

**PUD &  
SUBDIVISION STAFF REPORT****Date: August 7, 2003****DEVELOPMENT NAME**Heron Lakes Subdivision, Phase I, Resubdivision of  
Lots 40 and 41**SUBDIVISION NAME**Heron Lakes Subdivision, Phase I, Resubdivision of  
Lots 40 and 41**LOCATION**4059 and 4063 Grand Heron Way  
(South side of Grand Heron Way, 185'± West of  
Grand Heron Court East)**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

1.1± Acres                      2 Lots

**CONTEMPLATED USE**Amend two lots within a previously approved PUD  
allowing reduced side yard setbacks on lots 65 feet wide or less.**TIME SCHEDULE**

Immediate

**ENGINEERING****COMMENTS**Must comply with all stormwater and flood control  
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING****COMMENTS**Driveway number, sizes, location and design to be  
approved by Traffic Engineering and conform to AASHTO standards.**REMARKS**The applicant is proposing to move an interior lot  
line approximately nine feet. The resubdivision and amendment to the PUD are required  
because the original subdivision plat has been recorded and the PUD was based upon that  
plat.The proposed amendments will not increase the number of lots with reduced setbacks;  
nor will it cause a structure to be closer to an adjacent property or structure than was  
allowed under the original approval.

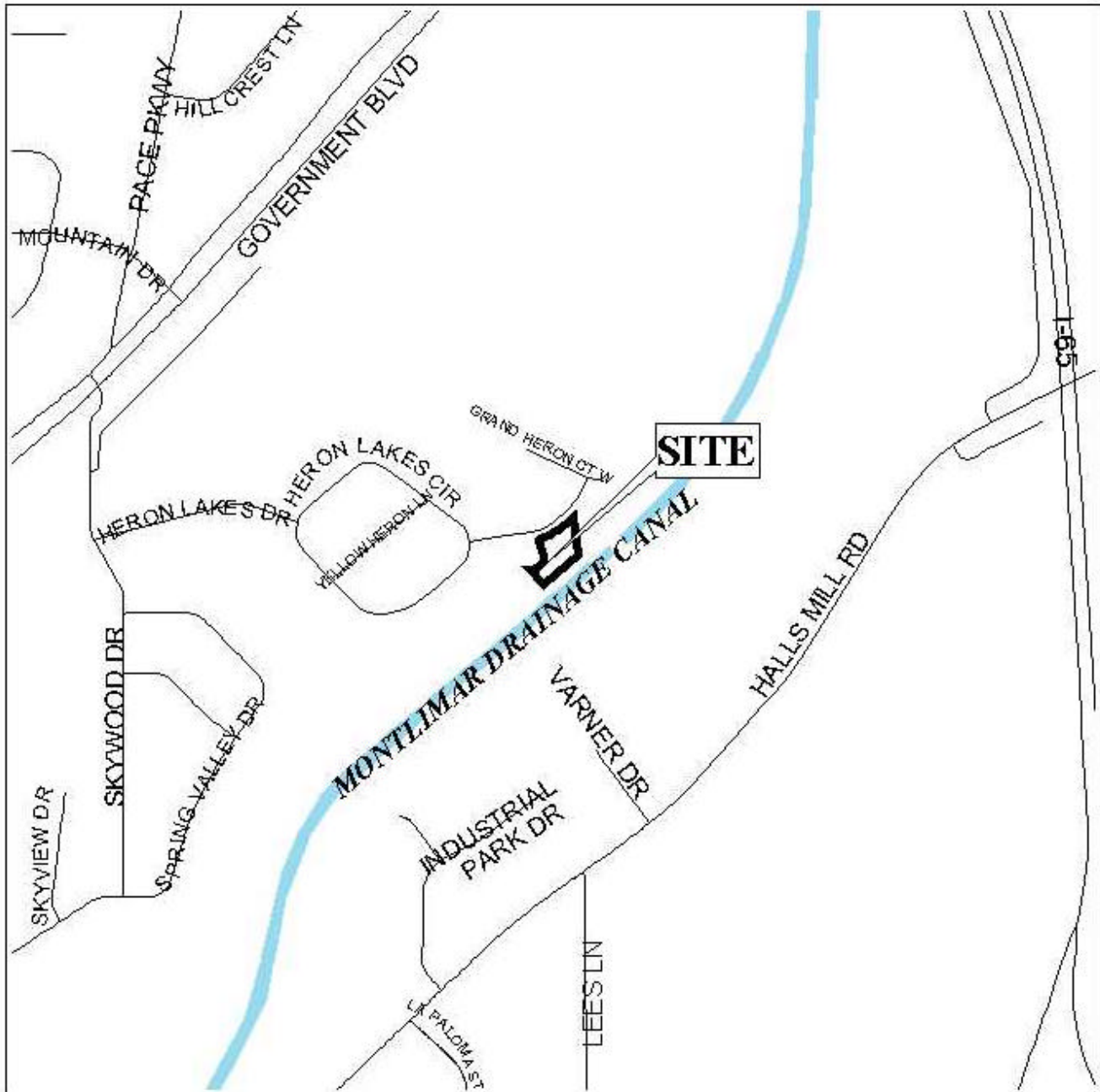
The applicant's engineer has indicated that site coverage will not be affected.

**RECOMMENDATION**

**Planned Unit Development:** based on the preceding, it is recommended that this application be approved.

**Subdivision:** the plat meets the minimum requirements of the subdivision regulations and is recommended for Tentative Approval.

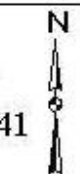
## LOCATOR MAP



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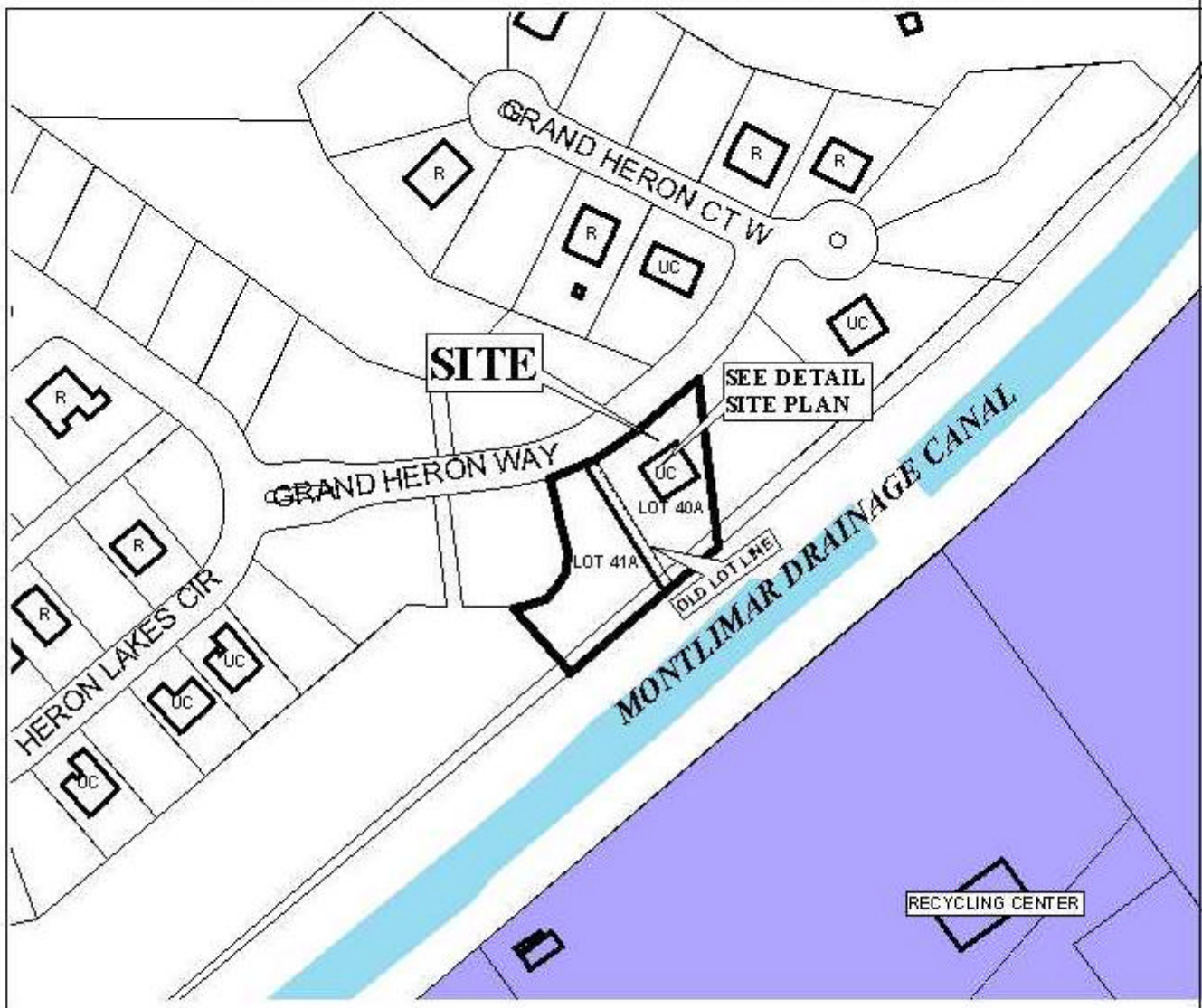
APPLICANT Heron Lakes Subdivision, Phase I, Resubdivision of Lots 40 and 41

REQUEST Planned Unit Development, Subdivision



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



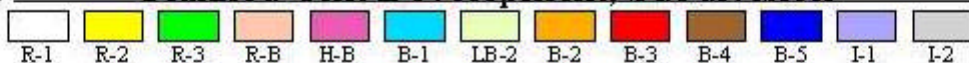
Single-family residential units mixed with a golf course are located to the north and west of the site. Industrial services are located to the south and east of the site.

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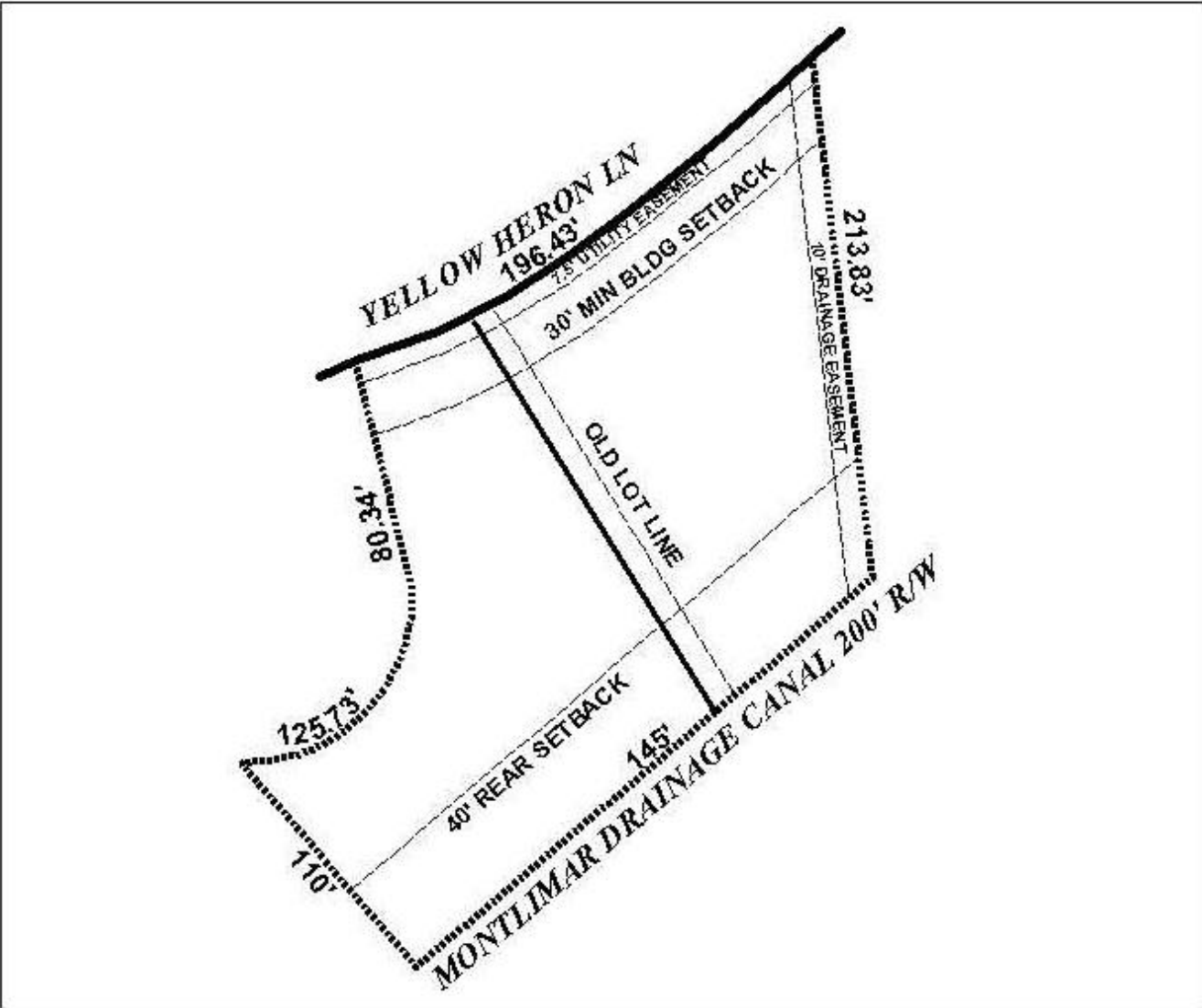
LEGEND



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## SITE PLAN



South side of Grand Heron Way, 185' West of Grand Heron Court East, the site plan illustrates the proposed lot subdivision, setbacks, and existing easements.

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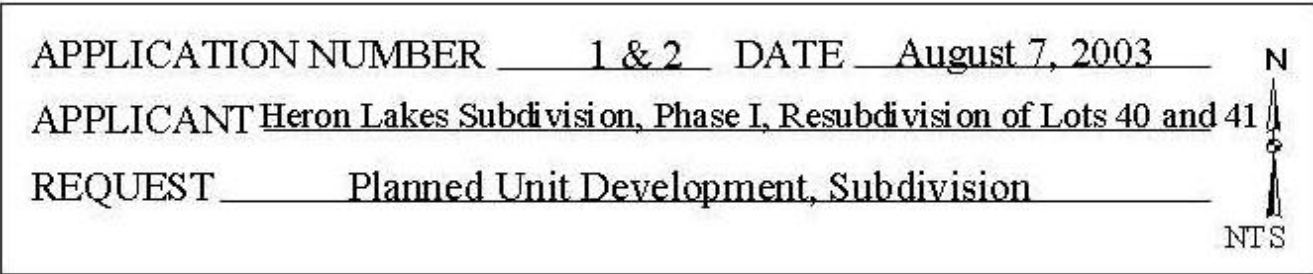
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