

**PUD &
SUBDIVISION STAFF REPORT****Date: April 3, 2003**

DEVELOPMENT NAME Heron Lakes Subdivision, Phase Two, "Corrected Plat",
Resubdivision of Lots 110, 111, and 112.

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LOCATION South side of Blue Heron Ridge, 560'± East of Skywood
Drive.

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 0.6± Acres 2 Lots

CONTEMPLATED USE Amend previously approved PUD to allow reduced side
yard setbacks in a single-family residential subdivision.

**TIME SCHEDULE
FOR DEVELOPMENT** 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 purpose of the application is to combine three lots into
two. As lot configuration is to change, resubdivision is required. The PUD application is to
amend the lot configuration of the originally approved subdivision.

The plat as submitted reflects reduced side yard setbacks; and based on the building limits as shown, appears to increase site coverage above 35%. However, a subsequent discussion with the engineer about the specifics of the original PUD approval (reduced setbacks applied only to lots less than 65' in width and the 35% maximum site coverage was not changed) found that reduced setbacks and increased site coverage were not needed since the proposed lots would be approximately 90' x 141', or 12,690 sq.ft.. Therefore, a revised plan without the reduced setbacks or building limits should be submitted for the file, and the reduced setbacks or building limits should be removed from the final plat.

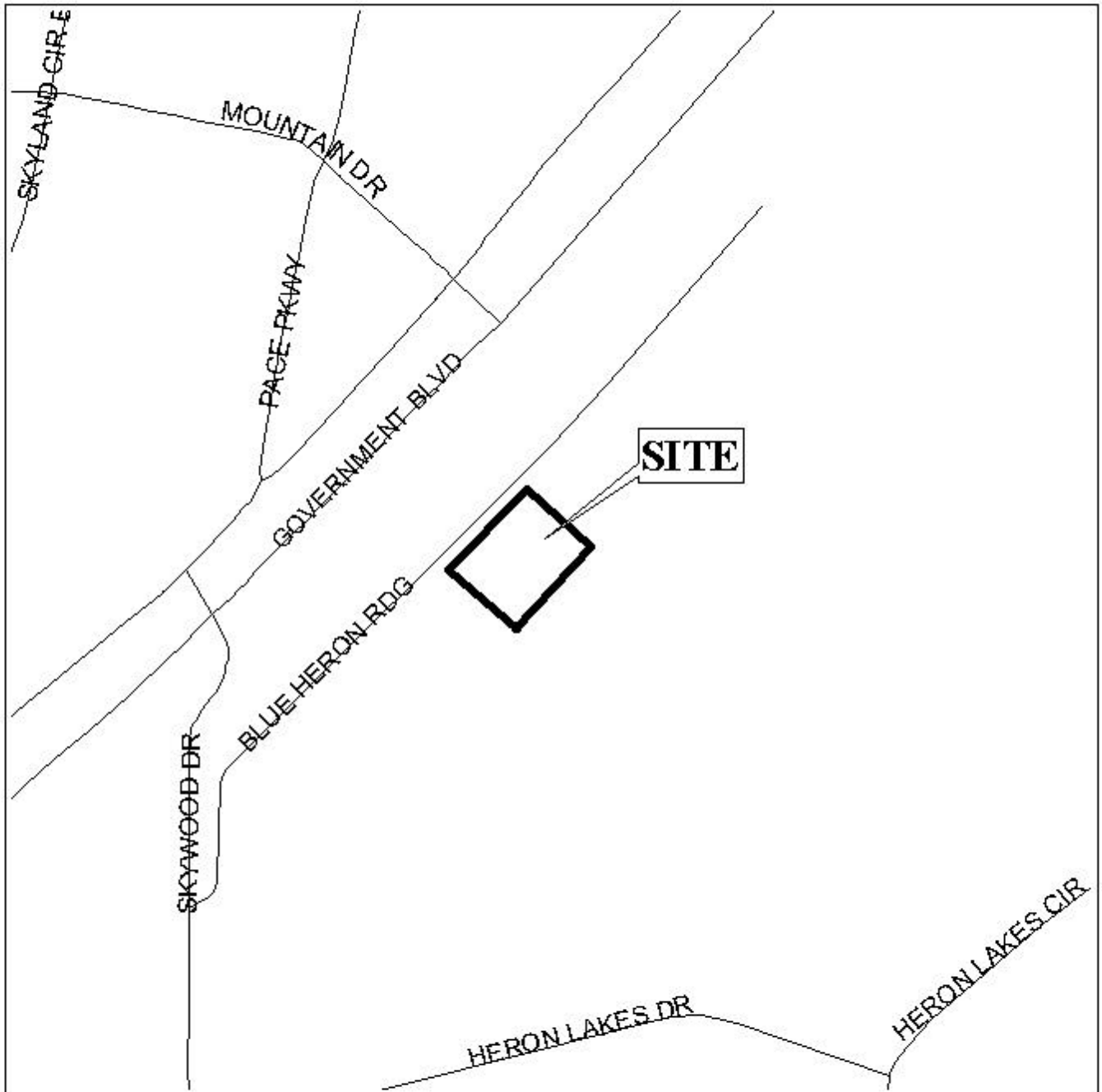
Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) compliance with all conditions of the original PUD approval.

Subdivision: With minor modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) reduced setbacks or building limits be removed for the final plat; and 2) placement of the 25' minimum building setback line on the final plat.

LOCATOR MAP



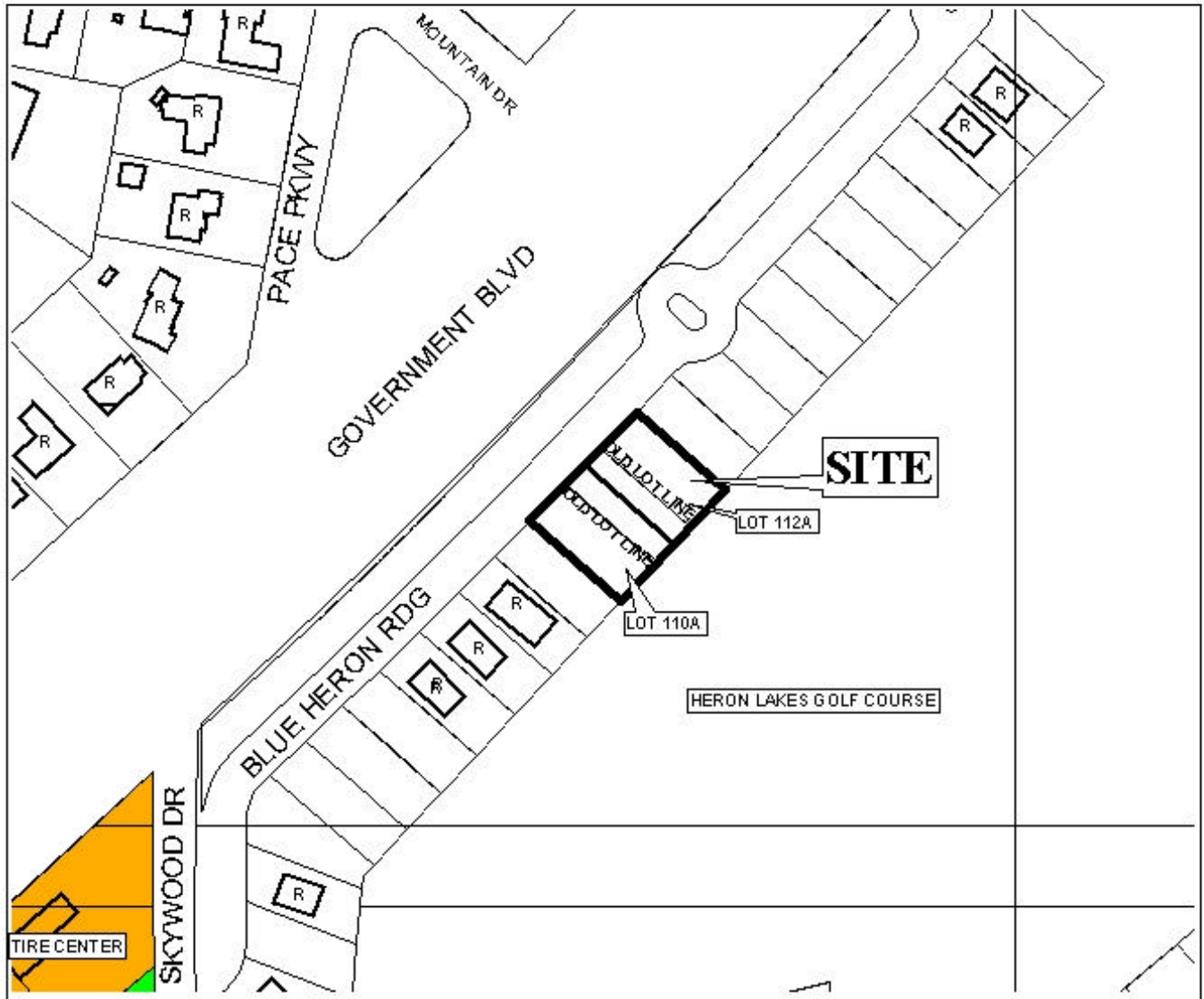
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APPLICANT Heron Lakes Subdivision, Phase Two, "Corrected Plat", Resubdivision of Lots 110, 111, and 112

REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



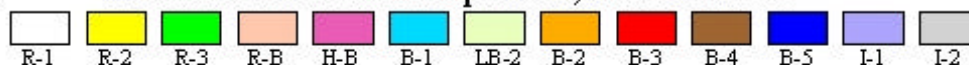
Single-family residential units are located to the north, east, and west of the site. A golf course is located to the south and east of the site and an auto repair facility is located to the west of the site.

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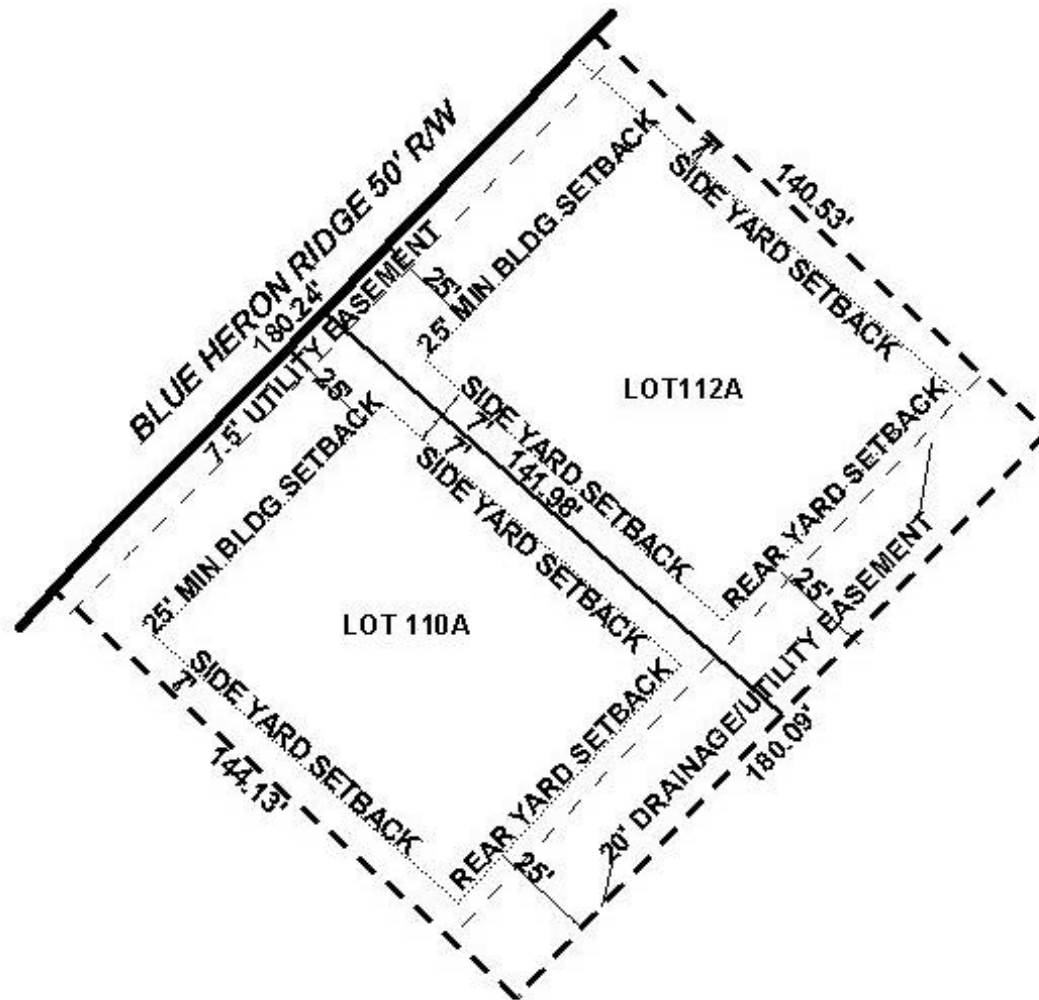
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LEGEND



SITE PLAN



The site plan illustrates the proposed building area, proposed setbacks, existing easements and proposed lot subdivision.

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USE/REQUEST Planned Unit Development, Subdivision



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