

PLANNED UNIT DEVELOPMENT
STAFF REPORT

Date: June 5, 2003

DEVELOPMENT NAME Heron Lakes Subdivision, Phase Two, "Corrected Plat", Resubdivision of Lots 110, 111, and 112

LOCATION South side of Blue Heron Ridge, 650'± East of Skywood Drive

PRESENT ZONING R-1, Single-Family Residential

AREA OF PROPERTY 12,600± Square Feet

CONTEMPLATED USE Increased Site Coverage of 38% in an R-1, Single-Family Residential District

TIME SCHEDULE FOR DEVELOPMENT Immediate

ENGINEERING
COMMENTS

Recommend initial developer provide verification that designed stormwater system and constructed stormwater system are adequate to accommodate increased impervious areas from all submitted requests for increased coverage. Verification should be from professional engineer registered in the state of Alabama. If this is not feasible, each applicant for increased coverage should provide verification that stormwater (designed and constructed) can accommodate increased impervious areas. 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.

REMARKS

The applicant is requesting Planned Unit Development approval to increase the site coverage of one lot to 38%; the maximum site coverage allowed in an R-1 district is 35%; however, as the site is part of an overall PUD, as part of PUD approval, the Ordinance allows for modified 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

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.

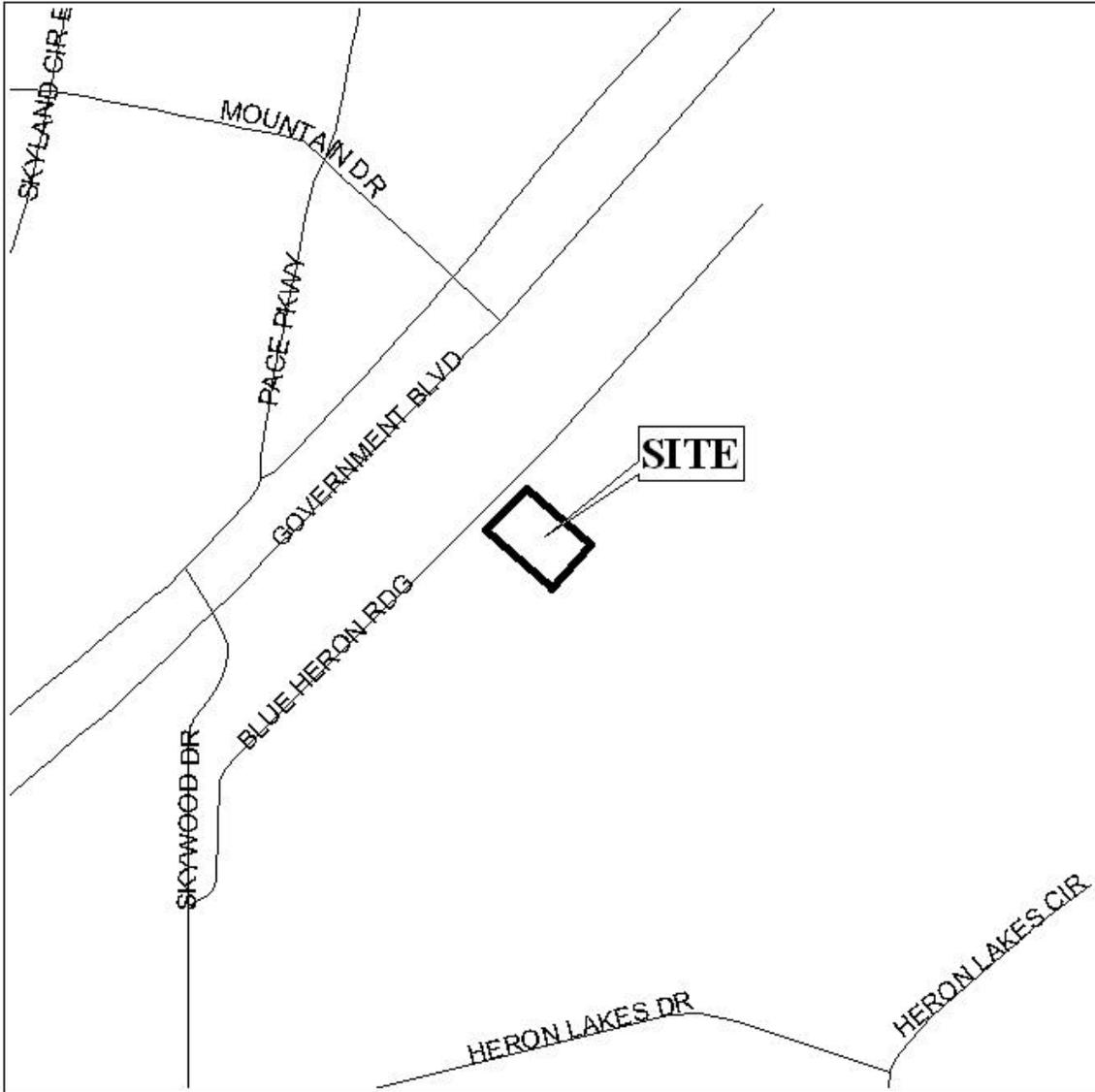
Single-family residential PUD applications frequently request increased (more than 35%) site coverage; the current application is requesting 38% and the Commission has typically approved increased site coverage requests up to 45%. However, in granting approvals for increased site coverage, full compliance with Engineering Comments, especially requirements concerning detention capacity, was required.

It should be noted that there have been numerous requests for additional site coverage associated with the overall development. However, a quest for increased site coverage was not part of the initial application for the development, thus each lot requesting increased site coverage must be reviewed by the Commission, and certification provided to City Engineering regarding the capacity of the detention system.

RECOMMENDATION Based upon the preceding, this application is recommended for approval subject to the following condition: 1) full compliance with the Engineering Comments.

The application was heldover from the Commission's June 5th meeting due to the lack of a voting quorum.

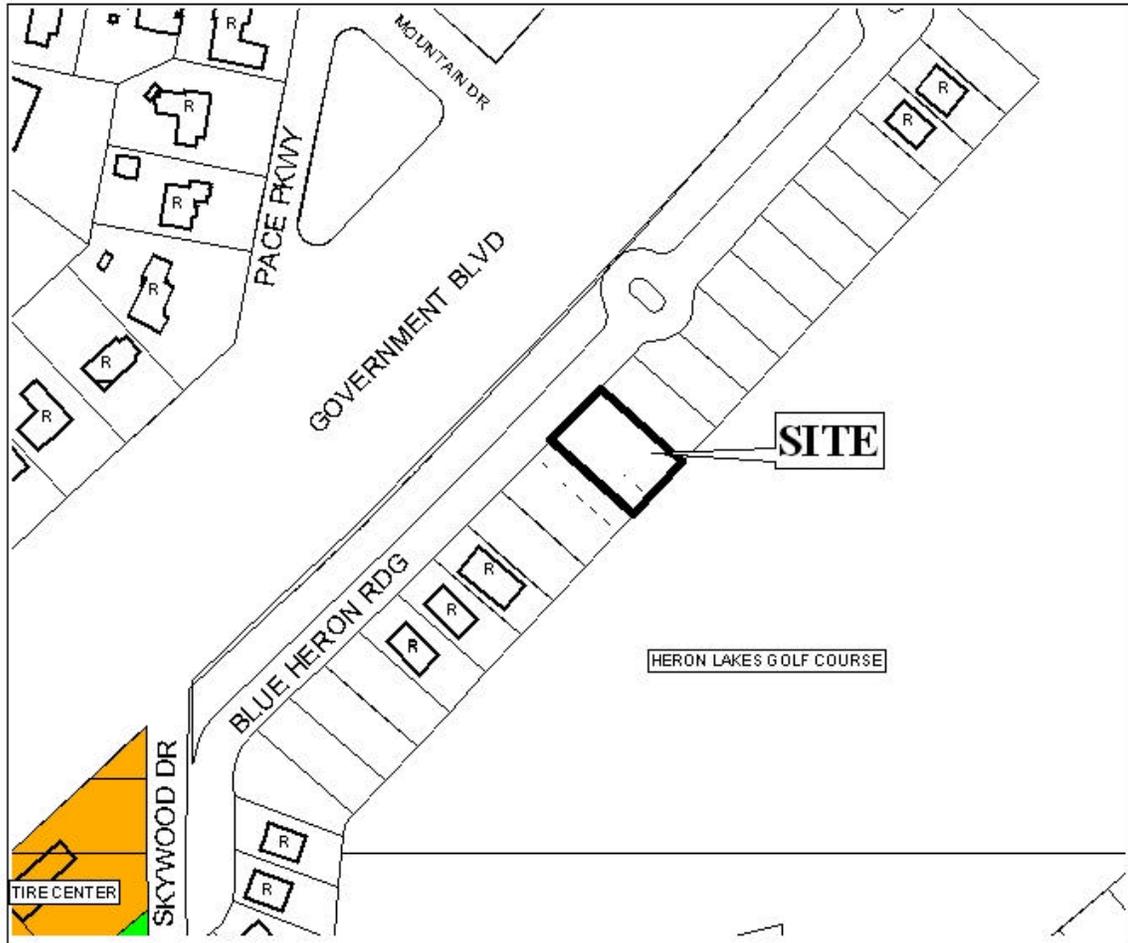
LOCATOR MAP



APPLICATION NUMBER 8 DATE June 5, 2003
APPLICANT Heron Lakes Subdivision, Phase Two, "Corrected Plat",
Resubdivision of Lots 110, 111 and 112
REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



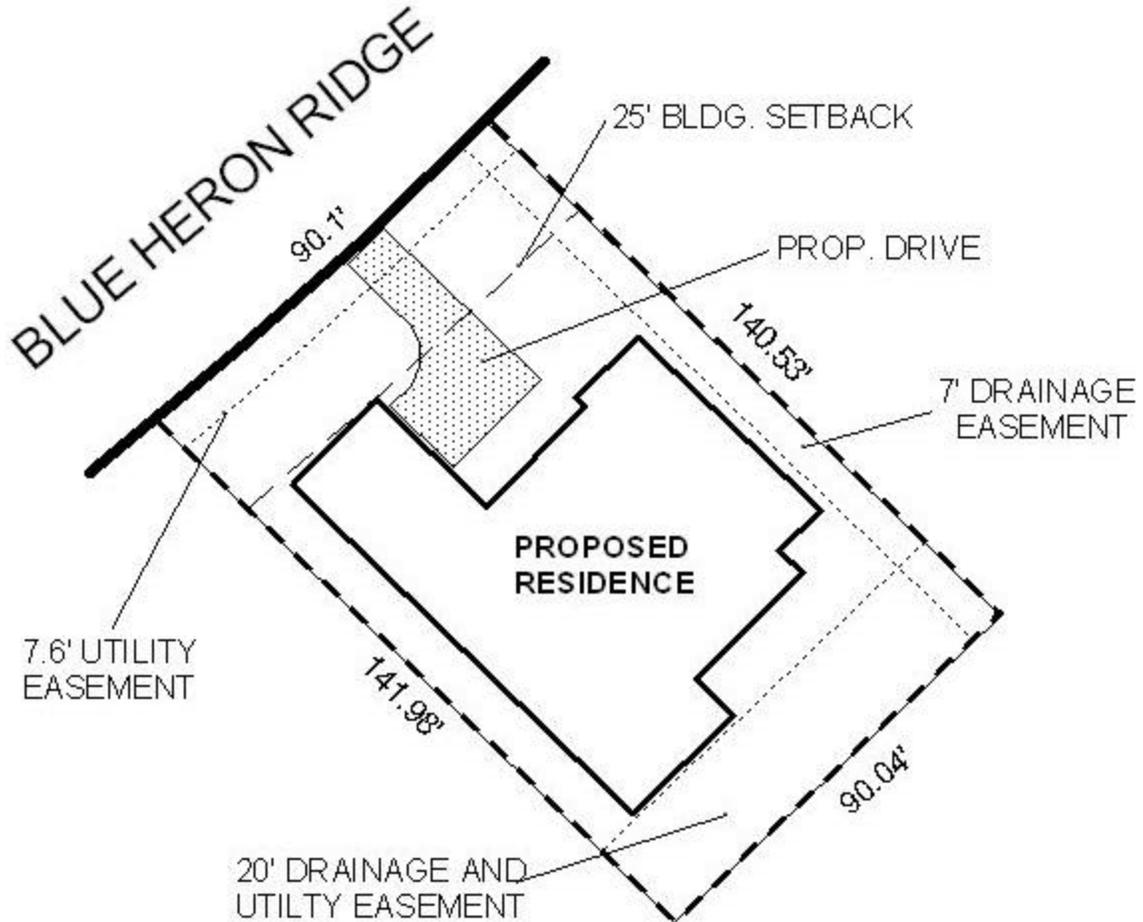
Single-family residential units are located to the north, east, and west of the site. A golf course is located to the south and east of the site and an auto repair facility is located to the west of the site.

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LEGEND



SITE PLAN



The site is located on the South side of Blue Heron Ridge, 650 East of Skywood Drive.
The plan illustrates the proposed residence, drive and setbacks.

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