

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: October 7, 2004**

**DEVELOPMENT NAME** Heron Lakes Subdivision, Phase One, Revised Lots 32 and 33

**SUBDIVISION NAME** Heron Lakes Subdivision, Phase One, Revised Lots 32 and 33

**LOCATION** 1059 and 1063 Grand Heron Court West  
(North side of Grand Heron Court West, 100'± and 200'± East of its West terminus).

**CITY COUNCIL  
DISTRICT** District 4

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

**AREA OF PROPERTY**

**CONTEMPLATED USE** Reduced rear and front yard setbacks and 40% maximum site coverage.

**TIME SCHEDULE  
FOR DEVELOPMENT** Immediate

**ENGINEERING  
COMMENTS** Engineer to provide verification that existing stormwater system, including designed and constructed detention, can accommodate increased coverage. 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.

**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 to amend an existing Planned Unit Development (PUD) approval to increase the maximum site coverage from 35 percent to 40 percent and to allow reduced front and rear yard setbacks. Site coverage regulates the ratio of the property that can be developed with a structure, it does not include paved areas such as driveways and patios. Additionally, the record plat illustrates 40-foot rear yard and 30-foot front yard setbacks; the applicant proposes to reduce the front yard setback to 25-feet and the rear yard setback to 25-feet, thus Subdivision approval is also required to modify these setbacks on the record plat.

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 increased site coverage; the Ordinance allows up to 35 percent site coverage in a R-1, Single-Family Residential district, the applicant is requesting 40 percent. In single-family residential PUDs, and in Heron Lakes in particular, additional site coverage is frequently requested; and in this instance the request is minimal—an additional five percent. However, a typical condition is the submission of verification by an Engineer that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

In May 2004, the applicants filed PUD and Subdivision applications for reduced setbacks (25-foot front setback and 20-foot rear yard setback) and 40% site coverage. The Commission approved those requests; however, a neighbor appealed the approvals to the City Council. Consequently, a neighborhood meeting was held, and it was the consensus of the neighborhood that a minimum setback of 25-feet along the front and rear property lines should be maintained. Site coverage was not an issue to the neighborhood. Based upon the neighborhood meeting, the City Council granted the appeal of the neighbor, thus the applicants are resubmitting their applications. The current applications reflect to consensus of the neighborhood.

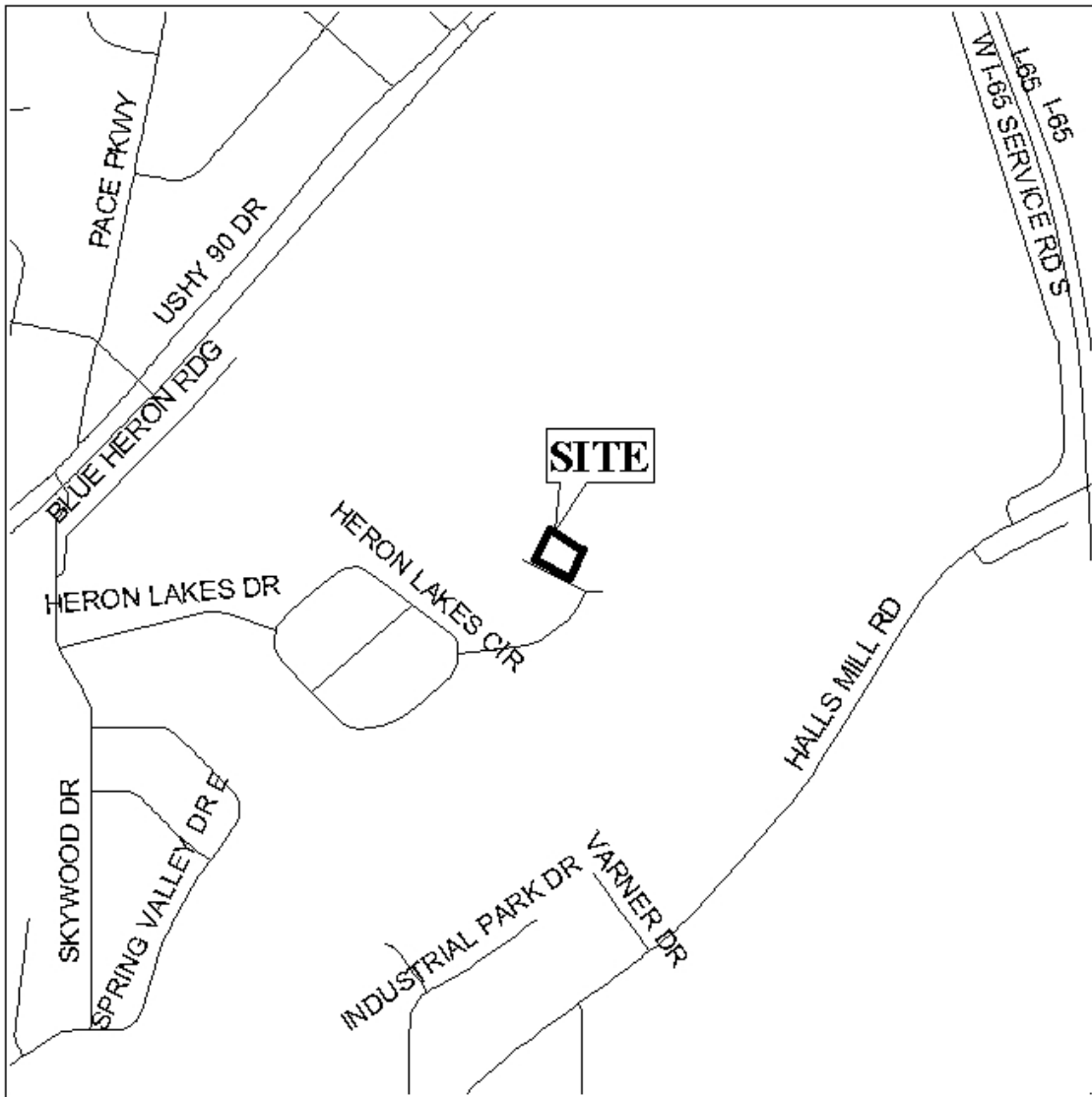
The proposed setback lines (25-feet along the front and 25-feet along the rear) comply with the minimum setback requirements of both the Zoning Ordinance and Subdivision Regulations and thus could be considered appropriate for the site. Furthermore, there have been numerous requests for modified front and rear yard setbacks in Heron Lakes.

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for approval subject to the following condition: 1) that the Engineer provide verification that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

**Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) that the Engineer provide verification that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage.

## LOCATOR MAP

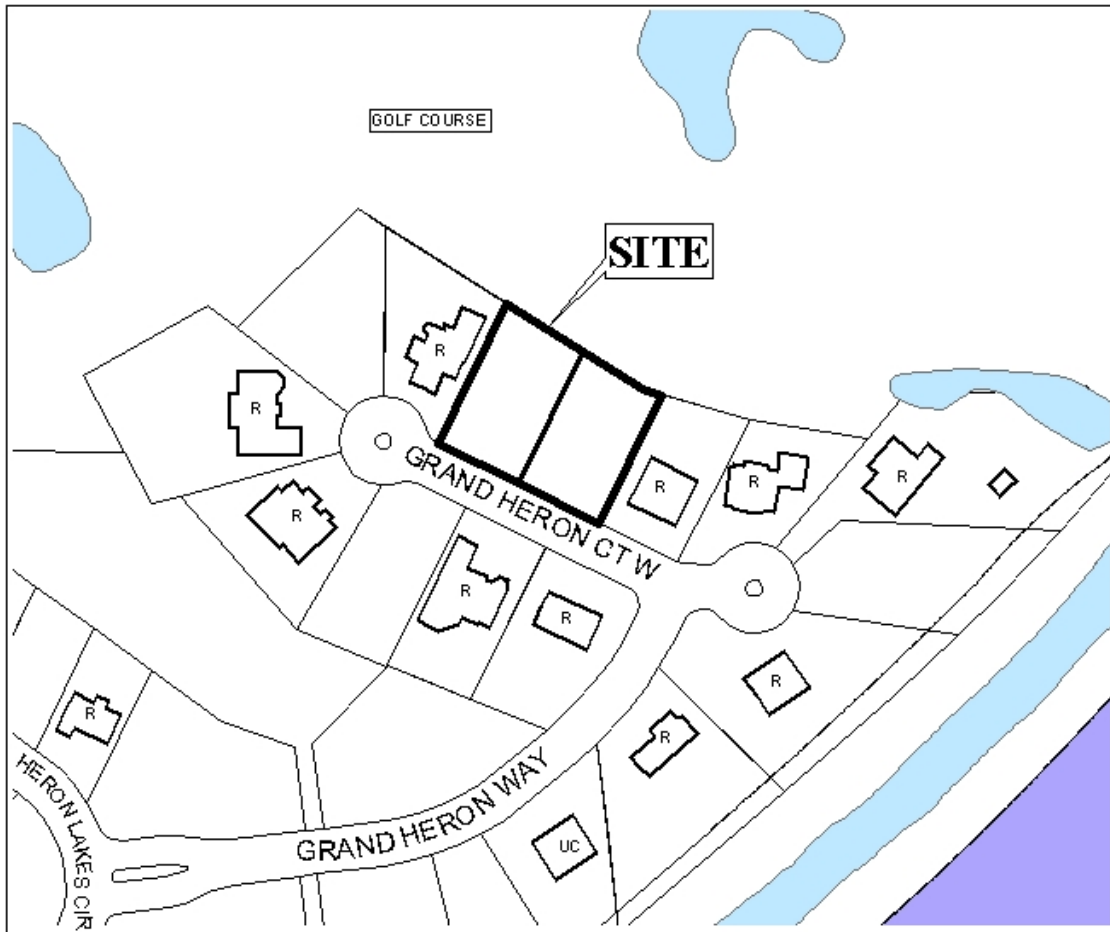


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REQUEST Planned Unit Development, Subdivision



NTS

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

















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

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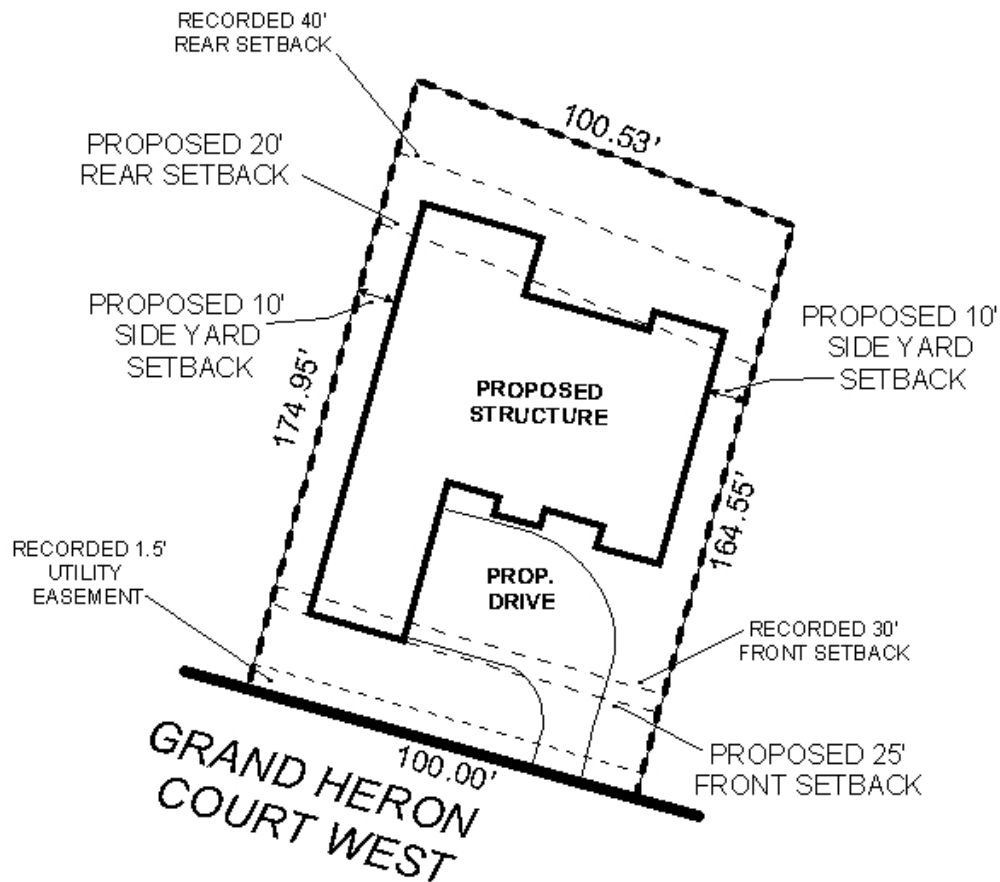
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LEGEND

 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	NTS
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## SITE PLAN LOT 32

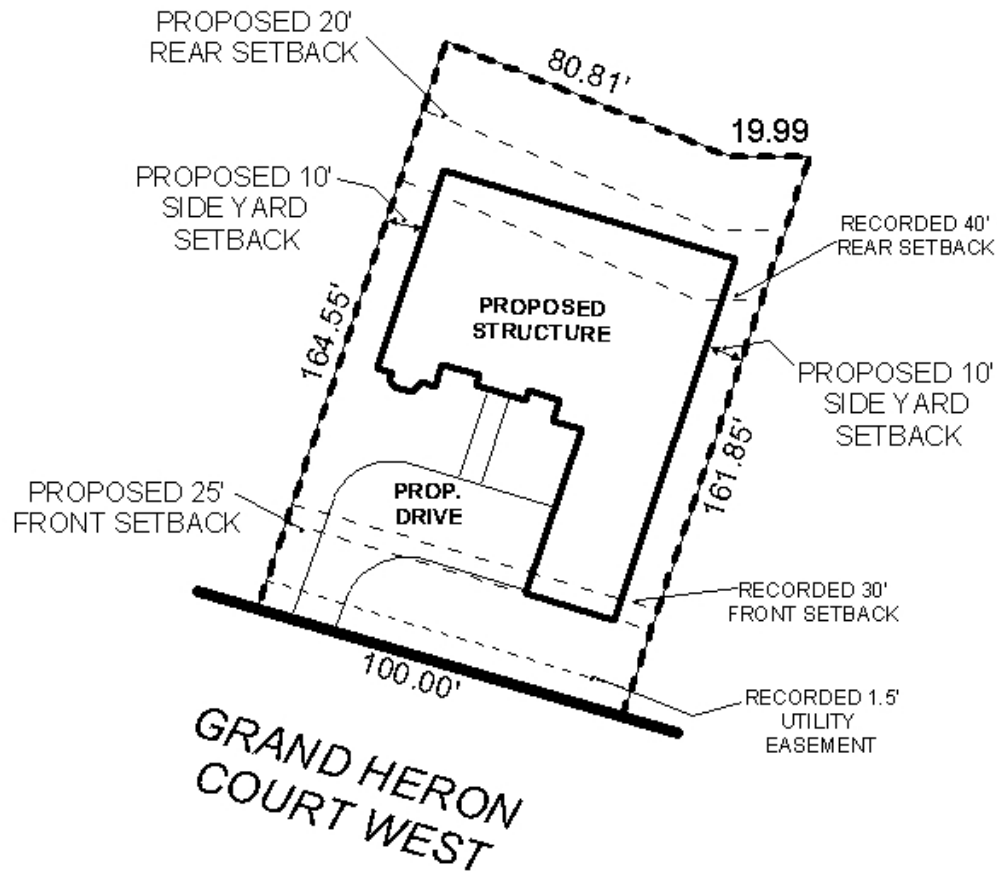


The site is located on the North side of Grand Heron Court West, 100' East of its West terminus. The plan illustrates the existing and proposed setbacks and the proposed structure.

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## SITE PLAN LOT 33



The site is located on the North side of Grand Heron Court West, 100' East of its West terminus. The plan illustrates the existing and proposed setbacks and the proposed structure.

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