

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: June 7, 2007**

**DEVELOPMENT NAME** Corrected Heron Lakes Subdivision, Phase 2, Lot 119

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**CITY COUNCIL  
DISTRICT** District 4

**PRESENT ZONING** R-1, Single-Family Residential

**AREA OF PROPERTY** 0.2± Acre

**CONTEMPLATED USE** Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage and modify the rear setback.

**TIME SCHEDULE  
FOR DEVELOPMENT** Begin Construction within 3 months of approval.

**ENGINEERING**

**COMMENTS** Verify that the pond can handle the additional proposed impervious area. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING**

**COMMENTS** Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT 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).

**REMARKS**

The applicant is requesting an amendment to the existing PUD to allow increased site coverage.

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 wishes to amend the previously approved PUD which allowed for reduced side yard setbacks. The original PUD allowed for reduced side yard setbacks only and did not address increased site coverage. In this case, the applicant wishes to construct a dwelling with a 3,475 square-foot footprint on an 8,520 square-foot lot, this represents just under 41% site coverage. Therefore, the applicant is requesting the amendment to the PUD to allow for the reduced setbacks which are already recorded as well as the increased site coverage.

There have been numerous amendments to the Heron Lakes Subdivision with regard to increased site coverage and modifications to the previously approved setbacks. Generally, those approvals required submission of documentation that the existing drainage system/detention was adequate to handle the increased site coverage requested.

Given the number of such requests and approvals, documentation should again be provided that the existing storm water system is adequate.

**RECOMMENDATION**

Based on the preceding, the application is recommended for Approval, subject to the following conditions: 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat.

## LOCATOR MAP

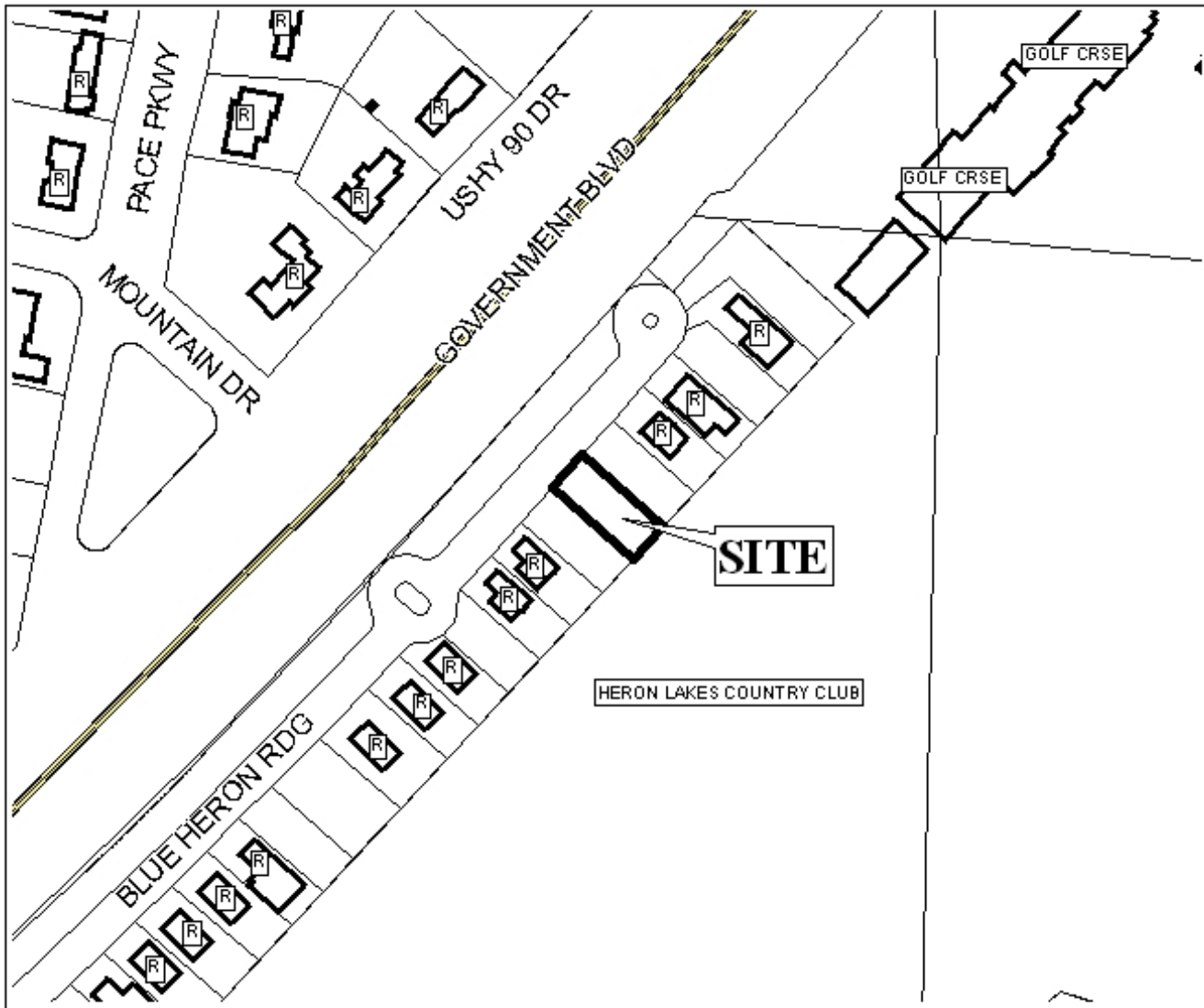


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REQUEST Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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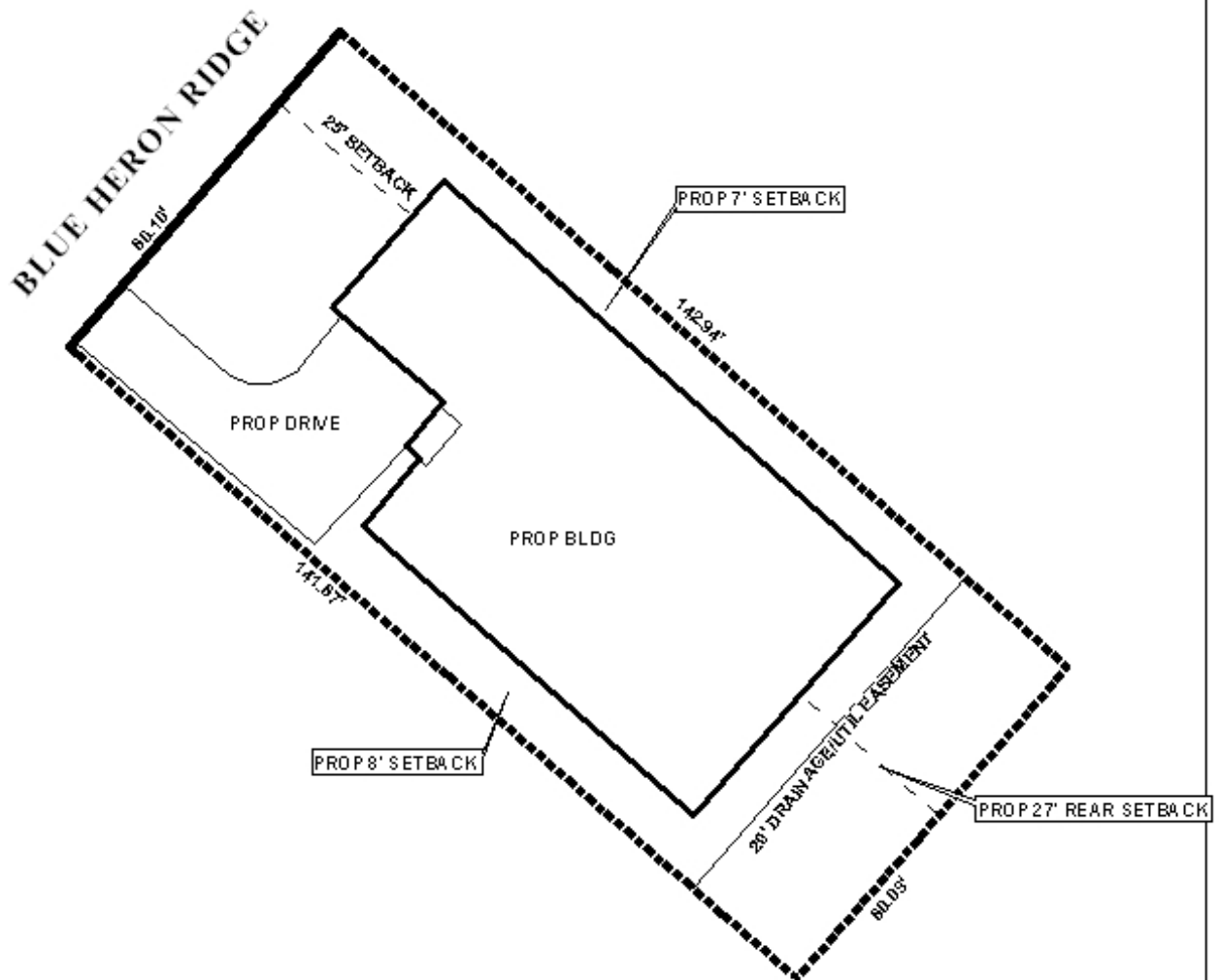
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LEGEND

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 and setbacks

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