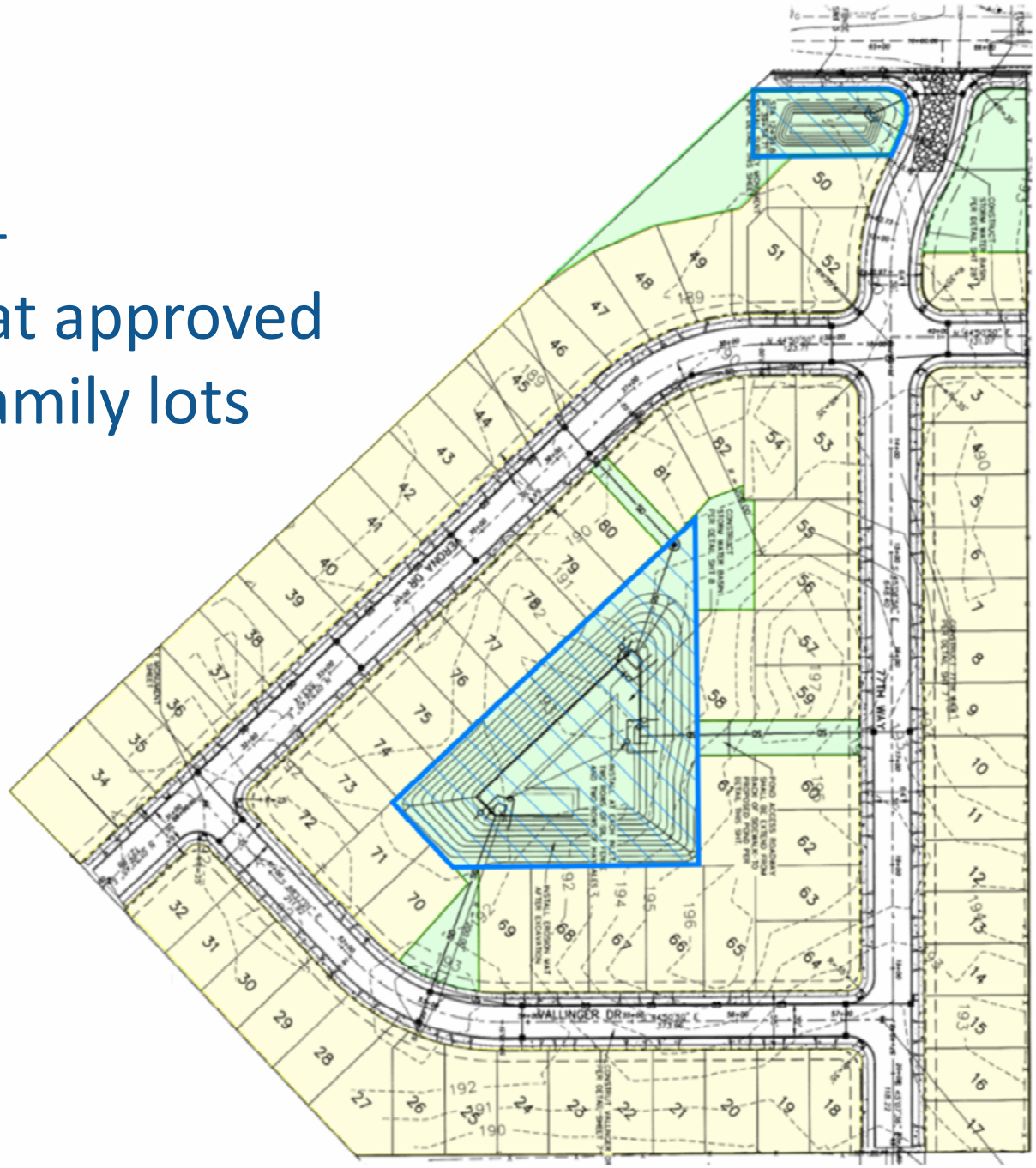
Sienna 1 Preliminary Plat

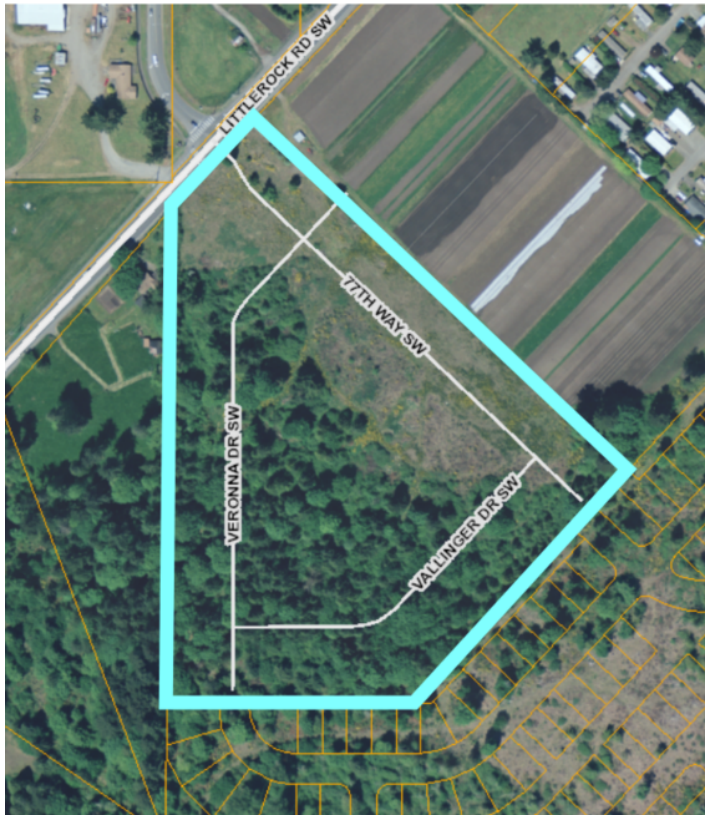
Site History

- **January 2006** -
  Preliminary plat approved for 82 single-family lots

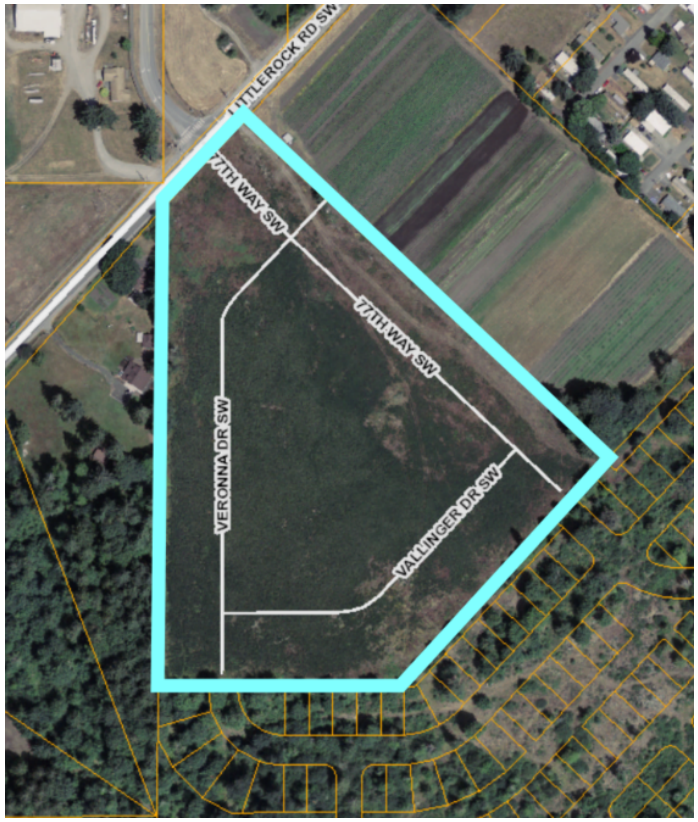


Site History

- **2006** - Land cleared and graded
- **2008** - Project on hold for design changes, recession



2006 Aerial Photo



2009 Aerial Photo

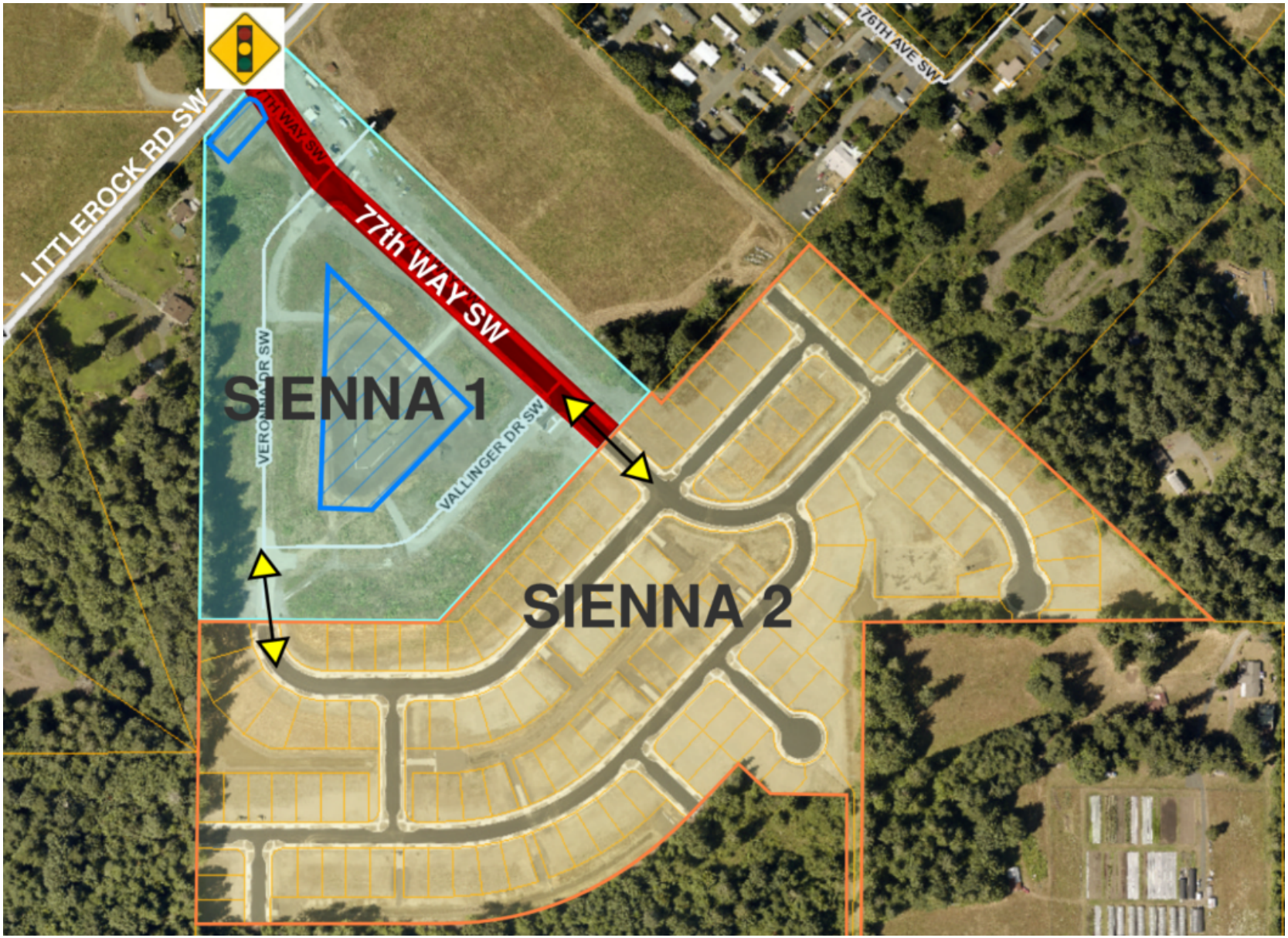
Site History

- **2012-2016** - Project restarts. Roads graded, gravity sewer and regional sewer pump station constructed. Financial partner backs out.
- **July 2016** - Preliminary Plat extension requested
- **October 2016** - County determined presence of Mazama Pocket Gopher habitat due to site being cleared and inactivity
- **January 2017** - Preliminary Plat expired

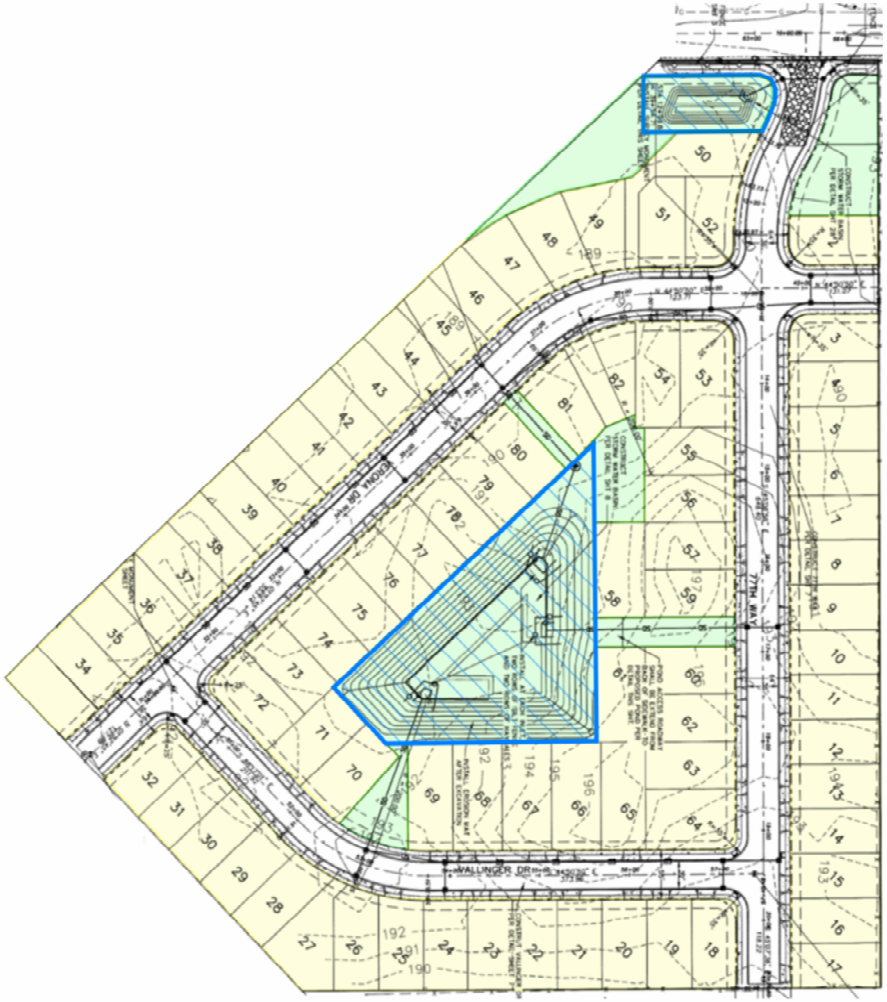
Site History

- **July 2022** - New preliminary plat application
- **December 2023** - Preliminary Plat and Variance Public Hearing

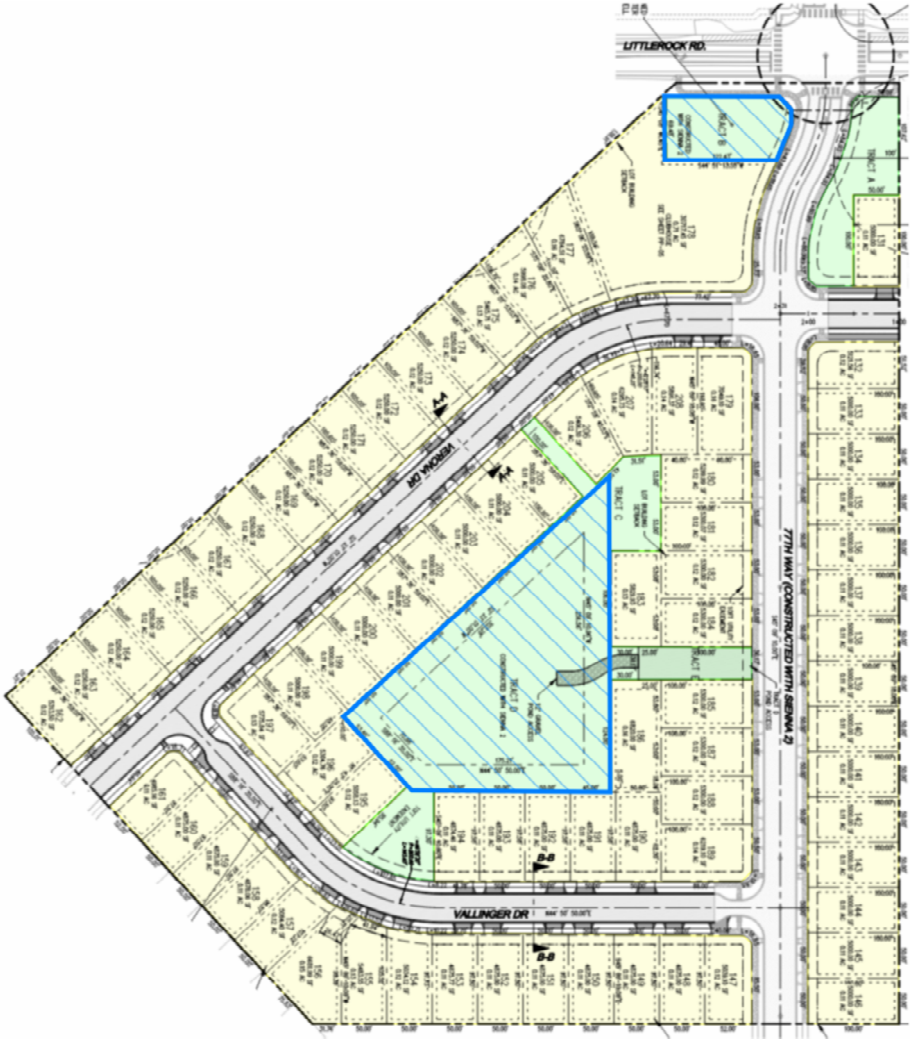
Site History



Development Standards – Use and Density



2006 Preliminary Plat
(Expired)



Current Proposal

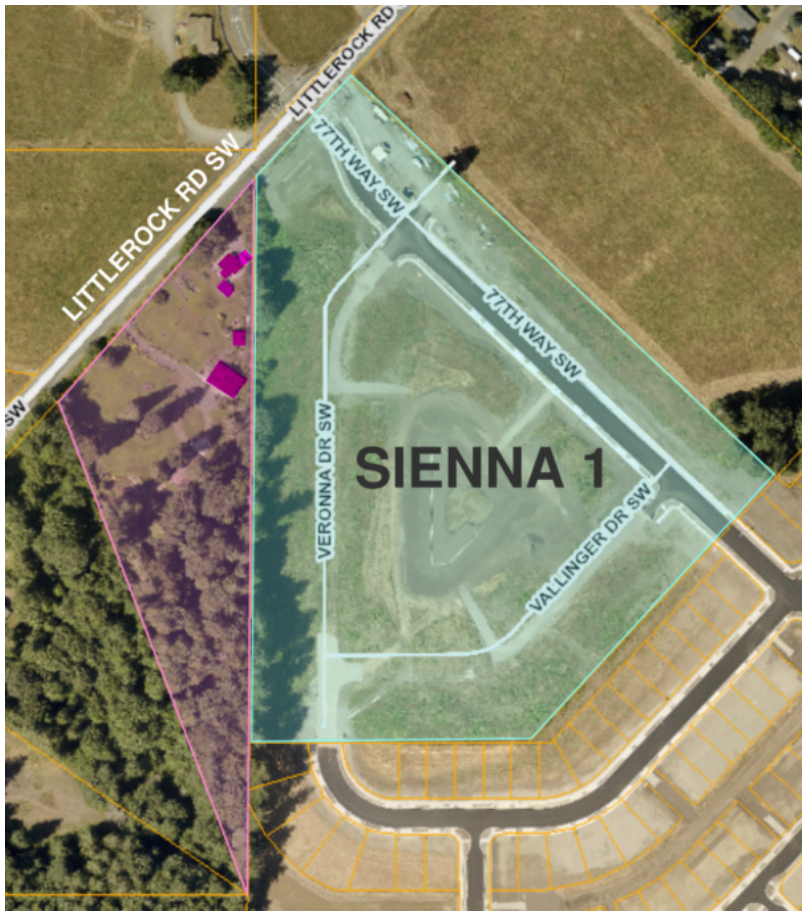
Development Standards – Use and Density

	Code	Proposed
Zoning District	Single-Family Medium Density Residential (SFM)	
Density	6-9 units/acre* *Development over 8 units/acre requires a transfer of development rights	6.43 units/acre
Number of Lots	Minimum: 74 lots Maximum: 111 lots	77 single-family lots 1 community lot
Lot Size	Minimum: 4,000 sq.ft.	4,874 – 7,049 sq.ft.
Lot Width	Minimum: 50 feet	50 feet
Open Space	Minimum: 1.62 acres (10% of site)	2.4 acres
Tree Tract	Minimum: 0.81 acres (5% of site)	0.81 acres

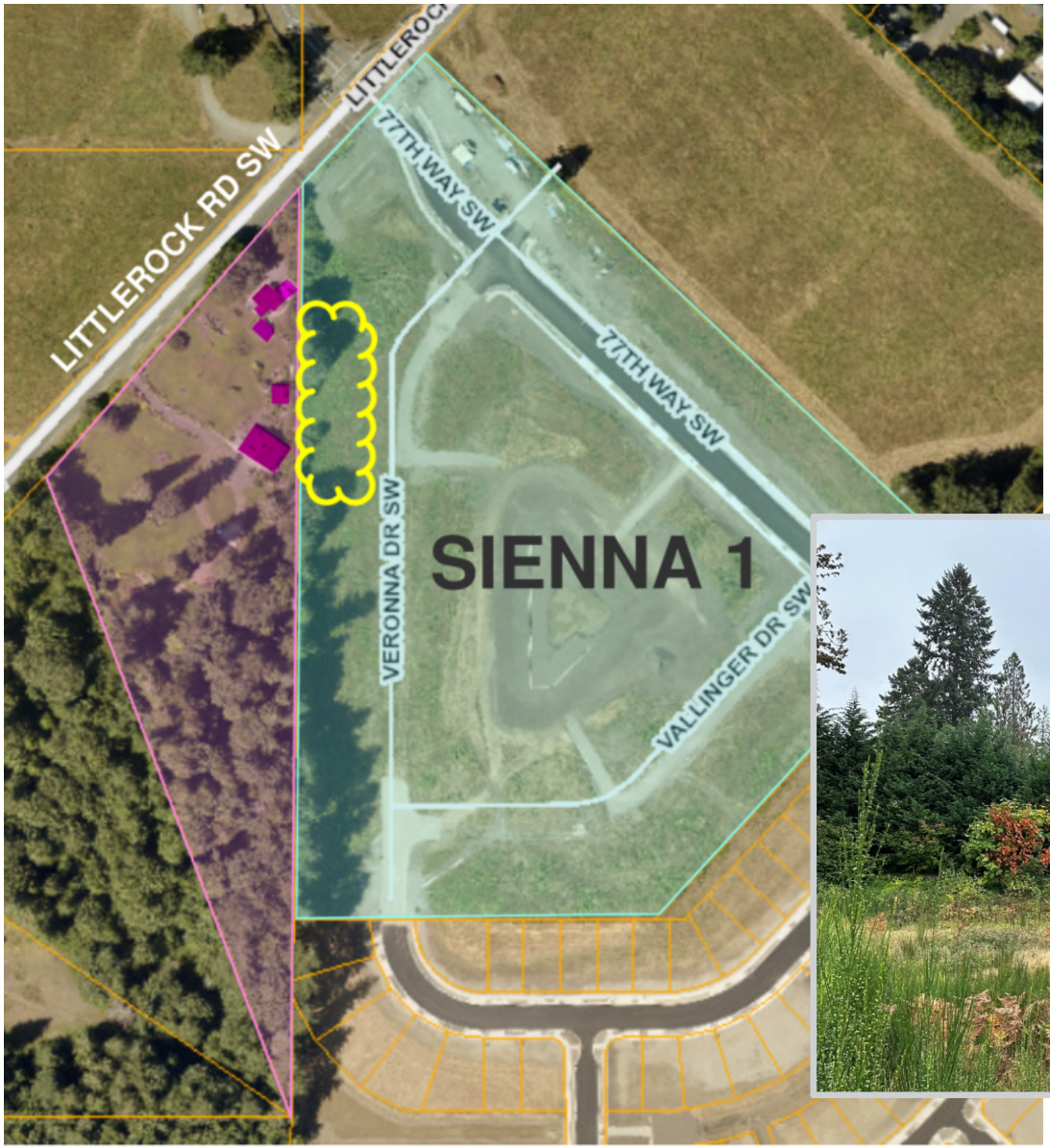
Incompatible Use Buffer Variance Request

TCC 22.47.050.H – Incompatible Uses

- 30-ft wide vegetated buffer if residential subdivision lot is < 50% of existing contiguous residential lot.
- Allows a combination of plantings or design features to create a sight-obscuring buffer from adjacent properties.



Incompatible Use Buffer Variance Request



Incompatible Use Buffer Variance Request

Type 2 Landscaping – Visual Separation Buffer

- 8 feet wide
- mix of deciduous and evergreen trees, shrubs, and groundcover
- 1 tree every 25 linear ft

LOT TREE
CARPINUS CAROLINIANA / AMERICAN HORNBEAM
QUERCUS PHELLOS / WILLOW OAK
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN

EVERGREEN ACCENT TREE
CALOCEDRUS DECURRENS / INCENSE CEDAR
CRYPTOMERIA JAPONICA `BLACK DRAGON` / BLACK DRAGON JAPANESE CEDAR
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE
PSEUDOTSUGA MENZIESII / DOUGLAS FIR

Public Comments

Incompatible Use Buffer Variance

1) Increase the buffer to 52 feet to create a greenbelt with a park-like setting
2) Conflicts with location of storm pond

Traffic

3) Forgo traffic impact fees in lieu of a roundabout
4) Vehicular and pedestrian safety for Black Hills High School

Thank you!

8-foot Buffer vs. 30-foot Buffer