

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: May 15, 2003****DEVELOPMENT NAME** Heron Lakes Subdivision, Phase One,  
Resubdivision of Lot 61**SUBDIVISION NAME** Heron Lakes Subdivision, Phase One,  
Resubdivision of Lot 61**LOCATION** 1104 Heron Lakes Circle  
(West side of Heron Lakes Circle, 75'± South of  
Heron Lakes Drive)**PRESENT ZONING** R-1, Single-Family Residential**AREA OF PROPERTY** 1 Lot / .3± Acres**CONTEMPLATED USE** Detached single-family residential home with  
increased site coverage from 35% to 37%**TIME SCHEDULE  
FOR DEVELOPMENT** Immediately**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 requesting to amend an existing  
Planned Unit Development (PUD) approval to increase the maximum site coverage from  
35% to 37 percent for one lot. Additionally, on the record plat, 40-foot rear yard and 30-  
foot front yard setbacks were shown, and as the applicant proposes to reduce the rear and  
front yard setbacks to 25-feet, Subdivision approval is also required.

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.

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, additional site coverage is frequently requested, and in this instance the request is minimum—2 percent.

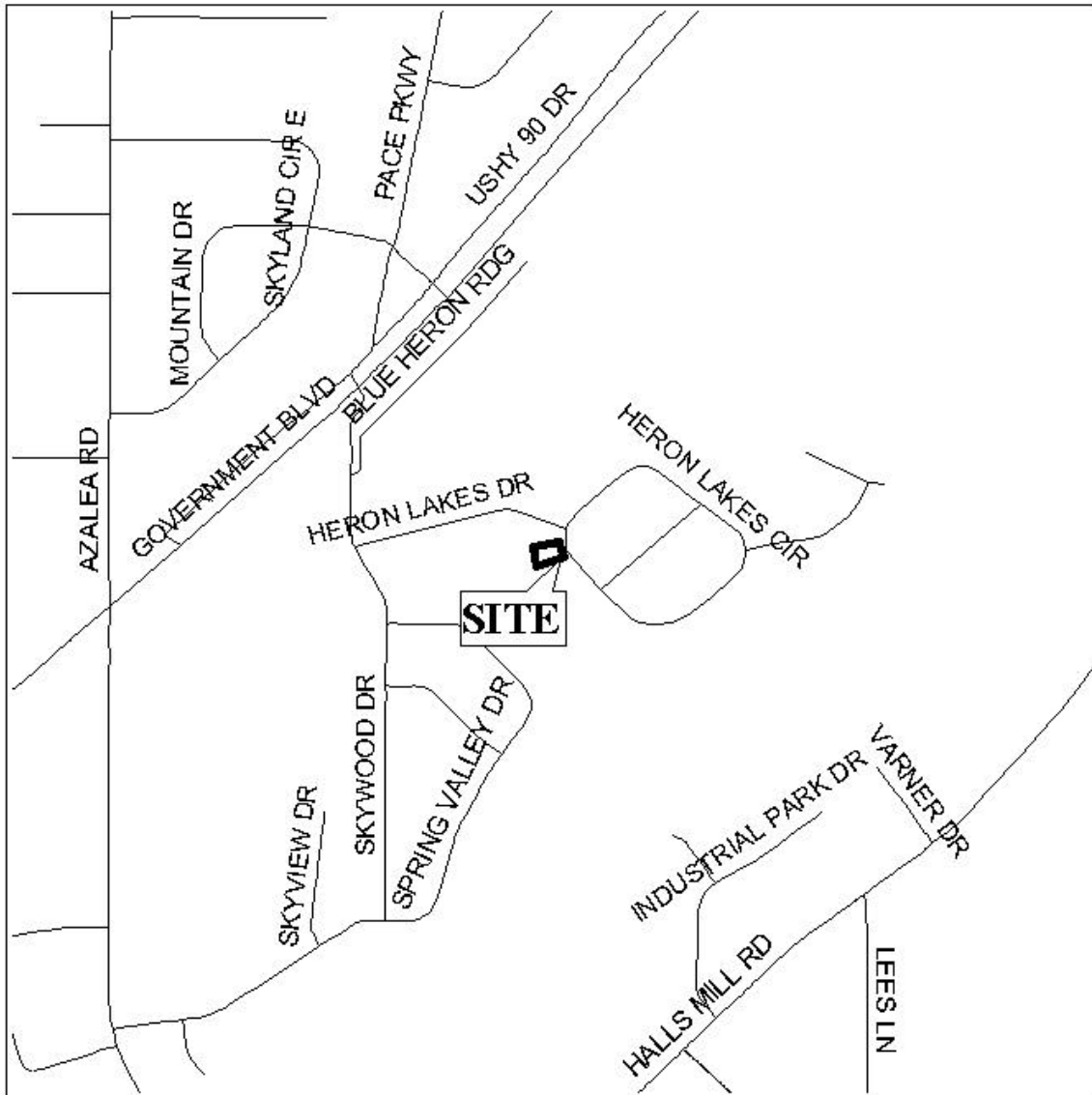
The proposed setback lines (25-feet on the front and rear) comply with the minimum setback requirements of both the Zoning Ordinance and Subdivision Regulations and thus could be considered appropriate for the site.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval.

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

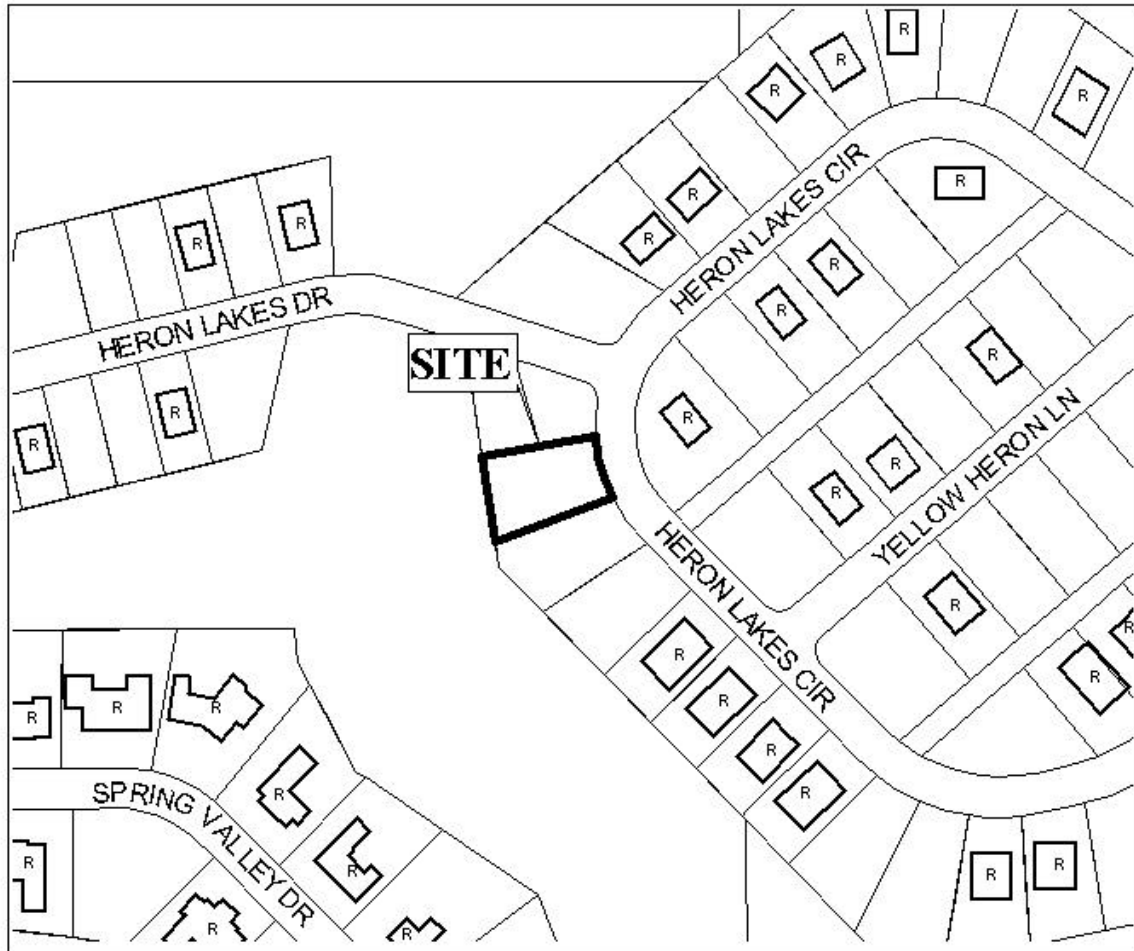
## LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE May 15, 2003  
APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61  
REQUEST Subdivision and Planned Unit Development

N  
NTS

# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**



The site is surrounded by single-family residential dwellings.

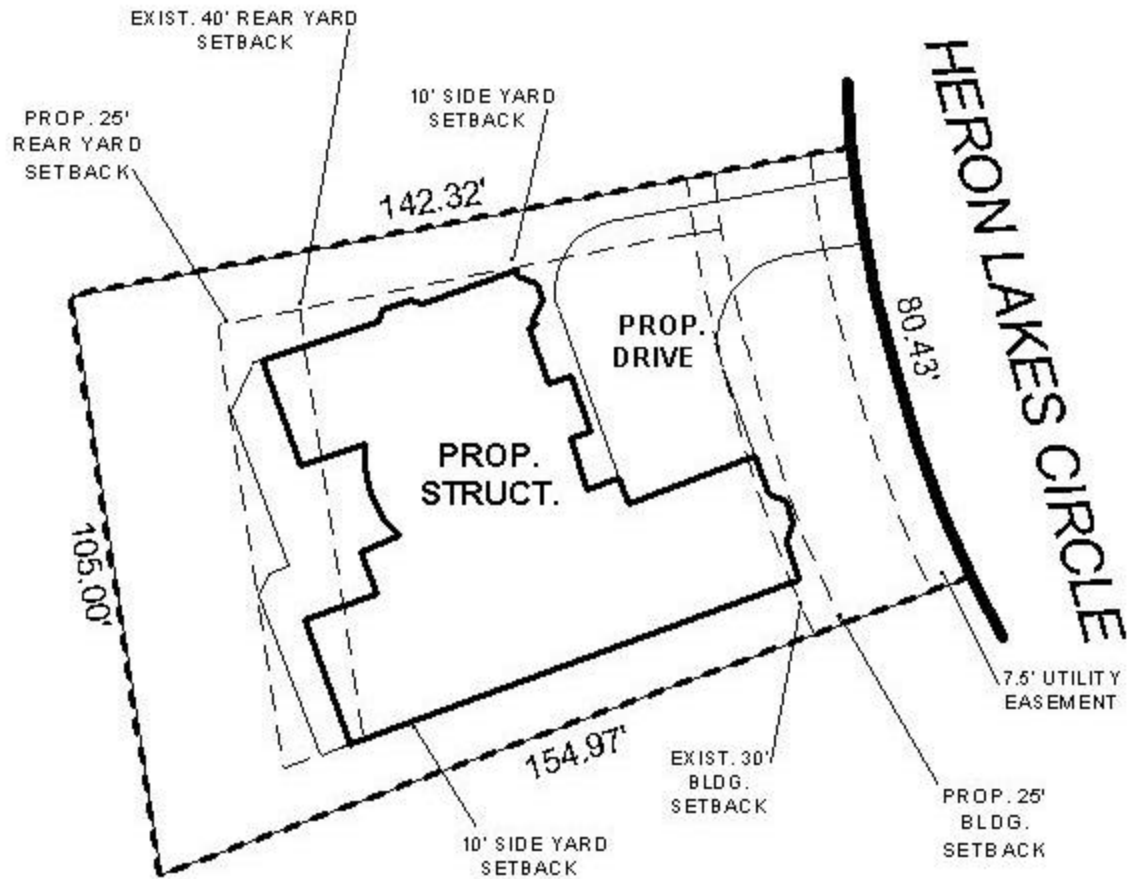
APPLICATION NUMBER 6 & 7 DATE May 15, 2003  
 APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61  
 REQUEST Subdivision and Planned Unit Development

LEGEND



NTS

# SITE PLAN



The site is located on the West side of Heron Lakes Circle, 75' South of Heron Lakes Drive. The plan illustrates the existing and proposed setbacks along with the proposed structure and drive.

APPLICATION NUMBER 6 & 7 DATE May 15, 2003

APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 61

USE/REQUEST Subdivision and Planned Unit Development



NTS