



Agenda Item #: 8

SUB-002734-2023, MOD-002739-2023 & MOD-002740-2023

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

[Applicant Materials for Consideration – Planning Approval Modification](#)

DETAILS

Location:

3851 Government Boulevard

Subdivision Name:

The Pines at Heron Lakes Subdivision

Applicant / Agent:

Ken Kleban, Kleban Properties, LLC

Property Owner:

Heron Lakes Country Club

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create 82 legal lots of record
- Modification of a previously approved Planned Unit Development
- Modification of a previously approved Planning Approval

Considerations:

1. Subdivision: Holdover.
2. Modification of a previously approved Planned Unit Development: Holdover.
3. Modification of a previously approved Planning Approval: Holdover.


Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	8
Exhibits	11

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units to the south and west, and commercial units to the northeast.

APPLICATION NUMBER <u> 8 </u> DATE <u>December 21, 2023</u>	 NTS
APPLICANT <u> The Pines at Heron Lakes Subdivision </u>	
REQUEST <u> Subdivision, PUD Modification, PA Modification </u>	

SITE HISTORY

The site was developed as a country club with golf course prior to 1984. A two-phase, 123-lot subdivision of a portion of the site was approved by the Planning Commission in May 1999, as Skyline Country Club Estates Subdivision. The plat for Phase One of the subdivision, containing 97 lots, was recorded in Probate Court in August 2000 as Heron Lakes Subdivision.

In June 2000 the Planning Commission approved a Planned Unit Development (PUD) for Phase Two of the Heron Lakes Subdivision (for the lots with frontage along Blue Heron Ridge, which parallels Government Boulevard), to allow reduced side yard setbacks on lots that were 65-feet or less in width.

In April 2001 the Planning Commission approved a Planning Approval to allow expansion of the existing country club, along with a Planned Unit Development (PUD) to allow multiple buildings on a single building site.

The plat for Phase Two of the Heron Lakes Subdivision, containing 26 lots, was recorded in Probate Court in August 2001.

Between 2001 and 2016, Subdivision and PUD approvals have been granted by the Planning Commission for individual lots within both phases of the subdivision, to combine lots, alter lot lines between lots, further reduce setbacks, and increase site coverage.

While numerous PUDs have been approved, this request modifies the PUD approval from June 2000 for Phase Two of the Heron Lakes Subdivision, and the PUD approval from April 2001 for the country club and golf course. This request also modifies a previously approved Planning Approval, but only for the country club and golf course.

At its March 2002 meeting, the Board of Zoning Adjustment approved a Sign Variance to allow the country club to install four (4) monument signs, each 30 square feet in size.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide the proposed Subdivision Name on the FINAL PLAT.
- C. Provide a Vicinity Map.
- D. Provide the proposed Street Names. They cannot duplicate any existing street name in the City.
- E. Label the proposed streets as either PUBLIC or PRIVATE.
- F. Show and label the existing and proposed cart path crossing ROW/Easements.
- G. Provide and label the monument set or found at each subdivision corner.
- H. Add a graphic scale.
- I. Provide the proposed geometrics of the centerline.
- J. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.

- K. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- L. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- M. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- N. Provide the Surveyor's Certificate.
- O. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- P. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- Q. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- R. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- S. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- T. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- U. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- V. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Planned Unit Development Modification (MOD-002739-2023)

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Each Lot Owner shall be required to submit a Single-Family Residential Affidavit application with the initial construction of a single-family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area.
5. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
6. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and

Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

7. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Planning Approval Modification (MOD-002740-2023)

No comments.

Traffic Engineering Comments:

A traffic impact study will be required. This is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

Subdivision

The purpose of the subdivision request is to create an 84-lot, private street subdivision from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Section 6.B.4. of the Subdivision Regulations allows private street subdivisions, subject to compliance with the requirements of Section 9.D.1.

Access to the proposed subdivision is from Government Boulevard, an ALDOT-maintained Principal Arterial street requiring a 250-foot right-of-way at this location. The preliminary plat depicts a 350-foot right-of-way at this location making additional dedication unnecessary.

A single private street consisting of two (2) cul-de-sacs is proposed, both of which are unnamed on the preliminary plat. Each of the lots, with the exception of proposed Lots 9-19, have frontage on the long street.

Proposed Lots 9-19 have frontage on the shortest of the two cul-de-sacs. Both proposed streets are depicted with a 40-foot right-of-way, which is incompatible with the minimum 50-foot right-of-way requirement of Section 6.B.9. for streets equipped with curb and gutter. As such, if approved, the plat should be revised to depict a minimum 50-foot right-of-way along both proposed streets. Section 9.1(b)(2) of the Subdivision Regulations allows the Commission to waive curb and gutter requirements if sufficient evidence of unusual difficulties preventing their construction is accepted by the City Engineer. If the City Engineer waives the curb and gutter requirements, then the plat should be revised to depict a minimum 60-foot right-of-way along both proposed streets, per Section 6.B.9.

If approved, the plat should be revised to depict the names of the proposed private streets.

Proposed Lots 8 and 20 are corner lots, each requiring at least a 25-foot corner radius where the private streets will intersect. This information is not provided on the preliminary plat; therefore, if approved, the plat should be revised to illustrate at least a 25-foot corner radius where each lot abuts the private street intersection, in compliance with Section 6.B.12.

Both private streets are illustrated as closed-end streets with turnarounds, in compliance with Section 6.B.3, but the diameters of their rights-of-way are not depicted. For closed-end streets the right-of-way diameters are determined by the City Engineer and must comply with the most recently adopted International Fire Code (IFC). If approved, the plat should be revised to depict the right-of-way diameter for each turnaround, as approved by the City Engineer.

If approved, the revised plat should depict utility easements acceptable to the appropriate provider of utility services within the proposed subdivision, per Section 9.1(b)(4).

As the streets will be private, a note should be required on the revised plat, if approved, stating that the streets are privately maintained and that there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7). Another note should be required on the revised plat, if approved, stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9).

Per Section 9.D.1(b)(6), prior to signing of the plat the applicant should be required to present a legal document to the Planning and Zoning Department to run as a covenant with the land providing for continuing maintenance of the private streets by an owners' association, or other entity, granting rights of ingress and egress for emergency and utility maintenance vehicles, and holding harmless the city from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private streets. This document shall be approved by the City Attorney or their designee as to form and legality and shall be property executed and recorded simultaneously with the plat in the records of Mobile County Probate Court. Furthermore, each and every owner of property abutting upon and with legal access to the private streets shall be a party to such document and agreement.

In compliance with Section 9.D.1(b)(8), a sign shall be posted and maintained at the entrance to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards with blue backgrounds and white legends. The signs shall be made to city standards, and the names of the private streets must be approved by the City Engineer.

It should be noted that the city does not guarantee garbage and/or trash services to properties located along private streets. As such, garbage and/or trash service(s) may be the responsibility of the property owners. While it is not typical of single-family dwellings on individual lots to utilize a shared dumpster, if such a waste service is provided then it will need to meet the enclosure and placement standards of Article 3, Section 64-3-13.A of the UDC, and be illustrated on the associated Planned Unit Development (PUD) and Planning Approval modification site plans.

If a security gate is provided at the entrance to the subdivision it must be constructed in compliance with the currently adopted IFC standards, and approved by the Fire Department. If the gate is not electronically operated, then it must be placed to meet the vehicle stacking requirements of Article 4, Section 64-4-6.B of the UDC.

All lots, as proposed, will exceed the minimum size requirements for lots served by public water and sanitary sewer in an R-1, Single-Family Residential Suburban District. However, most of the proposed lots meet the minimum size requirement, but may be affected by the provision of additional private street right-of-way. As such, it may benefit the Commission to holdover the request to allow the applicant time to submit a revised plat illustrating how each lot will be altered by the provision of the additional private street rights-of-way. Nevertheless, each lot is labeled with its size in both square feet and acres on the preliminary plat, and this information should be retained on the Final Plat, if approved, adjusted for any required dedication; or the provision of a table on the Final Plat with the same information will suffice.

Proposed Lots 1, 38, 54, 56, 61, and 62 do not meet the minimum 60-foot width requirement of Section 6.C.2(b)(2) for residential lots located within the suburban sub-district, but only by a few feet. However, the size of the parent parcels from which the lots are proposed to be subdivided provide adequate area to provide compliant lot widths. If the plat is approved with the reduced lot widths, a waiver of Section 6.C.2(b)(2) will be required.

No front yard setbacks are illustrated on the preliminary plat. Section 6.C.8 requires front yard setbacks to be illustrated on every lot on the subdivision plat, in compliance with the dimensional requirements of Article 2 of the UDC for the underlying zoning district. As such, if approved, revision of the plat should be required to illustrate at least a 25-foot front yard setback where each lot is at least 60 feet in width, adjusted for any required dedication, per Article 2, Section 64-2-5.E. of the UDC for lots in the R-1 suburban district.

One (1) common area, labeled W.Q. Pond, is proposed to abut Lot 82. No information regarding its size is depicted, as required by Section 5.A.2(f). If approved, the size of the common area should be provided in square feet and acres on the revised plat. A note should also be placed on the revised plat, if approved, stating that the maintenance of all common areas is the responsibility of the property owners and not the City of Mobile, in compliance with Section 2.A.

The lot numbering, as proposed, is erratic (e.g. Lot 1 is adjacent to Lot 32, Lot 82 is adjacent to Lot 33, etc.). Additionally, the lot proposed to abut Lot 80 is not labeled with a lot number or letter. If approved, the plat should be revised to provide a more systematic numbering system, and to provide a lot number for the unlabeled lot.

It should be noted that the design of the proposed subdivision excludes most of its parent parcels, but not as additional, proposed legal lots. Considering Subdivision review ensures development is correlated with adjacent developments and public utilities and services, and ensures that the subdivision meets the minimum standard set forth in the Subdivision Regulations, such subdivision of existing metes-and-bounds parcels will require approval. As such, holdover of the subdivision request should be required to incorporate the remainder of the parent parcels as additional proposed lots. This will require revision of the plat to include the additional lot or lots, along with the

remittance of additional subdivision lot and notification fees since staff will be required to again advertise the public hearing with the updated information.

Planned Unit Development and Planning Approval Modifications

As mentioned, the original PUD approval allowed reduced side yard setbacks on lots with frontage along Blue Heron Ridge that were 65-feet or less in width. Afterwards, a PUD and Planning Approval were approved to allow the construction of multiple buildings to serve the existing golf course as the Heron Lakes Country Club, and to allow continued use and expansion of a golf course and country club in an R-1, Single-Family Residential District, respectively. The requests at hand are proposed to modify these two (2) Planning Commission approvals by subdividing 82 lots from two (2) of the metes-and-bounds parcels on which the country club and golf course were developed, and constructing a private street with access to Government Boulevard.

The site plans reflect the changes proposed by the Subdivision request, but do not depict all of the properties overlaid by the PUD and Planning Approval. While no changes to the country club development are proposed with these modifications, they significantly modify the golf course. Consequently, the site plans for the Major Modifications to the PUD and Planning Approval should be revised to illustrate all properties within the PUD and Planning Approval.

As on the preliminary subdivision plat, the site plans for the Major Modifications to the PUD and Planning Approval should also be subject to the following revisions: 1) Revision of the site plans to depict adequate private street rights-of-way along both proposed private streets, as approved by the City Engineer; 2) Revision of the site plans to provide names for each street; 3) Revision of the site plans to depict 25-foot corner radii where Lots 8 and 20 abut the intersection of the proposed private streets; 4) Revision of the site plans to depict adequate turnaround diameters where each private street will terminate, as required by the City Engineer; 5) Revision of the site plans to illustrate the applicable utility easements; and 6) Revision of the site plans to illustrate the 25-foot minimum front yard setback where each lot is at least 60 feet wide.

As mentioned, the city does not guarantee garbage and/or trash services to properties located along private streets. As such, garbage and/or trash service(s) may be the responsibility of the property owners. If the lots utilize a shared dumpster, then it will need to meet the enclosure and placement standards of Article 3, Section 64-3-13.A of the UDC, and be illustrated on the revised site plans.

SUBDIVISION CONSIDERATIONS

Standards of Review:

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.

Considerations:

The Planning Commission should consider holdover of the request until the February 22nd meeting, with additional lot and notification fees paid by January 16th, to allow the applicant time to address the following:

1. Revision of the request to include the remainder of the parent parcels as additional lots within the subdivision;

2. Revision of the plat to depict adequate private street rights-of-way, as approved by the City Engineer;
3. Revision of the plat to provide names for each street;
4. Revision of the plat to depict 25-foot corner radii where Lots 8 and 20 abut the intersection of the proposed private street;
5. Revision of the plat to depict adequate turnaround diameters where each private street will terminate, as required by the City Engineer;
6. Revision of the plat to illustrate the applicable utility easements;
7. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
8. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9) of the Subdivision Regulations;
9. Revision of the plat to provide the sizes of each lot as adjusted for required dedication;
10. Revision of the plat to illustrate all lots will be at least 60 feet wide, unless granted a waiver of Section 6.C.2(b)(2) of the Subdivision Regulations;
11. Revision of the plat to illustrate the 25-foot minimum front yard setback where each lot is at least 60 feet wide;
12. Revision of the plat to provide the size of the proposed common area, in square feet and acres;
13. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owners and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations; and
14. Revision of the plat to correct the lot numbering.

PLANNED UNIT DEVELOPMENT / PLANNING APPROVAL MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development / Planning Approval Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;

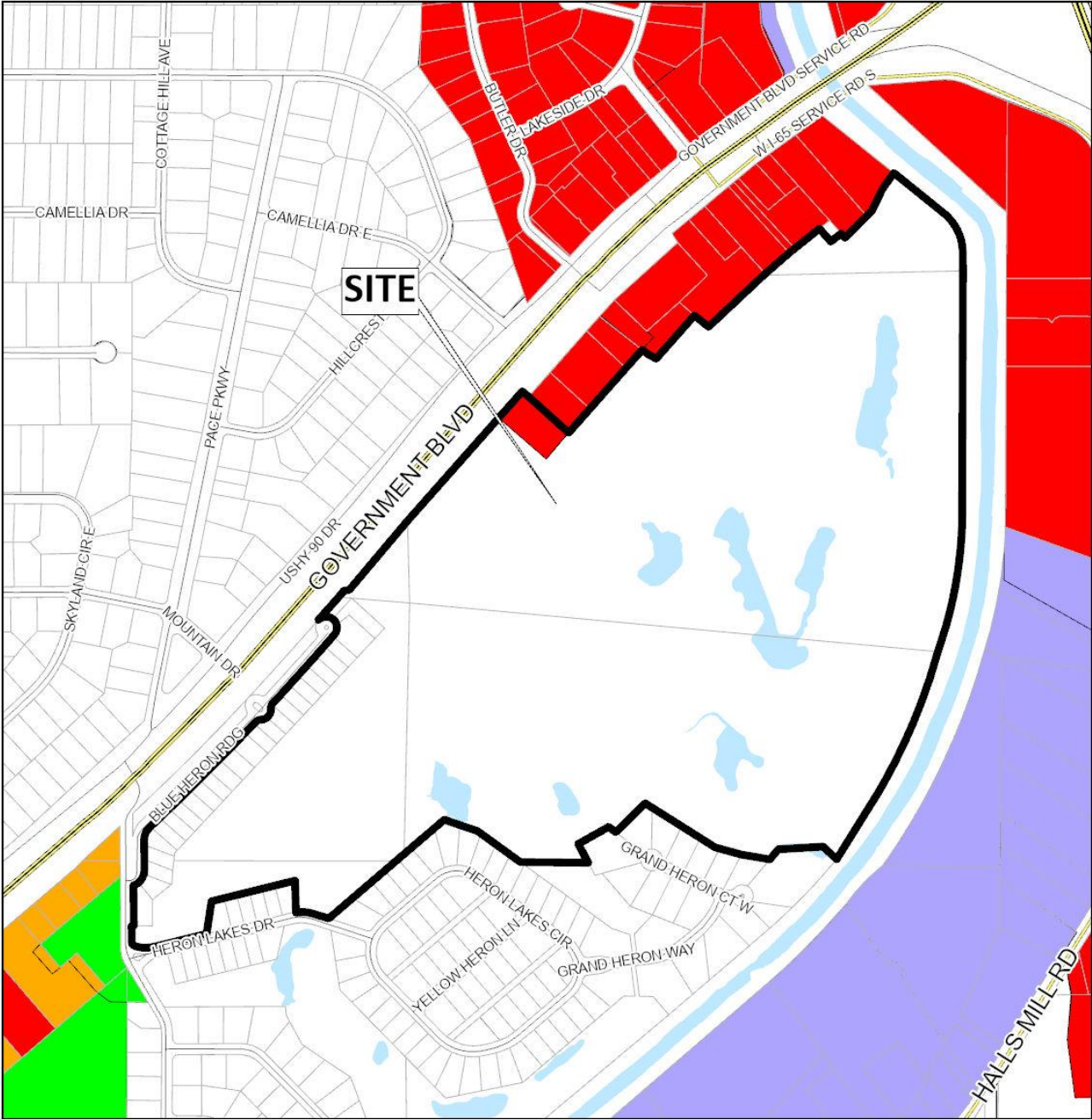
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

The Planning Commission should consider holdover of the requests until the February 22nd meeting to allow the applicant time to address the following:

- 1) Revision of the site plans to illustrate all properties within the Planned Unit Development and Planning Approval;
- 2) Revision of the site plans to depict adequate private street rights-of-way along both proposed private streets, as approved by the City Engineer;
- 3) Revision of the site plans to provide names for each street;
- 4) Revision of the site plans to depict 25-foot corner radii where Lots 8 and 20 abut the intersection of the proposed private streets;
- 5) Revision of the site plans to depict adequate turnaround diameters where each private street will terminate, as required by the City Engineer;
- 6) Revision of the site plans to illustrate the applicable utility easements; and
- 7) Revision of the site plans to illustrate the 25-foot minimum front yard setback where each lot is at least 60 feet wide.

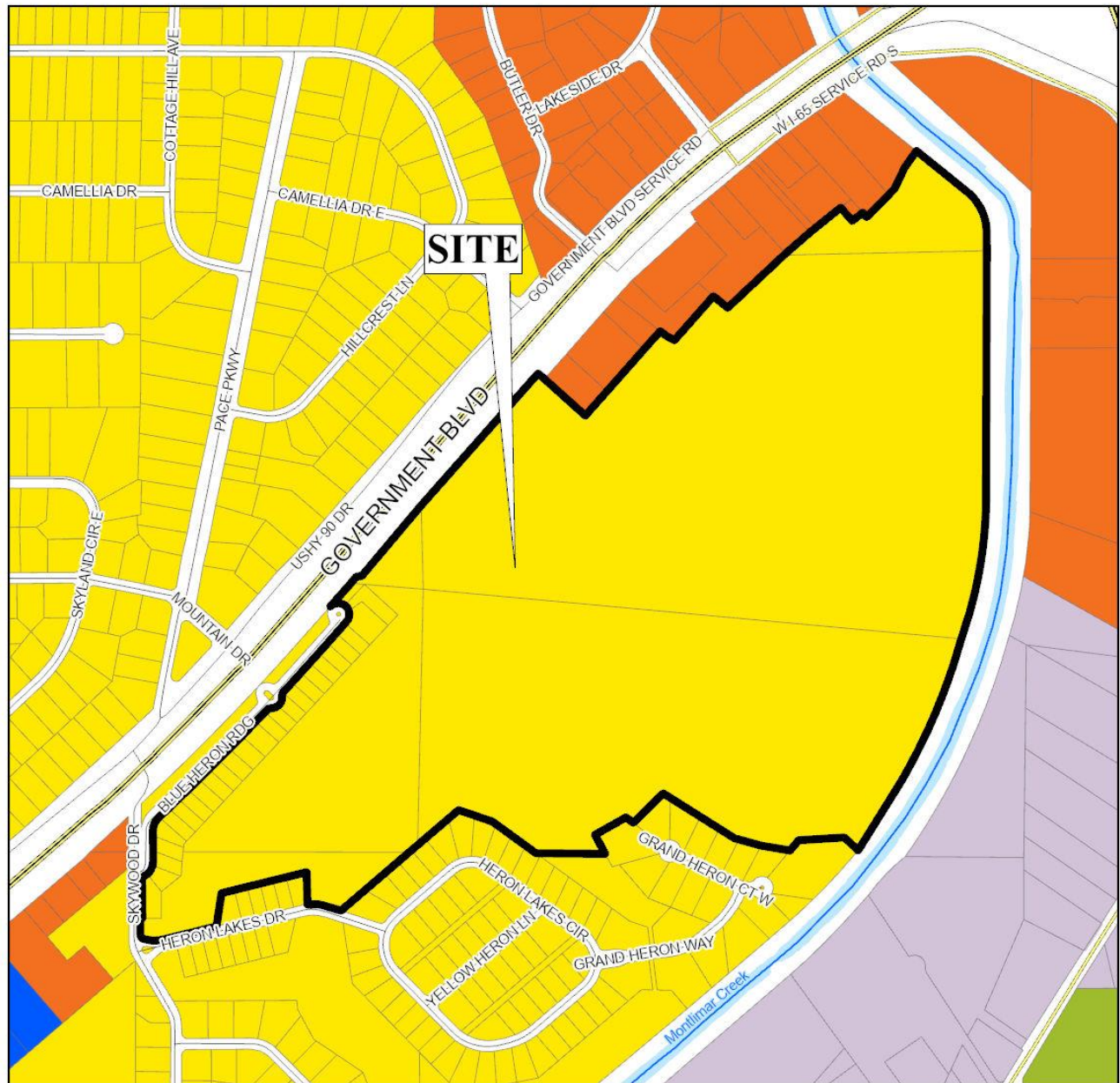
LOCATOR ZONING MAP



APPLICATION NUMBER _____ 8 _____	DATE _____ December 21, 2023 _____
APPLICANT _____ The Pines at Heron Lakes Subdivision _____	
REQUEST _____ Subdivision, PUD Modification, PA Modification _____	



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE December 21, 2023

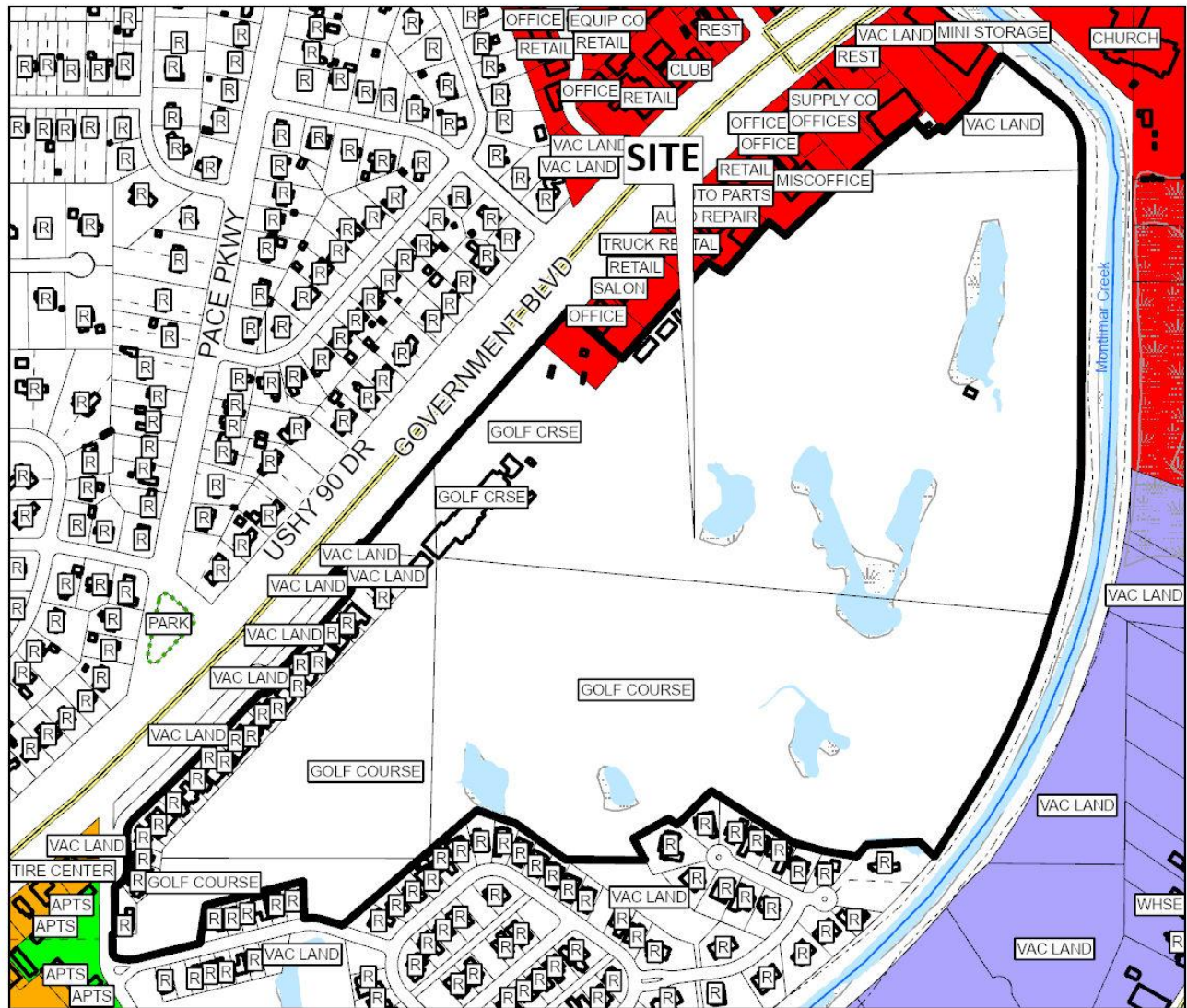
APPLICANT The Pines at Heron Lakes Subdivision

REQUEST Subdivision, PUD Modification, PA Modification

- | | | | |
|---|---|---|--|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



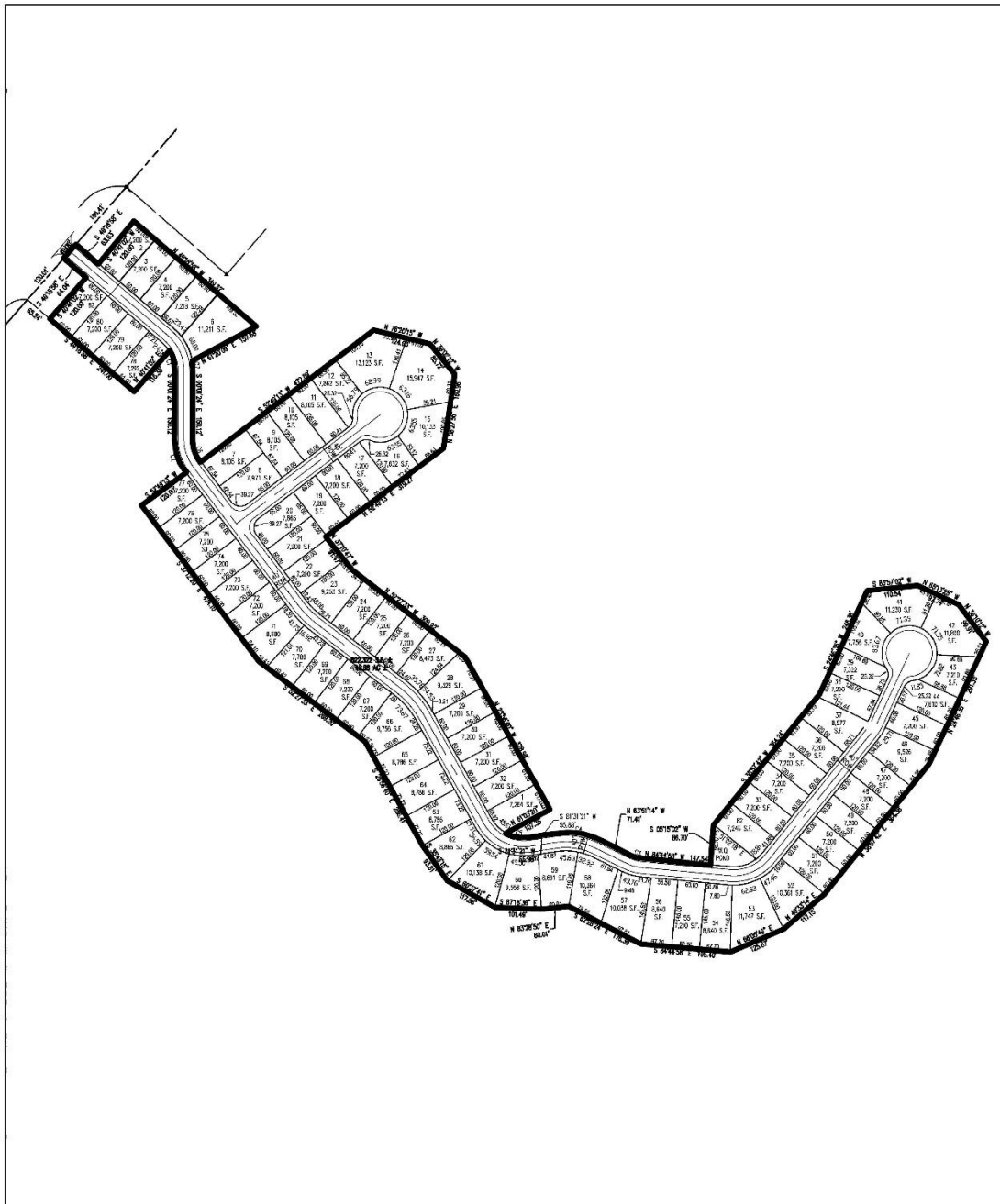
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING




The site is surrounded by residential units to the south and west, and commercial units to the northeast.

APPLICATION NUMBER <u>8</u> DATE <u>December 21, 2023</u>																															
APPLICANT <u>The Pines at Heron Lakes Subdivision</u>																															
REQUEST <u>Subdivision, PUD Modification, PA Modification</u>																															
<table style="width: 100%; font-size: small;"> <tr> <td style="width: 12.5%;">R-A</td> <td style="width: 12.5%;">R-3</td> <td style="width: 12.5%;">B-1</td> <td style="width: 12.5%;">B-2</td> <td style="width: 12.5%;">B-5</td> <td style="width: 12.5%;">ML</td> <td style="width: 12.5%;">I-2</td> <td style="width: 12.5%;">OPEN</td> <td style="width: 12.5%;">T-3</td> <td style="width: 12.5%;">T-5.2</td> </tr> <tr> <td>R-1</td> <td>R-B</td> <td>T-B</td> <td>B-3</td> <td>CW</td> <td>MH</td> <td>PD</td> <td>SD</td> <td>T-4</td> <td>T-6</td> </tr> <tr> <td>R-2</td> <td>H-B</td> <td>LB-2</td> <td>B-4</td> <td>MM</td> <td>I-1</td> <td>MUN</td> <td>SD-WH</td> <td>T-5.1</td> <td></td> </tr> </table>		R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2	R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6	R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	
R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2																						
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6																						
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1																							

SITE PLAN



The site plan illustrates the proposed lot boundaries, and drives.

APPLICATION NUMBER	8	DATE	December 21, 2023	
APPLICANT	The Pines at Heron Lakes Subdivision			
REQUEST	Subdivision, PUD Modification, PA Modification			

ZONING DISTRICT CORRESPONDENCE MATRIX		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDW/UR)	
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■				■		■					□			
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○		
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○		
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○		
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□			
HISTORIC BUSINESS	H-B			■		■		■					□			
VILLAGE CENTER	TCD					■	■						□			
NEIGH. CENTER	TCD					■	■						□			
NEIGH. GENERAL	TCD					■							□			
DOWNTOWN DEV. DDD	T-6			■									□			
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□			
DOWNTOWN DEV. DDD	T-5.2			■		■							□			
DOWNTOWN DEV. DDD	T-4			■		■		□					□			
DOWNTOWN DEV. DDD	T-3			■		■							□			
DOWNTOWN DEV. DDD	SD-WH									○	○		□			
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□			
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○		
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○		
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○		
COMMUNITY BUSINESS	B-3				■				■			○	□	○		
GEN. BUSINESS	B-4			■					■			○	□	○		
OFFICE-DISTRIBUTION	B-5								■	■			□	□		
LIGHT INDUSTRY	I-1									■			□	□		□
HEAVY INDUSTRY	I-2										■		□			□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use



LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.