

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: March 1, 2007.**

**DEVELOPMENT NAME** Heron Lakes Subdivision, Phase 1, Lot 70,  
Resubdivision of

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Resubdivision of

**LOCATION** 4106 Yellow Heron Lane  
(West side of Yellow Heron Lane, 125'+ South of  
Heron Lakes Circle)

**CITY COUNCIL  
DISTRICT** District 4

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

**AREA OF PROPERTY** 1 Lot / 0.3± Acre

**CONTEMPLATED USE** Planned Unit Development Approval to amend a  
previously approved Planned Unit Development to allow increased site coverage.

**TIME SCHEDULE  
FOR DEVELOPMENT** Begin Construction within 6 months of approval.

**ENGINEERING  
COMMENTS** Any increase in the original site coverage, will  
require the engineer to analyze that sufficient detention capacity exists for the increase in  
impervious area. It is the responsibility of the applicant to look up the site in the City of  
Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the  
COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm  
or deny the existence of wetlands on-site. If wetlands are present, they should be  
depicted on plans and/or plat, and no work/disturbance can be performed without a  
permit from the Corps of Engineers. 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). Full compliance with

landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

**REMARKS**

The applicant is requesting an amendment to the existing PUD to allow increased site coverage to 38% and to modify the previously approved rear setback from 40' to 30'. The subject site was submitted for the same considerations and approved at the March 1, 2007 Commission meeting; however, the application erroneously stated Lot 80, which is across Yellow Heron Lane. To ensure considerations for the proper lot, this corrected application is now before the Commission.

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.

There have been numerous amendments to the Heron Lakes Subdivision with regard to increased site coverage and modifications to the previously approved setbacks. Generally, those approvals required submission of documentation that the existing drainage system/detention was adequate to handle the increased site coverage requested.

Given the number of such requests and approvals, documentation should again be provided that the existing storm water system is adequate.

**RECOMMENDATION**

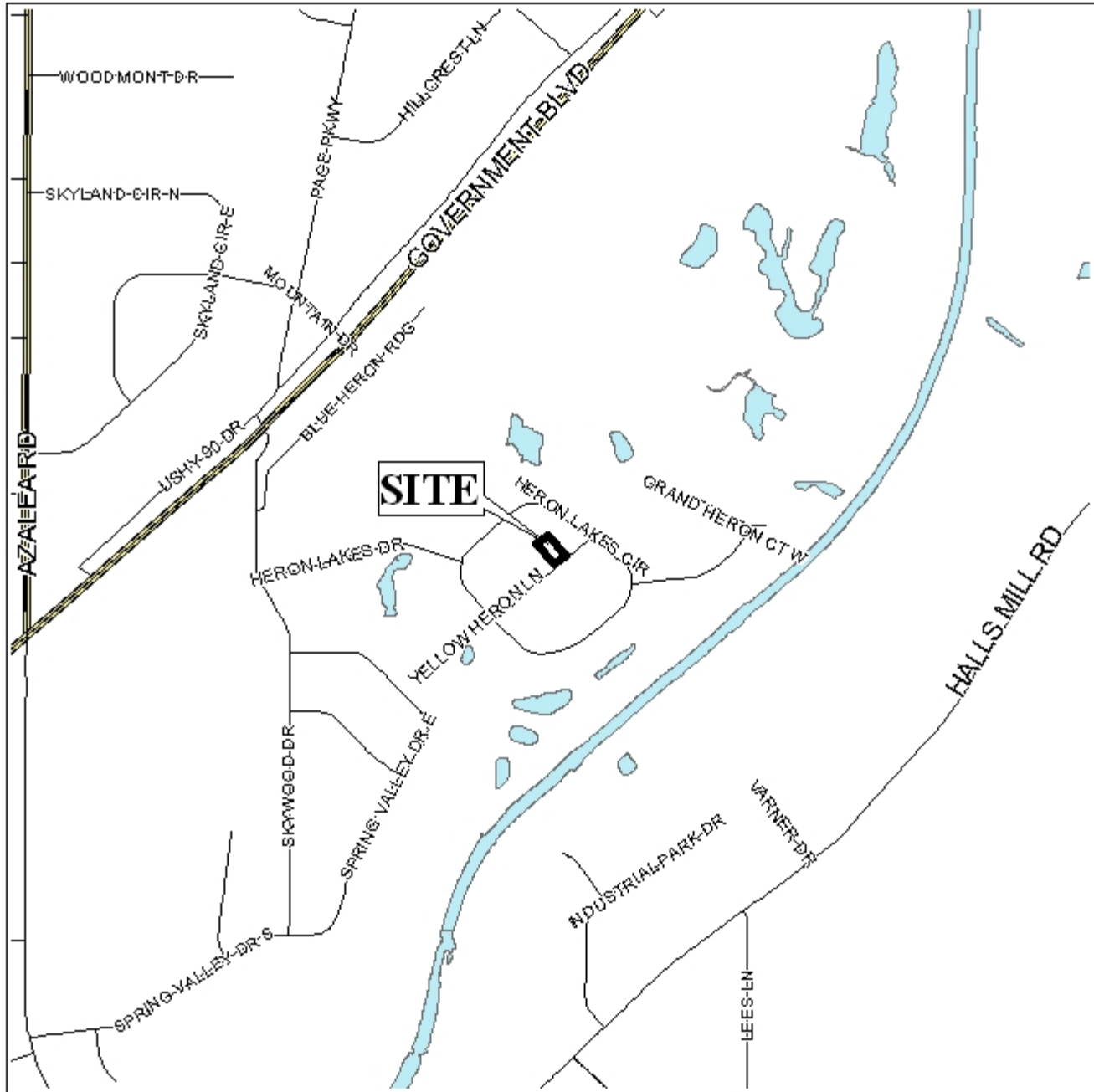
*Subdivision* Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat;
- 2) labeling of the plat to indicate the lot size in square or the provision of a table on the plat furnishing the same information; and
- 3) the placement of a note on the final plat stating that the site is allowed 38% maximum site coverage.

*Planned Unit Development* Based on the preceding, the application is recommended for Approval, subject to the following condition:

- 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat.

# LOCATOR MAP



APPLICATION NUMBER 47 & 48 DATE December 6, 2007

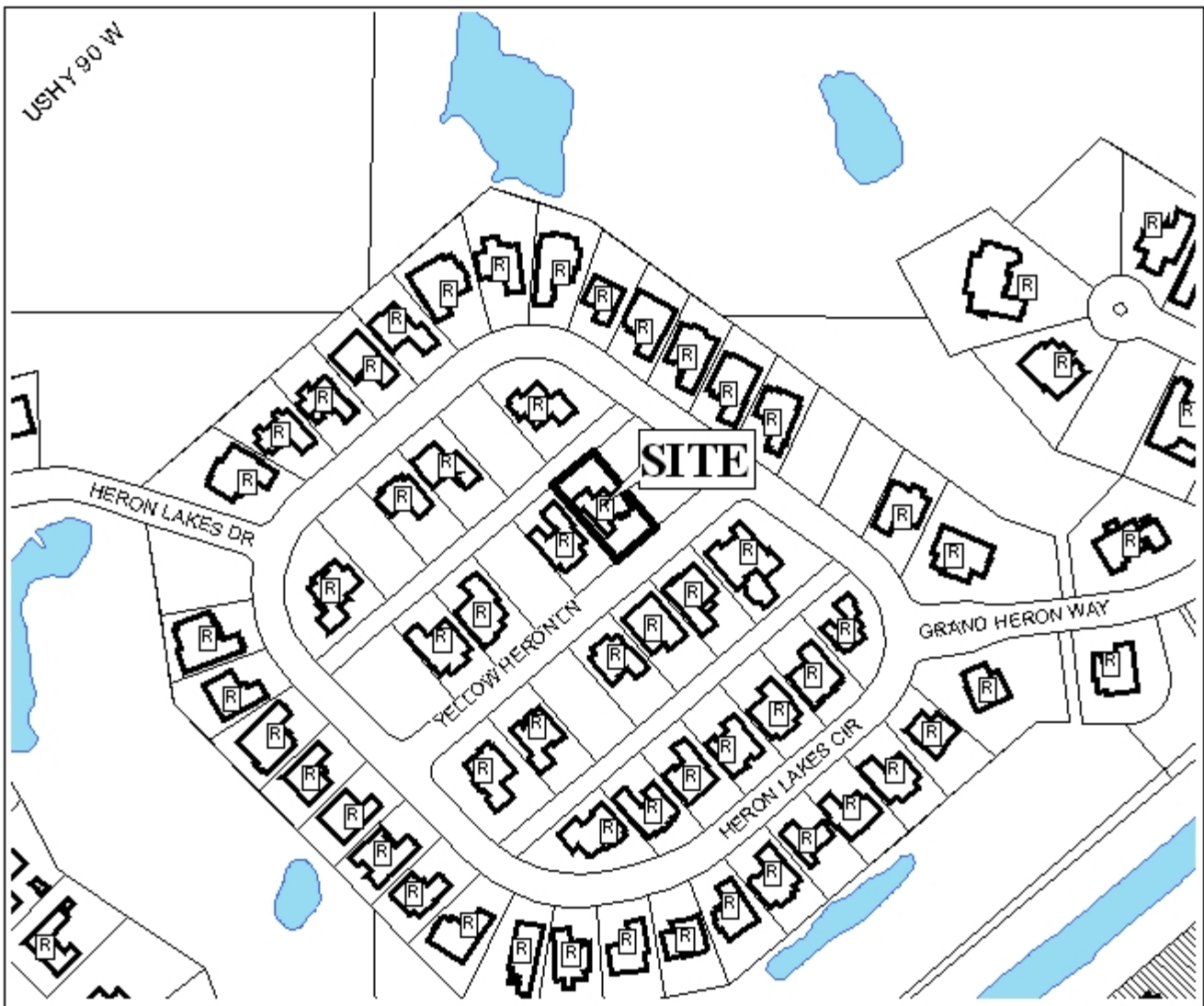
APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 70

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

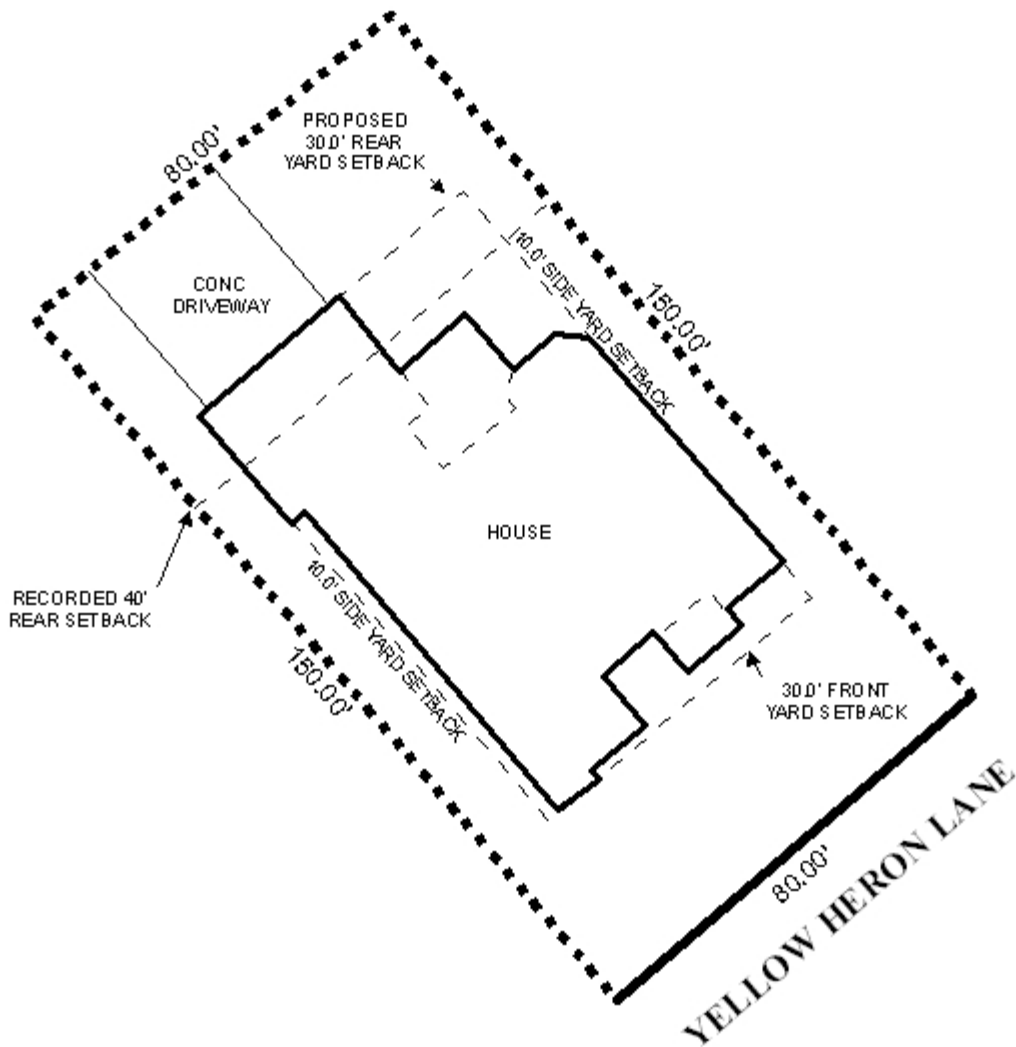


This site is surrounded by residential landuse  
with industrial operations to the southeast.

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- |        |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |
|--------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|--|
| LEGEND |     |     |     |     |     |     |     |     |      |     |     |     |     |     | NTS |  |
|        | R-1 | R-2 | R-3 | R-A | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |  |

# SITE PLAN



This site plan illustrates a proposed building and setbacks.

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