

EXTENSION

PLANNED UNIT DEVELOPMENT AND SUBDIVISION EXTENSION STAFF REPORT

Date: May 6, 2004

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)

REMARKS

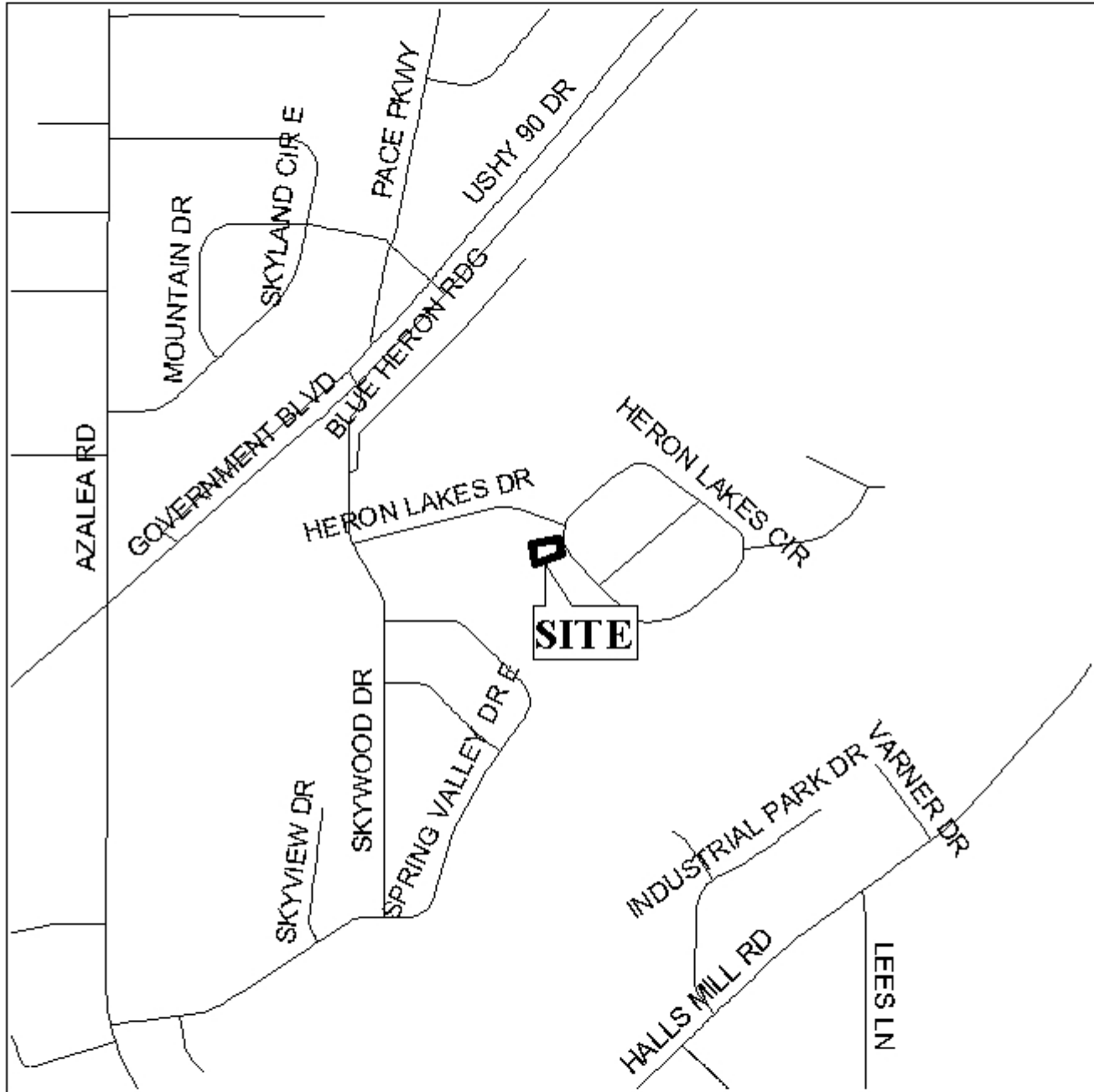
The applicant is requesting one-year extensions of a previously approved one-lot subdivision, with the maximum allowable site coverage from 35% to 37% in a single-family residential subdivision.

Both the PUD and subdivision applications were approved in May 2003, and this is the first extension since the PUD was originally approved. There has been no change in conditions within the surrounding area that would affect the PUD as previously approved; nor have there been changes to the Zoning Ordinance that would affect the previous approval. However, as no street construction is required, the applicant should be advised that a 2nd extension is unlikely.

RECOMMENDATION

Based upon the preceding, it is recommended that these requests for extension be approved, however, a second extension would be unlikely.

LOCATOR MAP



APPLICATION NUMBER Extension DATE May 6, 2004

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

REQUEST Subdivision and Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

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REQUEST Subdivision and Planned Unit Development

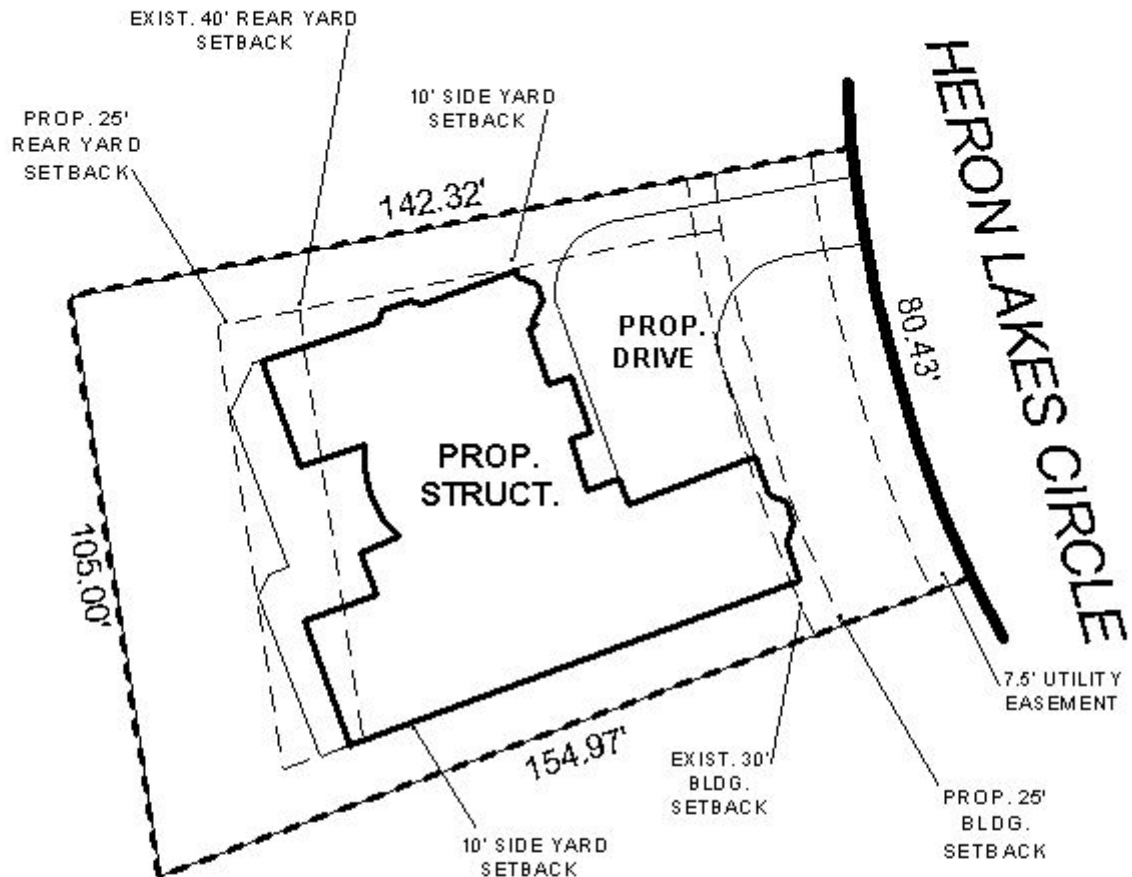
LEGEND



NTS

EXTENSION

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.

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USE/REQUEST Subdivision and Planned Unit Development



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