

**WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW**

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**HEARING DATE:** August 12, 2020

**ACTION REQUESTED:** Preliminary plat approval for the Sendera at Sienna Hills subdivision, located at approximately Grapevine Crossing and Arena RoJa Drive.

**APPLICANT:** Brennan Holdings No. 200, LLC

**OWNER:** SITLA

**ENGINEER:** High Point Engineering and Surveying

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a Preliminary plat for the Sendera at Sienna Hills subdivision, located at approximately Grapevine Crossing and Arena RoJa Drive. The applicant is proposing 131 lots on an area of coverage of 18.13 acres. The zoning designation at this particular location is Planned Community Development (Sienna Hills - PCD). The surrounding zoning is PCD to the north, east, west, and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission reviewed this request at their July 15, 2020 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Preliminary plat for the Sendera at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

1. The preliminary plat meets the land use designation as outlined in the General Plan for the

proposed area.

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

### **Conditions**

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report.

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

**Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff.**  
**Commissioner Hollie seconded the motion.**  
**Motion passed unanimously.**

5. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Sendera at Sienna Hills Preliminary Plat located at approximately Grapevine Crossing and Arena RoJa Drive. Applicant is Brennan Holdings No, 200, LLC.

*Public comment for this item will be accepted at: [washingtoncity.org/meetings](http://washingtoncity.org/meetings), until the close of the public hearing by the commission.*

**Background**

The applicant is requesting approval of a Preliminary plat for the Sendera at Sienna Hills subdivision, located at approximately Grapevine Crossing and Arena RoJa Drive. The applicant is proposing 131 lots on an area of coverage of 18.13 acres. The zoning designation at this particular location is Planned Community Development (Sienna Hills - PCD). The surrounding zoning is PCD to the north, east, west, and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Sendera at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

**Conditions**

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
  - A. A title report.
  - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Hollie asked if these are townhomes.

Mr. Ellerman answered they are townhomes, twins and single family and it is in the vacation rental.

Commissioners Hollie asked about the parking.

Mr. Ellerman answered each has a garage and parking all around the peripheral and have met the visitor parking and the required parking. All around the peripheral has two car parking.

Commissioner Henrie asked if the top parking is toy parking.

Mr. Ellerman answered that there is more than adequate parking for toy parking.

Commissioner Musso asked if there is a pool in the adjacent project.

Mr. Ellerman answered yes.

Commissioner Hansen asked if there have been any reports of parking issues in the other developments.

Mr. Ellemrna answered not that he knows of.

Commissioner Musso asked how many vacation rental units are in the area.

Mr. Ellerman answered there are about 450 Units with two more to the northeast.

Commissioner Musso asked if there are more vacation rentals. He asked if they are Ivory Homes.

Jim Raines answered yes.

Commissioner Hansen asked if the Ivory Homes project is done.

Mr. Ellerman answered yes. He stated that for some reason the vacation rentals went strong because of the pandemic.

Commissioner Phetsomphou asked if the pool area will go in first.

Mr. Ellerman answered that this isn't a PUD. He stated that the Villas have a really nice pool area and is being used.

Mr. Raines stated they will be built it half way through the build out of the subdivision.

Danice Bulloch stated there are no comments.

Commissioner Hollie motioned to close the public hearing.

Commissioner Hansen seconded the motion.



Motion passed unanimously.

**Commissioner Hollie motioned to recommend approval to the City Council with the findings and conditions of staff.**

**Commissioner Musso seconded the motion.**

**Motion passed unanimously.**

6. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-12 to change from A-20 Agricultural minimum 20 acres to R-1-10 Single Family RESidential minimum 10,000 sq ft lots, R-1-8 Single Family minimum 8,000 sq ft lots and R-1-6 Single Family Residential minimum 6,000 sq ft lots located at approximately Washington Fields Road and Iron Horse Drive. Applicant is Cardiff Wales LLC.

*Public comment for this item will be accepted at: [washingtoncity.org/meetings](http://washingtoncity.org/meetings), until the close of the public hearing by the commission.*

**Background**

The applicant is requesting approval to change the zoning of approximately 65.02 acres, located at approximately Washington Fields Road and Iron Horse Drive. The requested change is from the current zoning of Agricultural - 20 Ac. Min. (A-20), to a proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations.

The R-1-6, R-1-8 and R-1-10 requests are for the purpose of subdividing the 65.02 acres into a future residential development(s).

The General Plan Land Use designation at this location was recently amended by the City Council and carries a Low Density Residential (LD) and Medium Density Residential (MD.). The surrounding zoning to this parcel is R-1-8 to the north, A-20 to the east, PCD to the south, and RA-1 to the west.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of Z-20-12, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations, onto the City Council, based on the following findings below.