

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: March 2, 2006****DEVELOPMENT NAME**

Heron Lakes at Skyline

**SUBDIVISION NAME**Heron Lakes Subdivision, Phase One,  
Resubdivision of Lot 15**LOCATION**1232 Heron Lakes Circle  
(East side of Heron Lakes Circle, 240'± North of  
Yellow Heron Lane)**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

1 Lot / 0.3 ± acres

**CONTEMPLATED USE**Detached single-family residential home with  
reduced rear and front yard setbacks and increased site coverage from 35% to 37%.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**Verification by an Engineer that the existing  
stormwater system, including designed and constructed detention, can accommodate the  
increased site coverage. 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.**URBAN FORESTRY  
COMMENTS**Property to be developed in compliance with state  
and local laws that pertain to tree preservation and protection on both city and private  
properties (State Act 61-929 and City Code Chapters 57 and 64).**FIRE DEPARTMENT  
COMMENTS**All portions of any new structures built or moved  
onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly

more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

**REMARKS**

The applicant is requesting to amend an existing Planned Unit Development (PUD) approval to increase the maximum site coverage from 35 percent to 37 percent and to allow reduced front and rear yard setbacks. Site coverage regulates the ratio of the property that can be developed with a structure, it does not include paved areas such as driveways and patios. Additionally, the record plat illustrates 40-foot rear yard and 30-foot front yard setbacks; the applicant proposes to reduce the front yard setback to 25-feet and the rear yard setback to 25-feet, thus Subdivision approval is also required to modify these setbacks on the record plat.

It should be noted that the Heron Lakes development has been the subject of numerous applications for site coverage and setback requirement amendments to the original PUD and Subdivision. Based upon this application and previous applications, it appears that increasing the allowed site coverage above 35% and reducing front and rear setbacks from those originally specified in the original PUD and Subdivision is becoming the norm for the development.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The applicant is requesting to increase the maximum allowable site coverage; the Ordinance allows 35% site coverage in an R-1, Single-Family Residential district, the applicant is requesting 37 percent. In single-family residential PUDs, and in Heron Lakes in particular, additional site coverage is frequently requested; and in this instance the request is minimal – 2 percent. However, a typical condition is the submission of verification by an Engineer that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

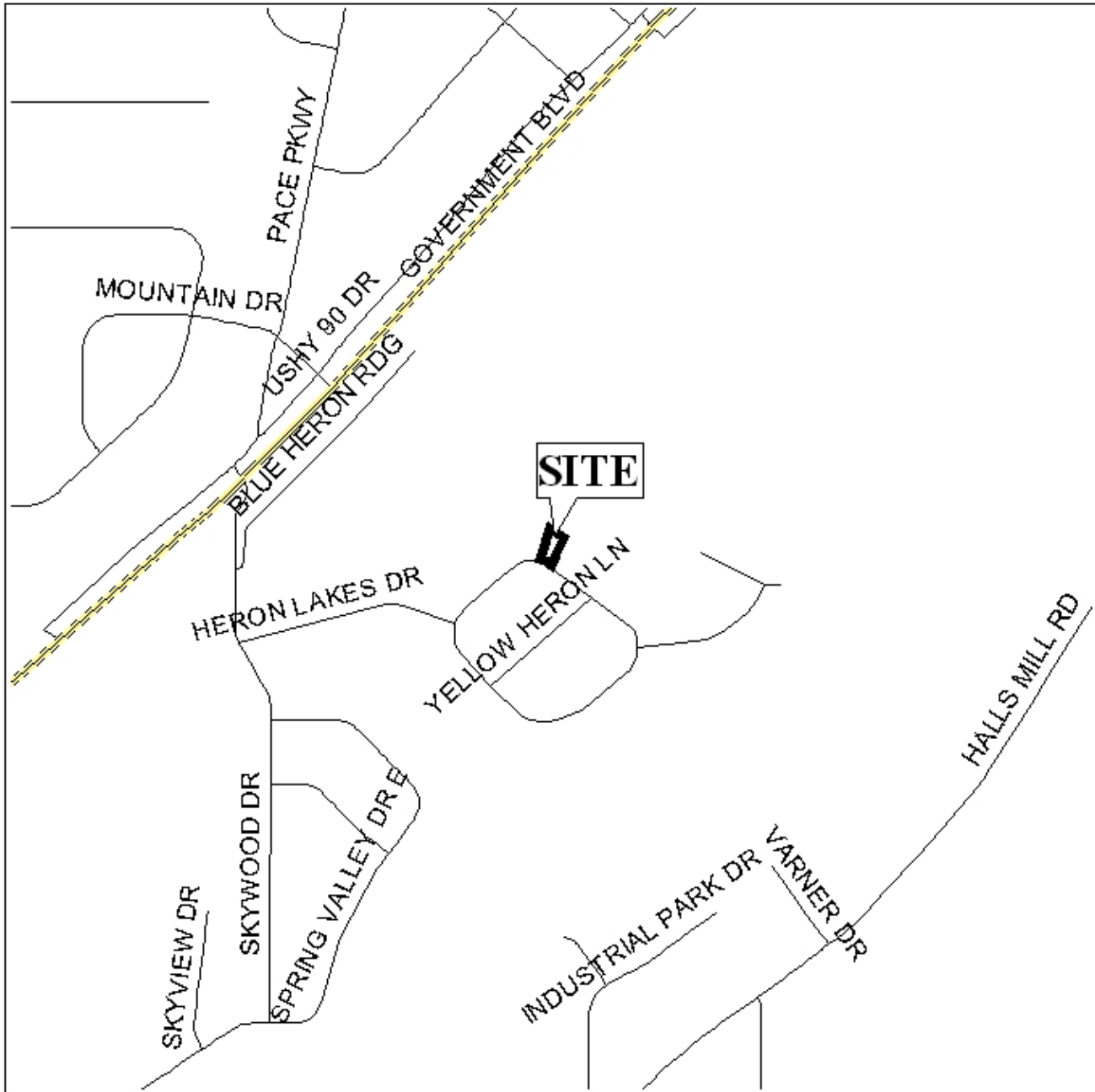
The proposed setback lines (25-feet on the front and rear) comply with the minimum setback requirements of both the Zoning Ordinance and Subdivision Regulations and thus could be considered appropriate for the site.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following condition: 1) that the Engineer provide verification that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

**Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) that the Engineer provide verification that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

## LOCATOR MAP



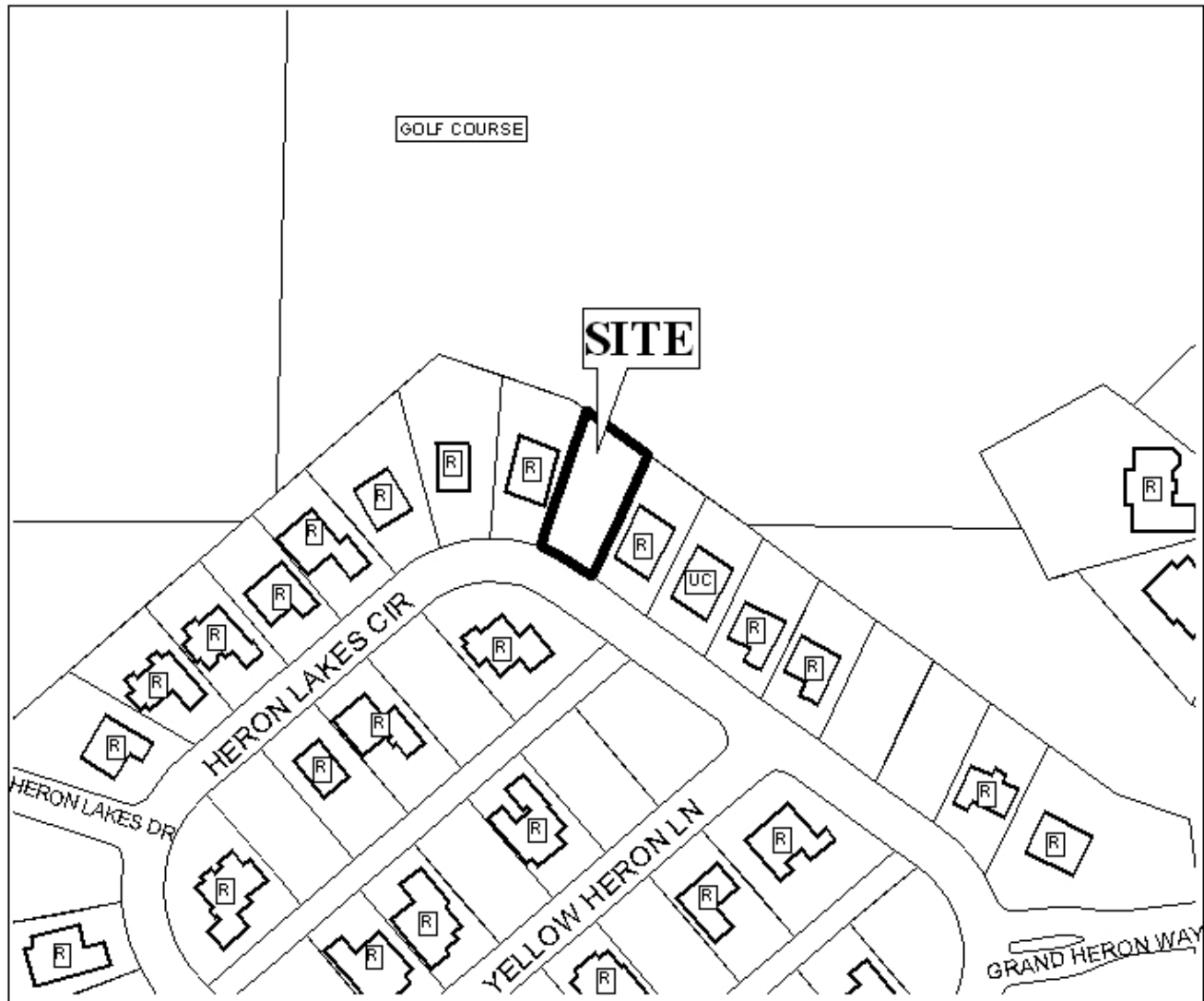
APPLICATION NUMBER 5 & 6 DATE March 2, 2006

APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 15

REQUEST Planned Unit Development and Subdivision



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in a area of single family residential dwellings.  
A golf course is located to the north.

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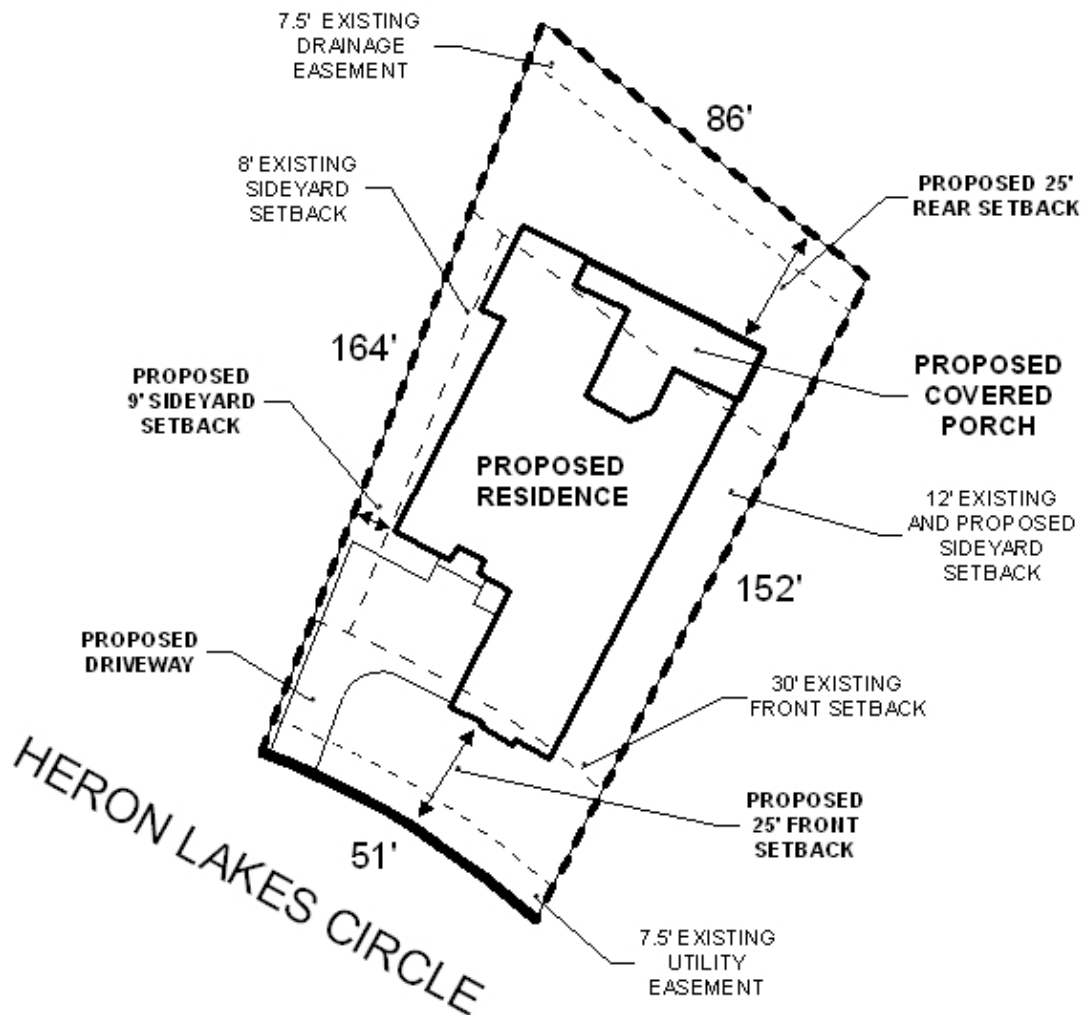
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LEGEND

														NTS
R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	



# SITE PLAN



The site plan illustrates the proposed building, drive, and setbacks

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