

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: January 4, 2007****DEVELOPMENT NAME**

Persons-Wilkins Subdivision

**SUBDIVISION NAME**

Persons-Wilkins Subdivision

**LOCATION**

South side of Blue Heron Ridge, 660'+ East of Skywood Drive

**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

2 Lots / 0.5 ± acres

**CONTEMPLATED USE**

Planned Unit Development approval to allow reduced side yard setbacks in a single-family residential subdivision, and Subdivision approval to adjust a common lot line.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

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, 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**

No comments.

**REMARKS**

The applicant is requesting Planned Unit Development approval to allow reduced side yard setbacks in a single-family residential subdivision, and Subdivision approval to adjust a common lot line.

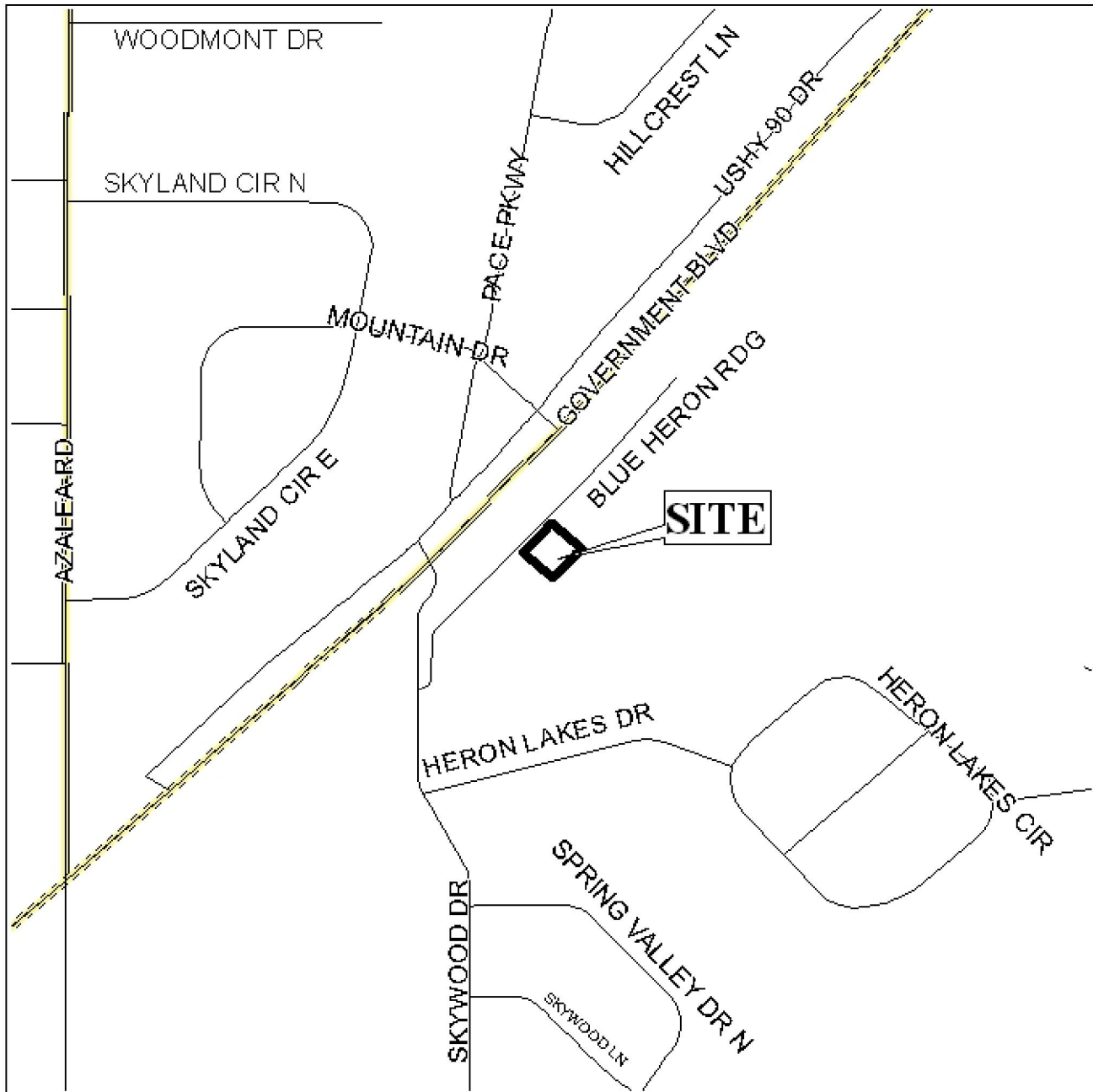
The applicant will be adjusting the common property line between the two proposed lots by approximately 10 feet, making the smaller lot wider. The front, side and rear yard setbacks, as proposed, would be in conformance with the setbacks approved in 2003 for the Heron Lakes Subdivision, Phase Two, "Corrected Plat" and planned unit development. The existing 35% maximum site coverage limitation will not be changed, however, the PUD site plan and plat should be revised to clearly state the maximum site coverage in order to avoid confusion regarding setbacks being misinterpreted as a "building envelope." The lack of clarity of setbacks throughout the Heron Lakes development has resulted in several structures exceeding the maximum site coverage due to the "building envelope" misinterpretation, and requiring subsequent PUD and subdivision applications to address overages.

### **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Approval subject to the following conditions: 1) revision of the PUD site plan to clearly state 35% maximum site coverage for each lot; 2) labeling of each lot with its size in square feet; 3) provision of a revised PUD site plan prior to the signing of the final plat; 4) completion of the Subdivision process; and 5) 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) revision of the plat to clearly state 35% maximum site coverage for each lot, per the approved PUD; 2) labeling of each lot with its size in square feet; 3) provision of a revised PUD site plan prior to the signing of the final plat; and 4) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP

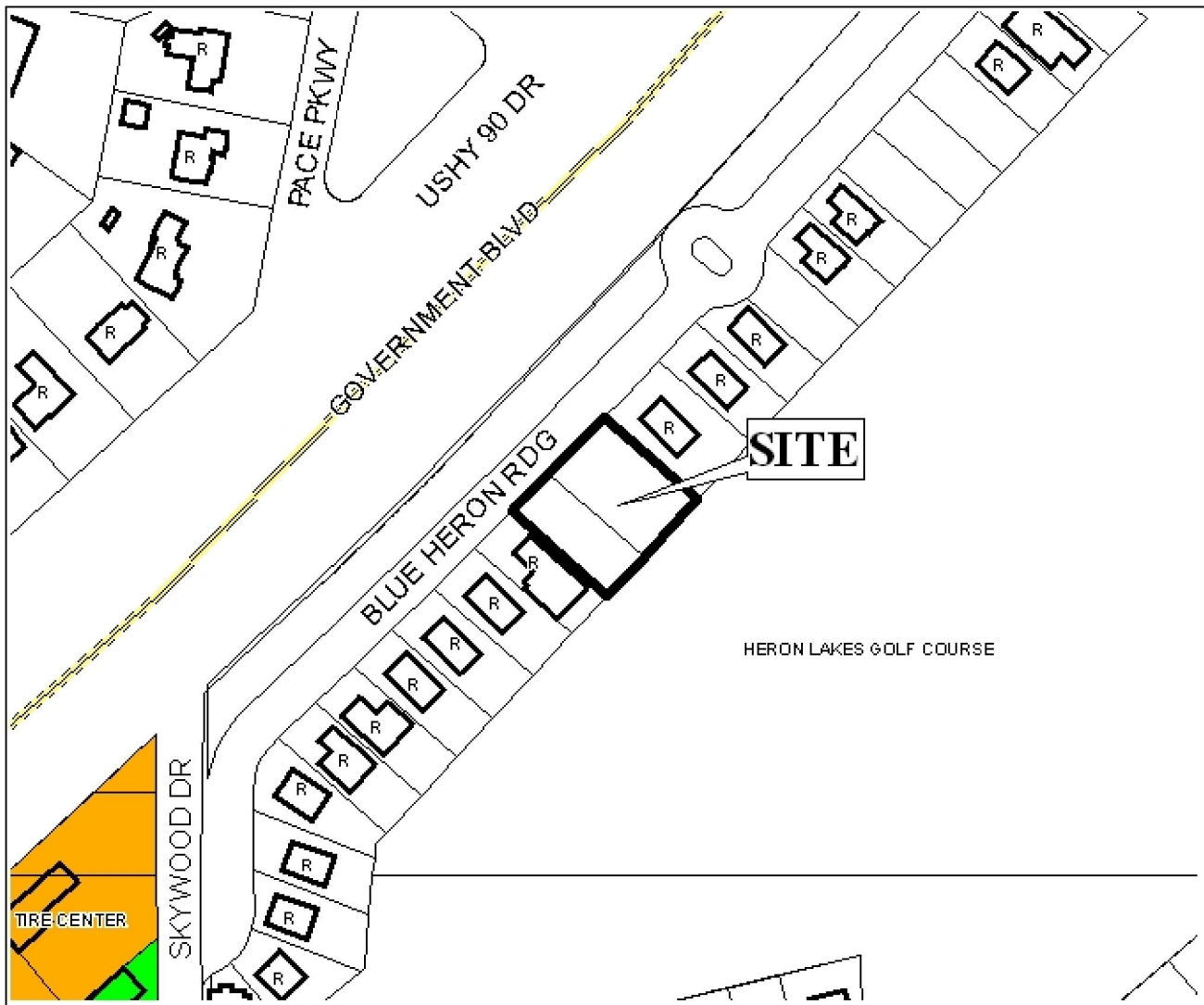


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REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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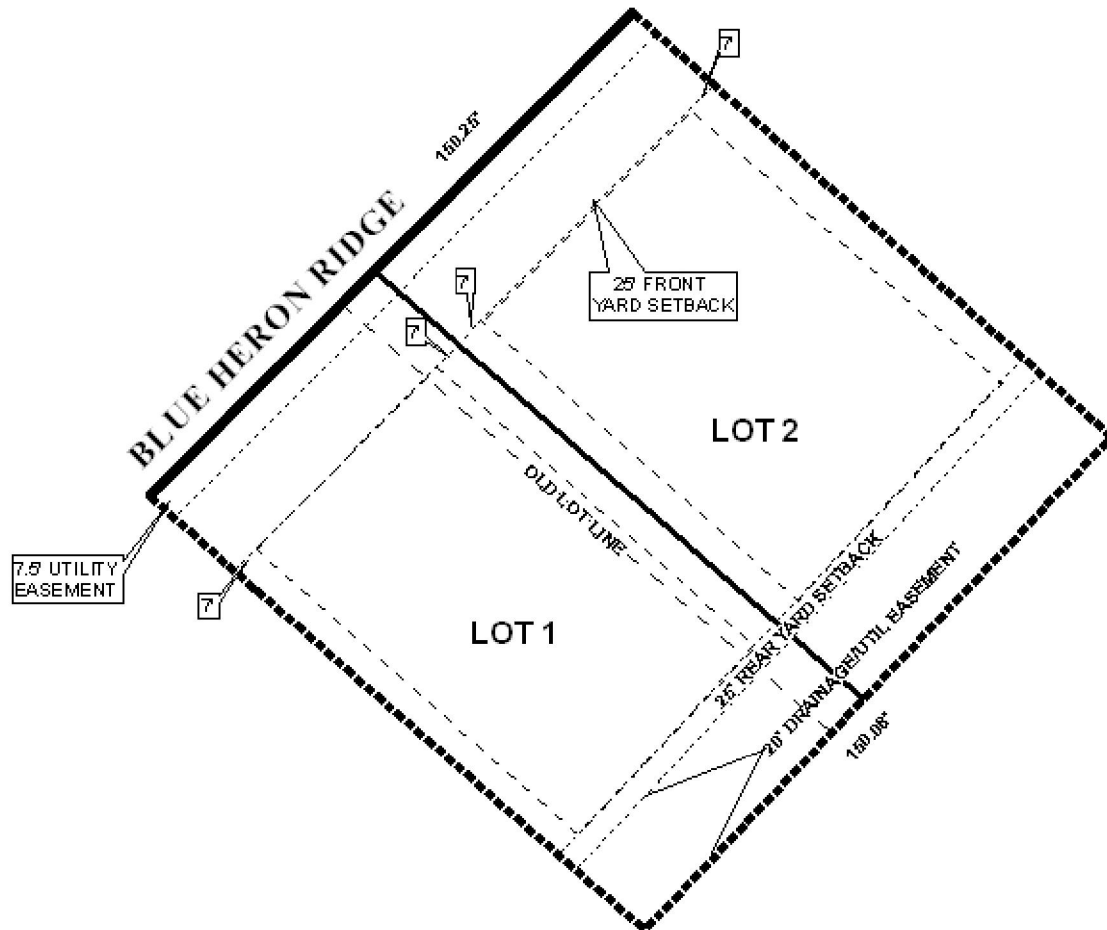
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LEGEND

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

N  
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# SITE PLAN



The site plan illustrates the proposed lot configuration and setbacks

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