

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: July 6, 2006****APPLICANT**

John F. Loupe

DEVELOPMENT NAME

The Quarters at Heron Lakes Subdivision

LOCATION

North terminus of Skyview Drive, extending to the West side of Skywood Drive, 650'± South of Government Boulevard

**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

18.3± Acres 83 Lots

CONTEMPLATED USE

Planned Unit Development Approval to allow a gated, private street town home and single-family residential subdivision with reduced lot widths and sizes, reduced building setbacks, increased site coverage, alleyway access, and on-street parking.

REMARKS

The applicant is requesting a one year extension of a previously approved PUD and Subdivision.

This is the first request for extension since the original approvals in 2005. There have been no changes in conditions in the surrounding area that would affect the PUD or subdivision as approved, nor have there been changes to the Zoning Ordinance or Subdivision Regulations that would affect the previous approvals.

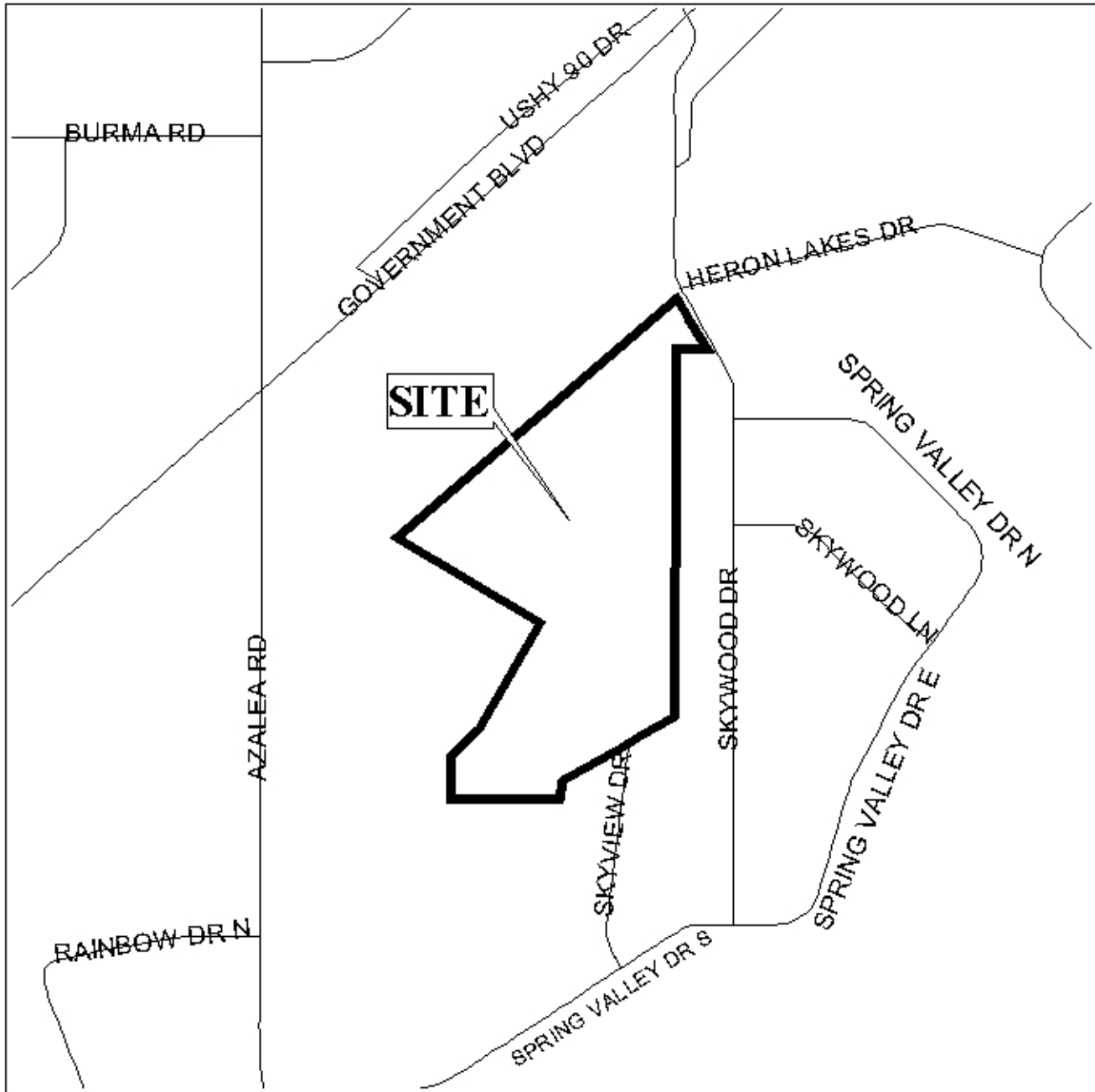
It should be noted that street construction and several conditions concerning drainage were required as a result of these approvals could be considered justification for extension.

RECOMMENDATION

PUD: Based on the preceding, it is recommended that this application for extension be approved.

SUBDIVISION: Based on the preceding, it is recommended that this application for extension be approved.

LOCATOR MAP



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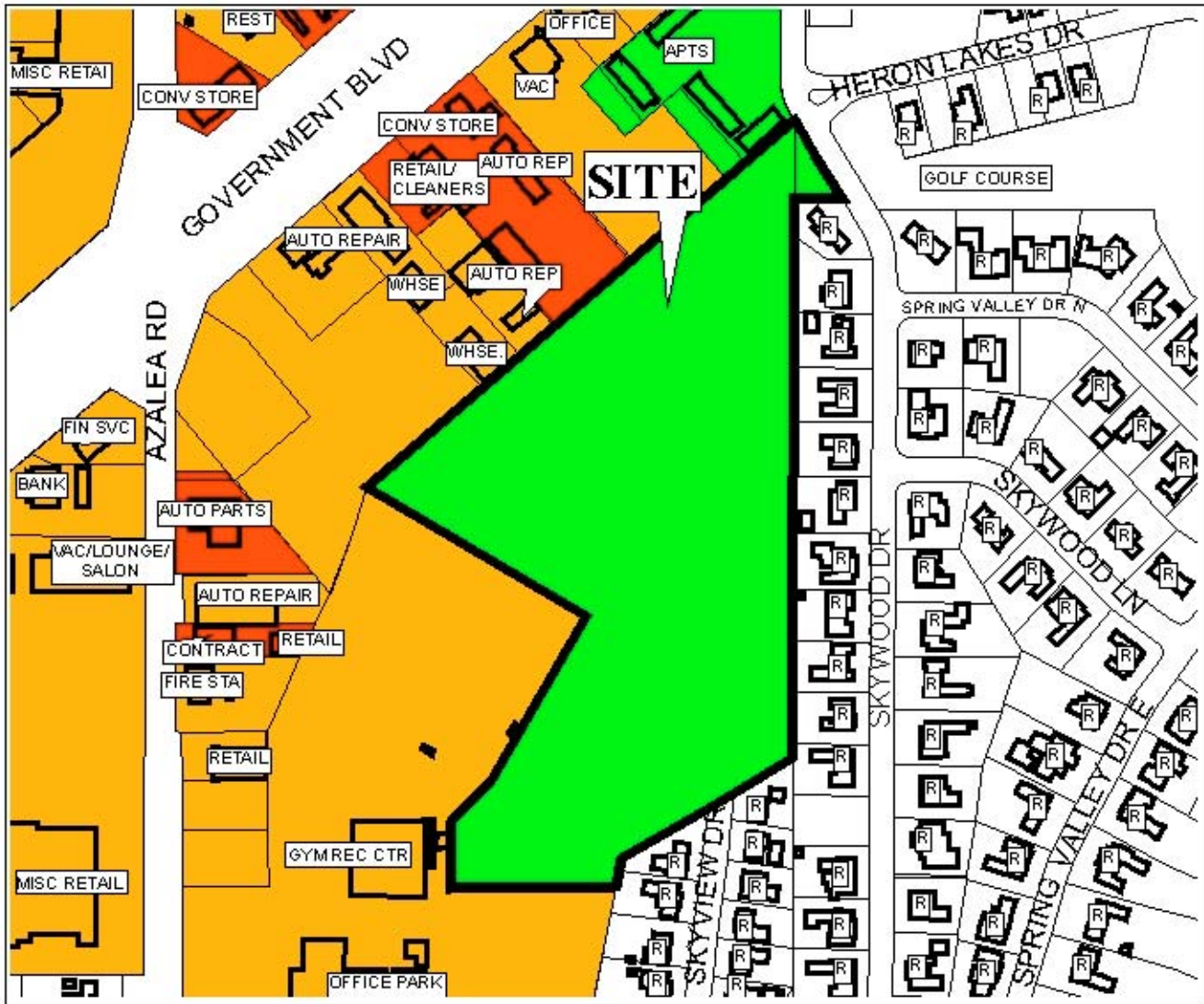
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REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

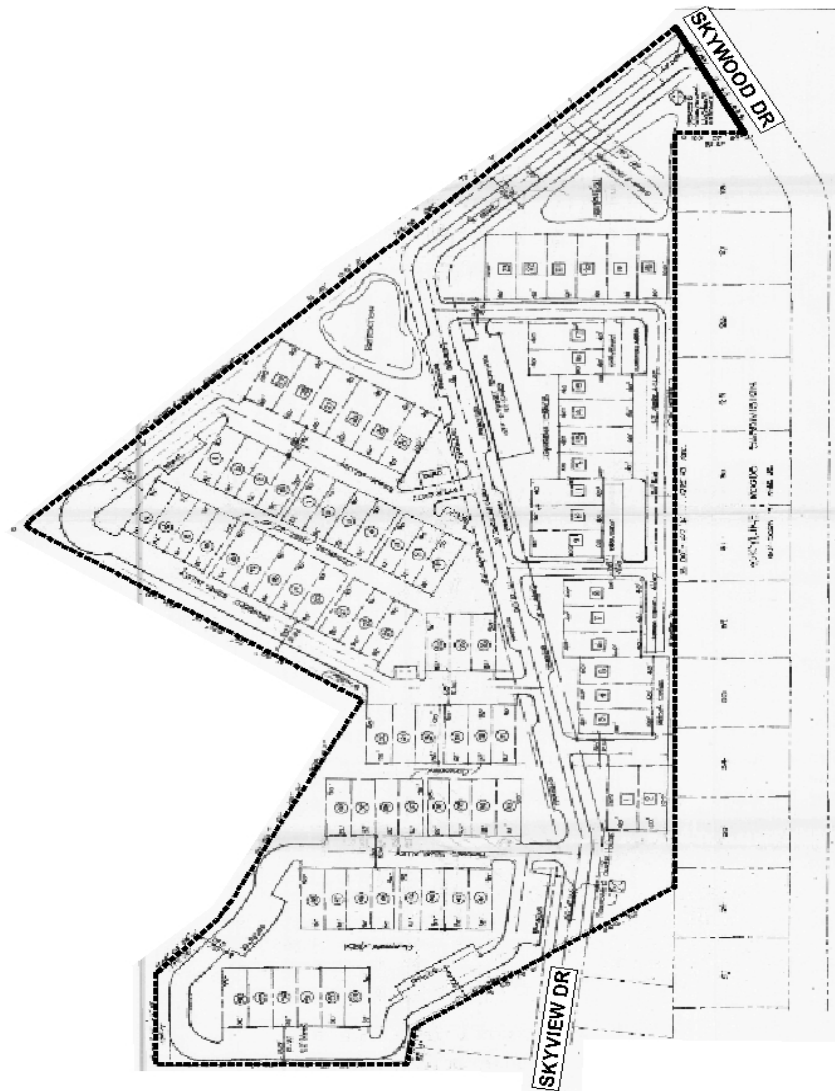


Commercial sites are located to the north and west of the site.
Single-family residential units are located to the east of the site.

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LEGEND NTS

SITE PLAN



The site plan illustrates the proposed development

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