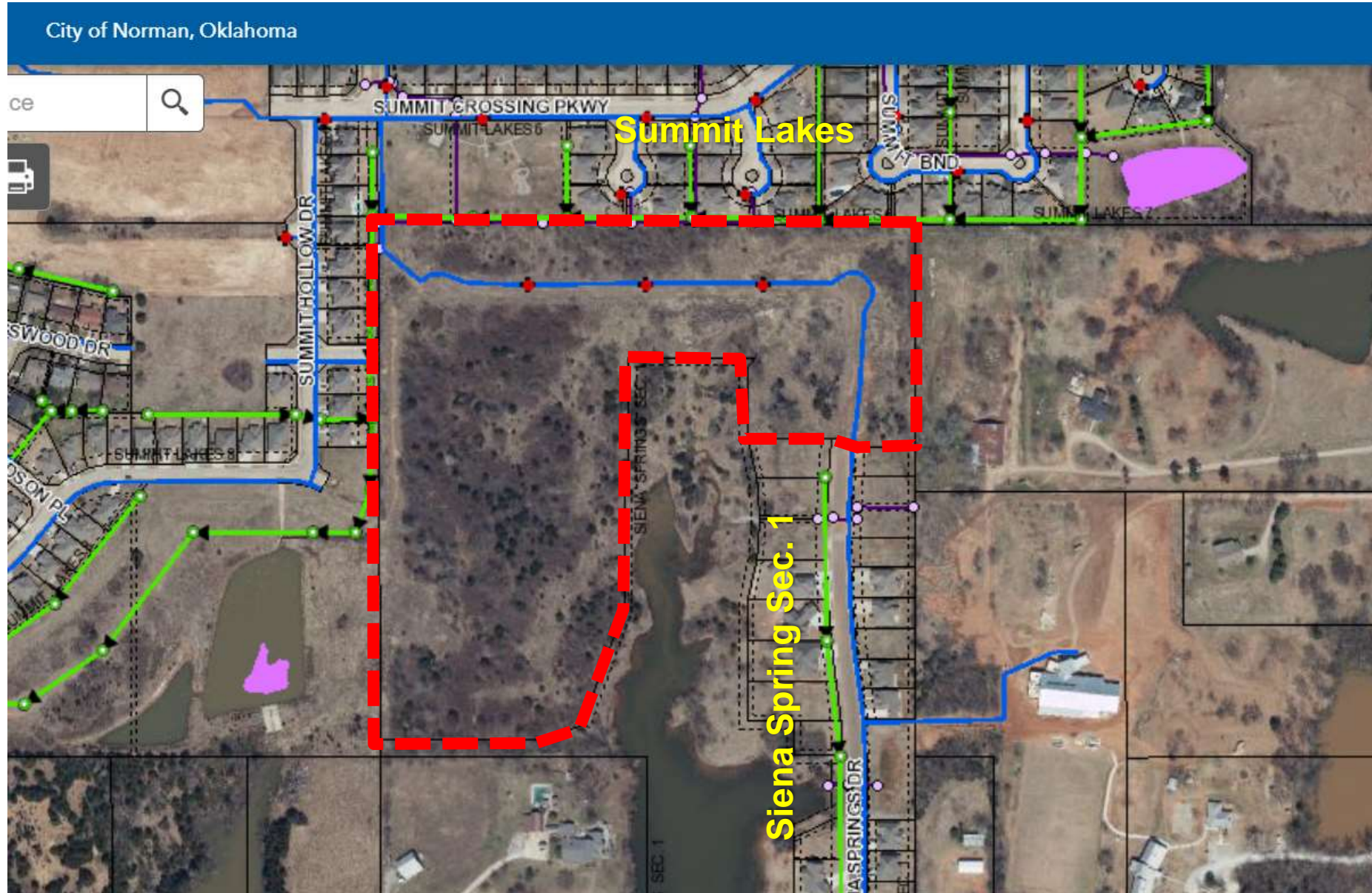
- 2006 Preliminary Plat expired, needing to reinstate
- Amending PUD to update



Siena Springs PUD



AERIAL

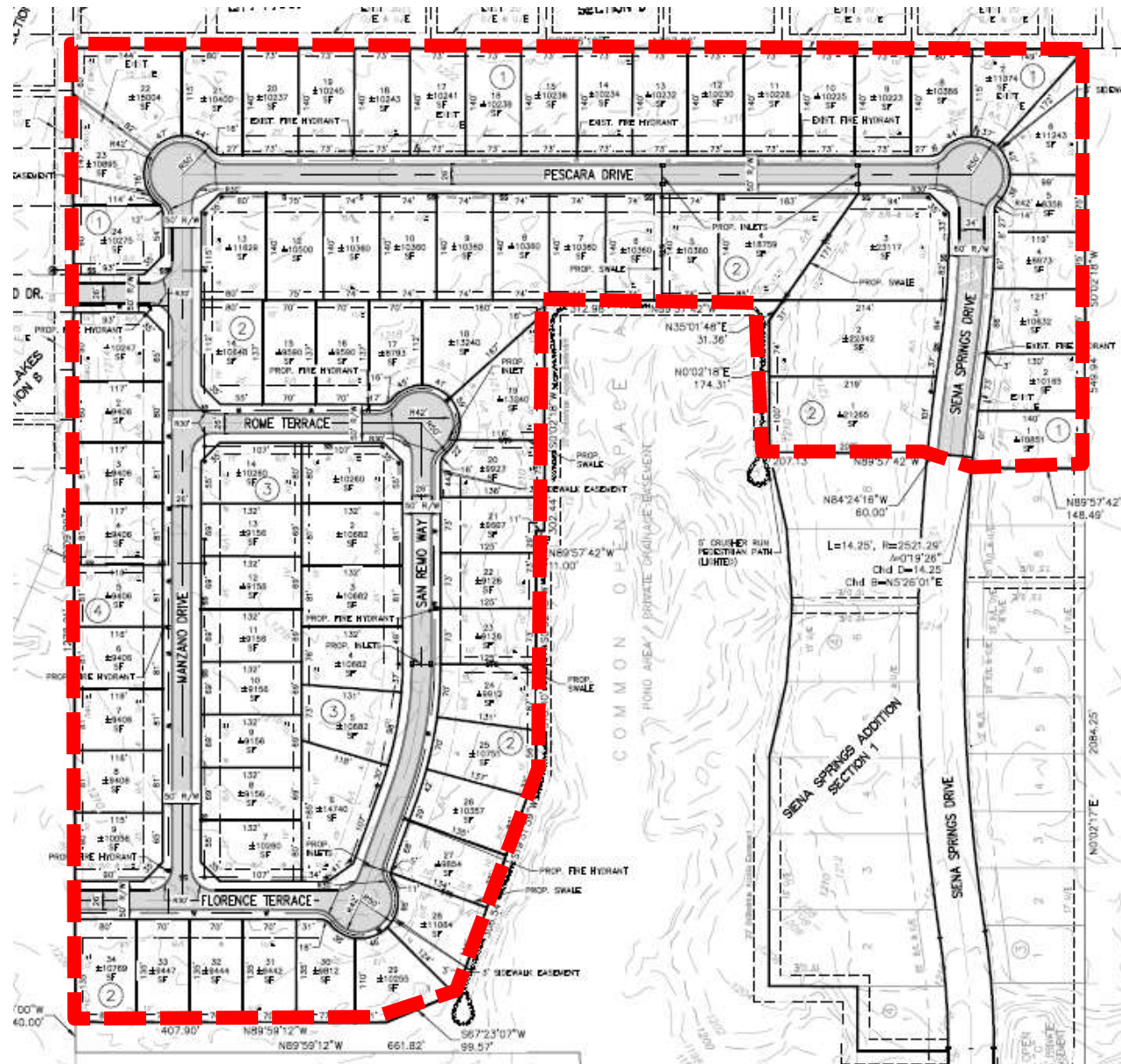


Siena Springs PUD



SITE DEVELOPMENT PLAN

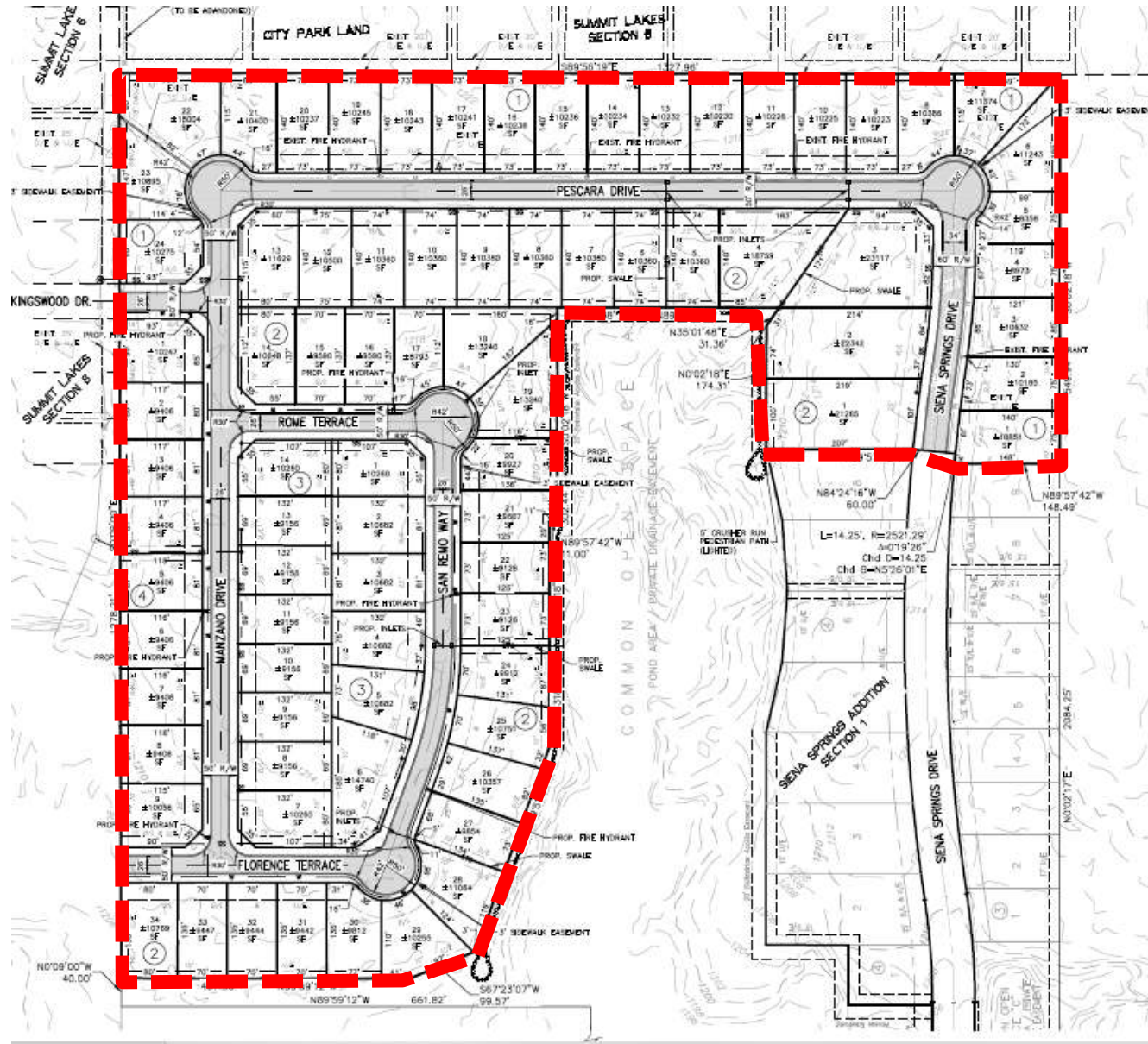
81 lots
Minimum of 8,200 SF lots
(R-1 allows for 6,000 SF)



Siena Springs PUD



PRELIMINARY PLAT



Siena Springs PUD



OPEN SPACE



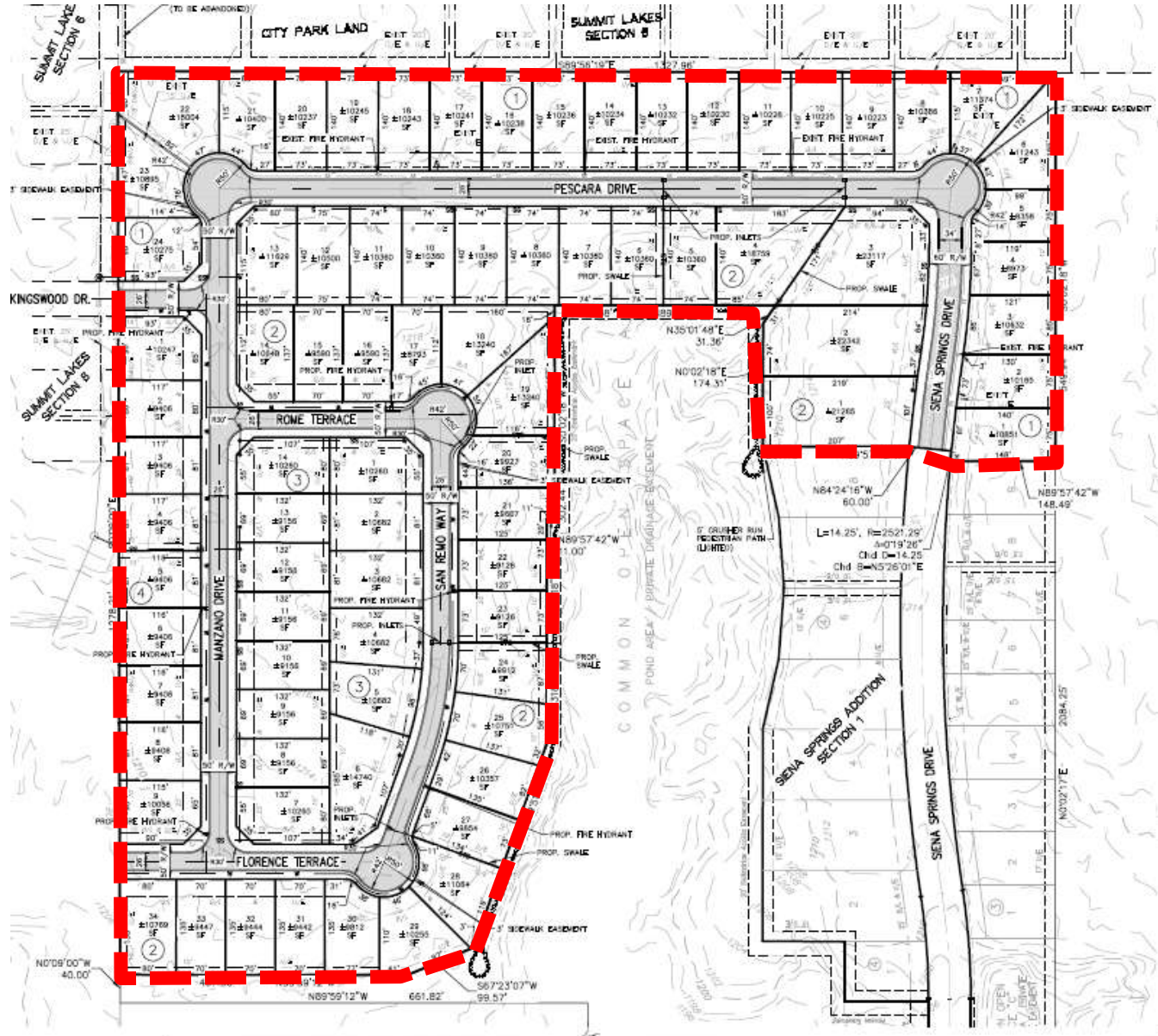
Siena Springs PUD



SUMMARY OF CHANGE FROM 2006

SUMMARY OF CHANGES

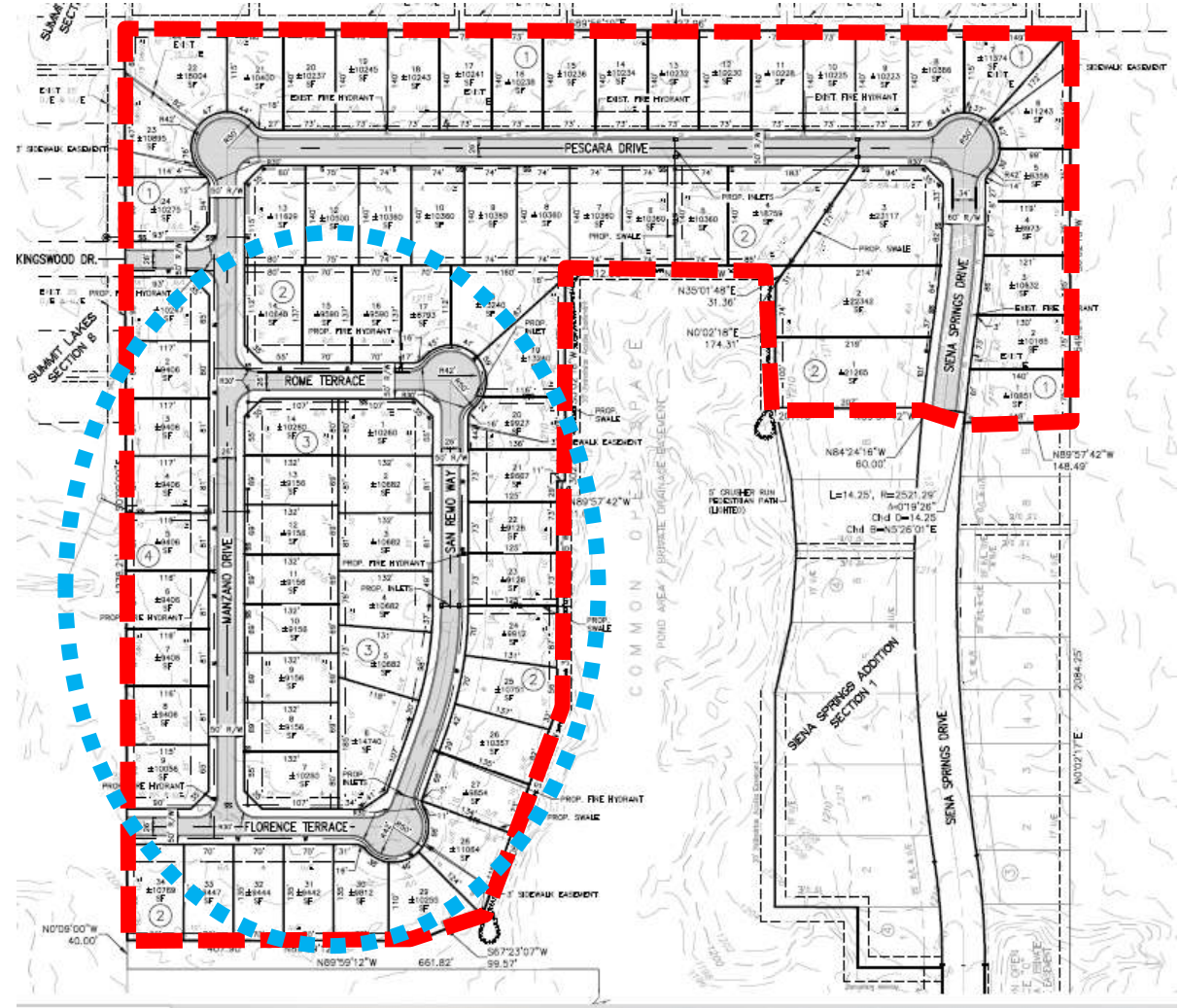
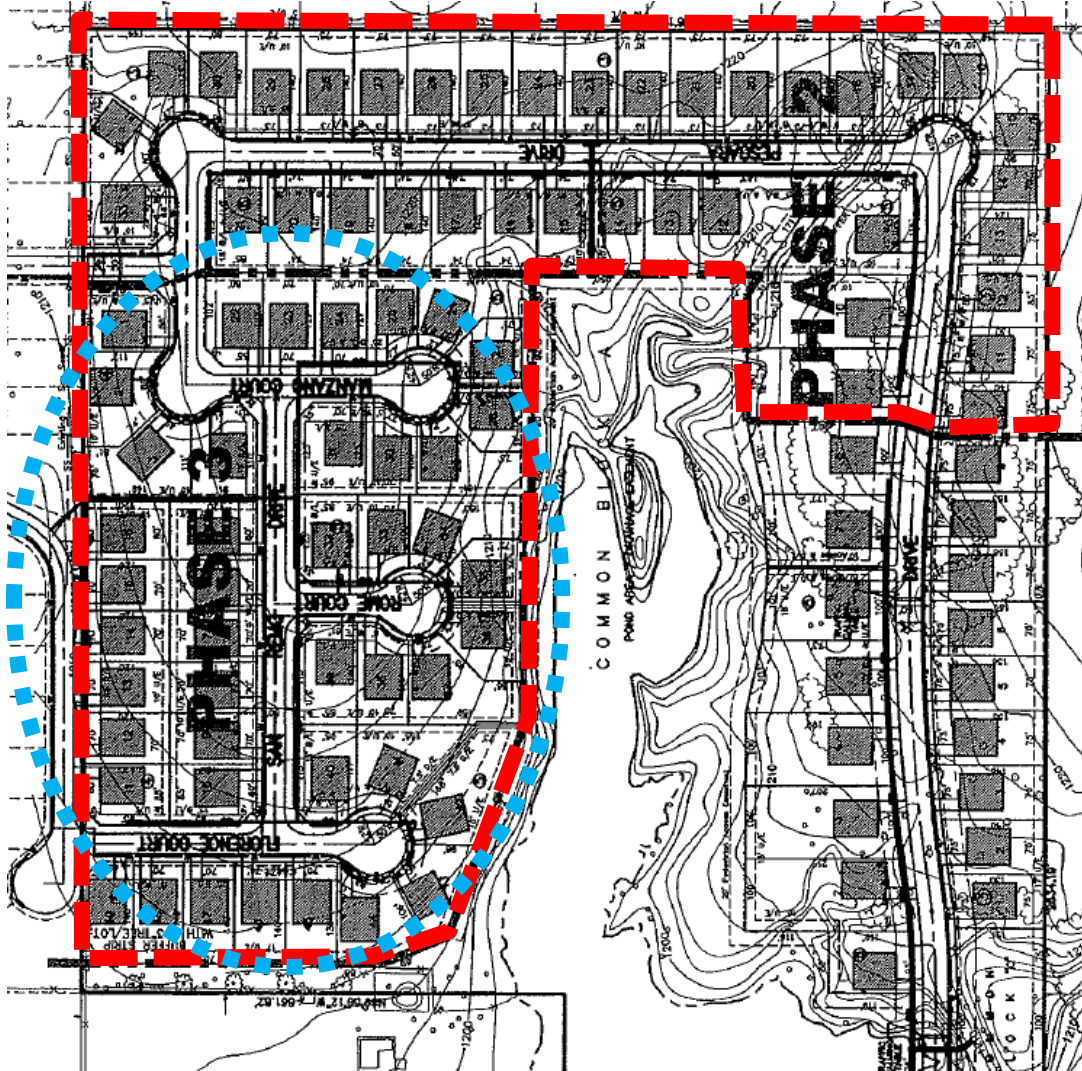
- Change street layout
- Same area regulations as original PUD, except for the following regulations that were *originally omitted* from the PUD:
 - **REAR YARD SETBACK**
 - 20' or 20% of Lot, whichever is smaller (R-1 is 20')
 - **IMPERVIOUS COVERAGE MAXIMUM**
 - 65% of the Lot (Same as R-1)
- Lot sizes the same as existing PUD
- 81 lots; minimum 8,200 SF – same as original PUD
- No changes to covenants



Siena Springs PUD



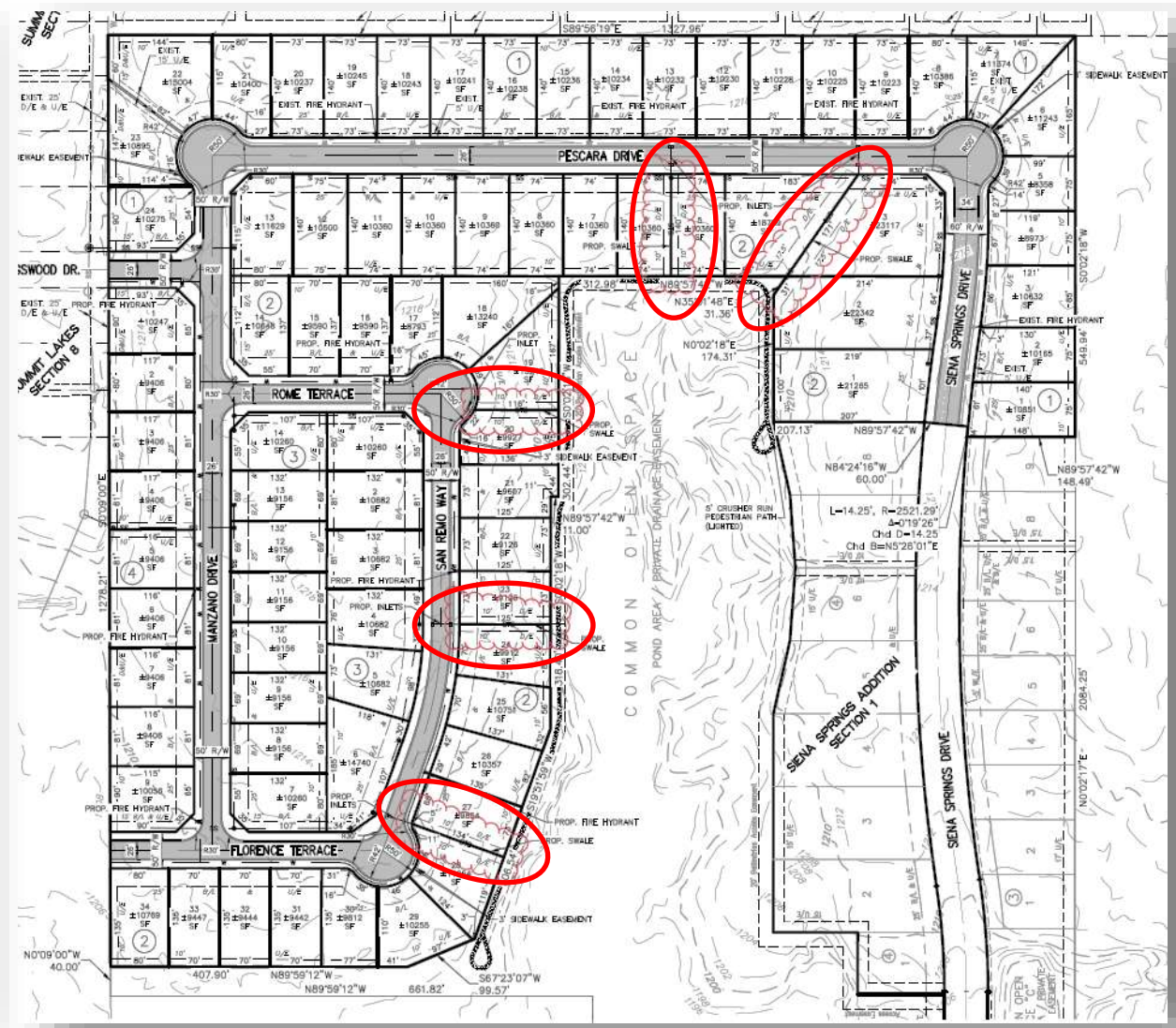
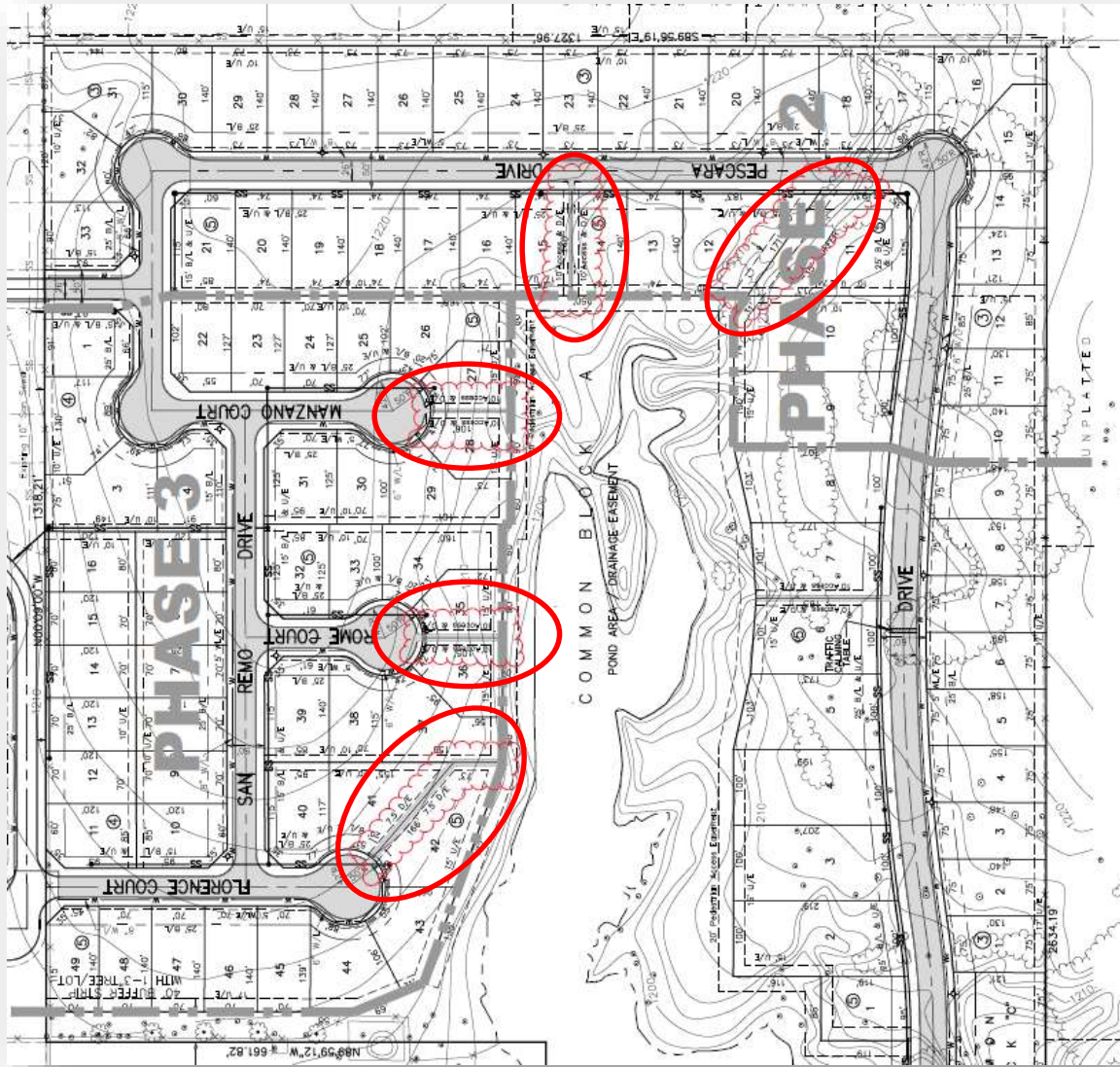
CHANGES FROM 2006 APPROVED SITE PLAN



CHANGES FROM 2006 APPROVED SITE PLAN

5 Drainage Swales Proposed in 2006

5 Drainage Swales Proposed in 2021



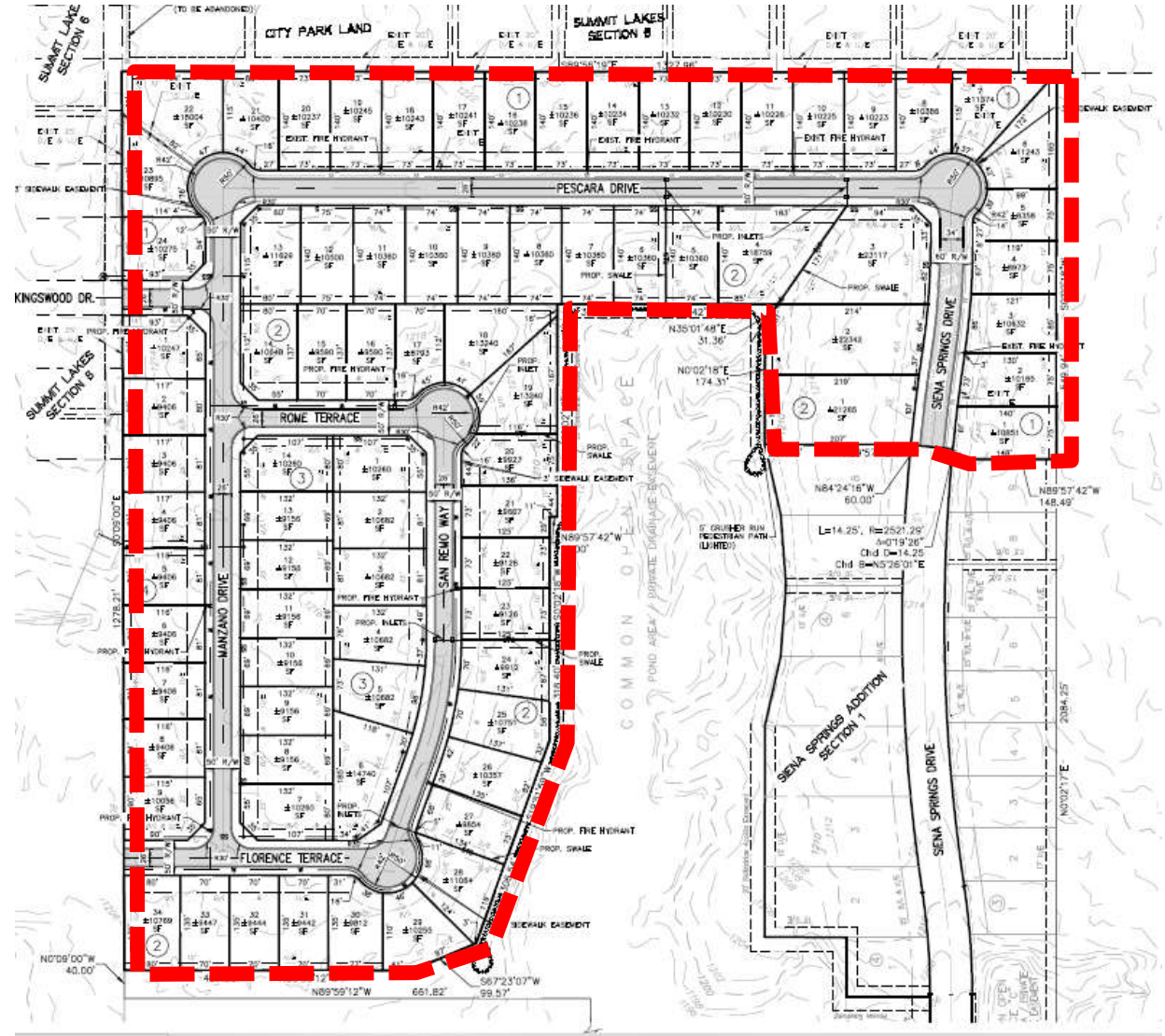
Siena Springs PUD



STAFF REPORTS

STAFF REPORTS ON IMPACTS OF REQUEST:

- “Amendments to the Site Plan are **consistent with the original proposal** for the subject property.”
- “**Public infrastructure is sufficient for this proposal.**”
- “The existing and amended PUD contain measures to **ensure the development is environmentally sensitive.**”
- Traffic capacity exceeds demand in this area. As such, no off-site improvements are anticipated.
- Developer will pay \$2,832.57 in traffic impact fees toward future signalization of the 24th Ave. SE and Meadowood Blvd intersection.

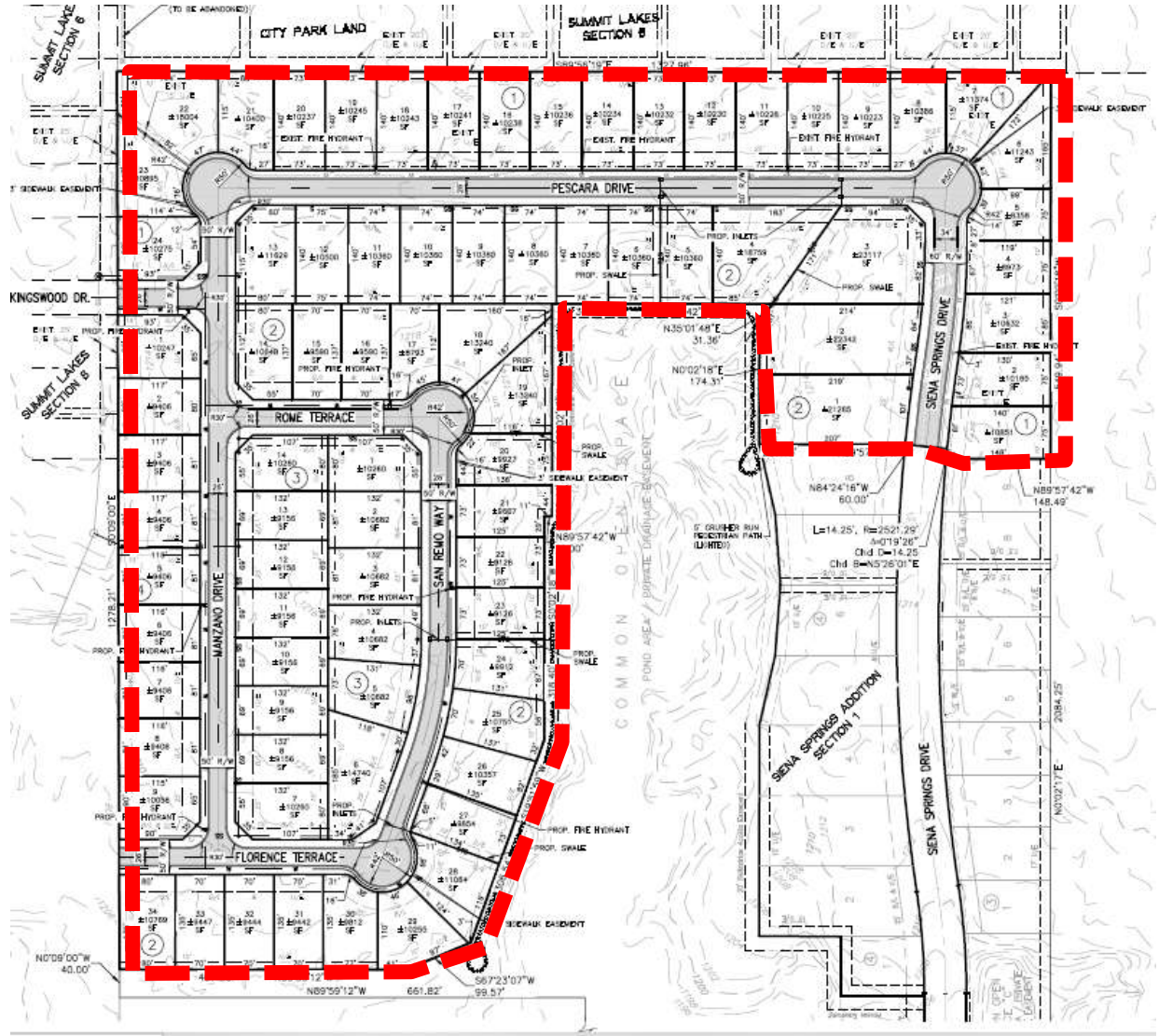


Siena Springs PUD



SUMMARY

- **PLANNING COMMISSION**
- **RECOMMEND SUPPORT 5-1**
 - No persons spoke from audience
 - No current protest
- GREENBELT COMMISSION HAD NO ADDITIONAL COMMENTS
- NO CHANGE TO 2025
- SAME ALLOWABLE USES AS ORIGINAL PUD
- SLIGHT PUD AMENDMENT TO UPDATE LAYOUT & **INCLUDE REAR SETBACK AND IMPERVIOUS COVERAGE RESTRICTIONS**
- REINSTATING PRELIMINARY PLAT WITH SLIGHT SITE PLAN CHANGES



Siena Springs PUD

