

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 18, 2006****DEVELOPMENT NAME**

Heron Lakes at Skyline

SUBDIVISION NAMEHeron 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 USEDetached single-family residential home with
Planned Unit Development Approval to amend a previously approved Planned Unit
Development to adjust side yard setbacks, and to allow reduced front and rear yard
setbacks and allow 37% maximum site coverage.**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.
The applicant is responsible for verifying if the site contains wetlands. The site can be
checked against the National Wetlands Inventory on the COM web site Environmental
Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm
or deny the existence of regulatory wetlands.**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 from the March 2, 2006 Planning Commission meeting to adjust side yard setbacks, to allow reduced front and rear yard setbacks, and to allow 37% maximum site coverage.

The Planning Commission approved the original amendment to the PUD at the March 2, 2006 meeting. The applicant is specifically requesting that the PUD be once again amended to change the approved side yard setbacks of 12 feet (right) and 9 feet (left) to 10 feet (right) and 11 feet (left) – the combined side yard setback will remain the same. This request is necessitated because a footing for the house was inadvertently poured at the requested 10-foot setback instead of the approved 12-foot setback.

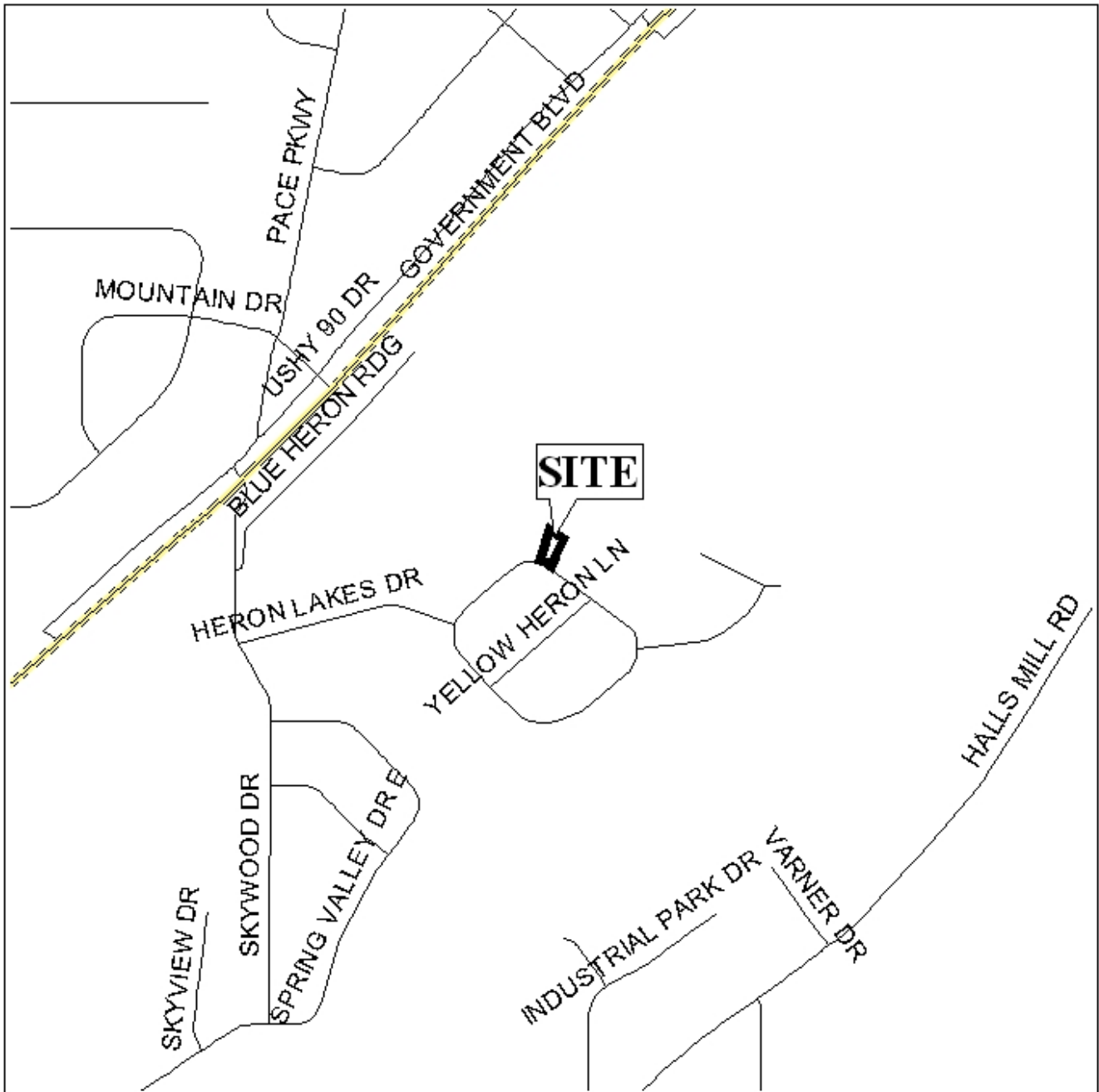
No other changes to the existing PUD are requested.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) full compliance with all other municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) full compliance with all other municipal codes and ordinances

LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE May 18, 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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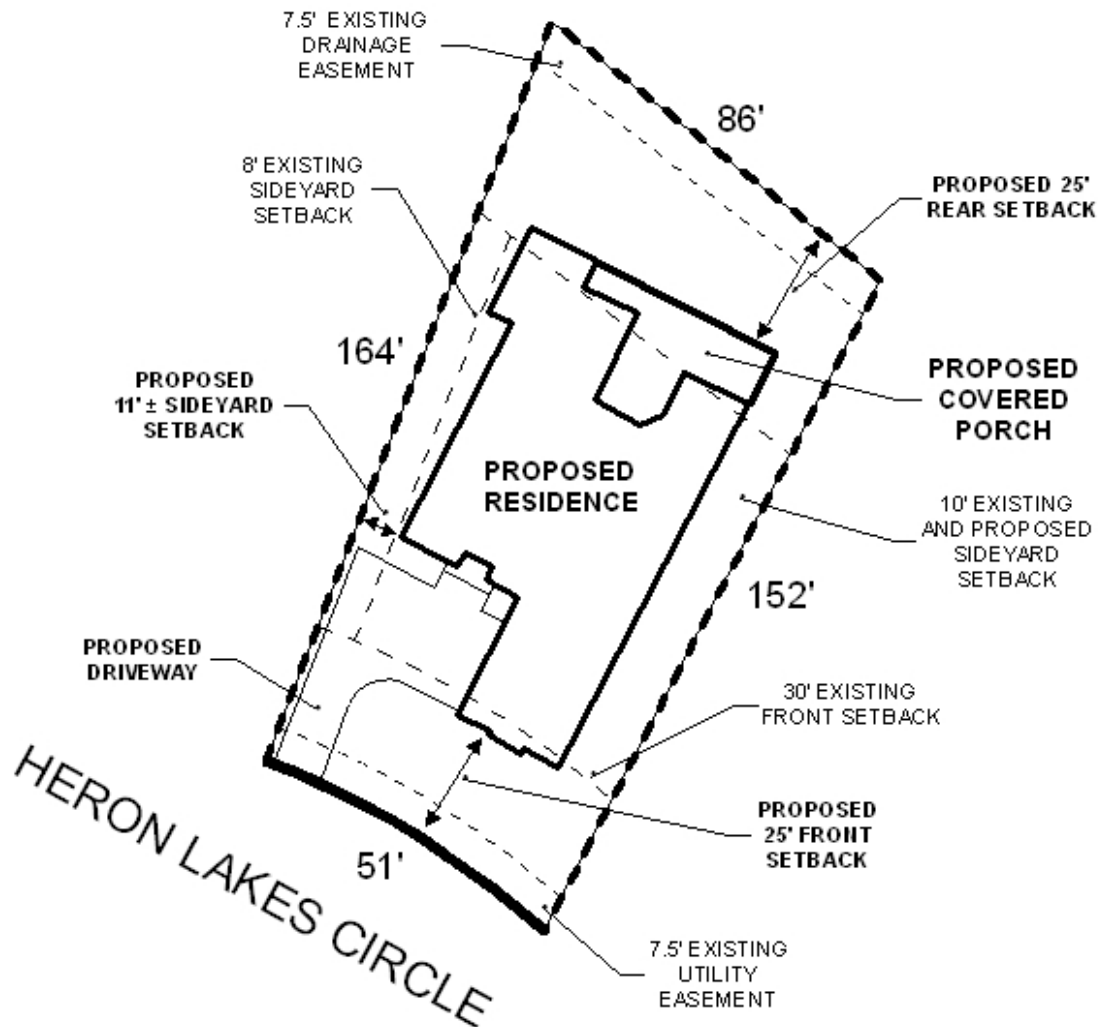
REQUEST Planned Unit Development and Subdivision

LEGEND

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
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SITE PLAN



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

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 REQUEST Planned Unit Development and Subdivision



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