



## PLANNING

**To:** Planning and Zoning Commission **Item No. 4d**  
**From:** Suzanne Porter, AICP, Planning Manager  
**Through:** David Hoover, AICP, Director of Development Services  
**Re:** Preliminary Plat of Heritage Heights  
**Meeting:** May 26, 2026

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**Agenda Item:**

Consider and act upon a request for a Preliminary Plat of Heritage Heights, on 79.3± acres, located on the south side of First Street and 400± feet west of Coleman Street. (DEVAPP-26-0015)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Town Center.

**Zoning:**

The property is zoned Planned Development-67 (Subdistrict 3) and Single Family-15.

**Conformance:**

The Preliminary Plat conforms to the development standards of Planned Development-67 (PD-67). The proposed plat diverges from the conceptual plan in that it is entirely single family lots; the townhome lots have been removed.

**\* Bolded items in this section represent what is reflected on the Preliminary Plat while the items in parenthesis show the requirements outlined in the Planned Development. \***

- Density: PD-67 does not specify a minimum density or maximum number of single family lots.
- Size of Yards:
  - Minimum Front Yard – **20'** (Min. of 15 ft)
  - Minimum Side Yard – **7.5'** (Min. of 7 ft)
  - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
  - Minimum Rear Yard – **20'** (Min. of 20 ft)

- Size of Lots:
  - Minimum Lot Size – **6,875 SF** (Min. of 6,875 SF)
  - Minimum Lot Width – **55'** (Min. of 55 ft)
  - Minimum Lot Depth – **125'** (Min. of 100 ft)

**Description of Agenda Item:**

The purpose of the Preliminary Plat is to construct a subdivision consisting of 195 single family homes and 10 open space lots. There will also be two large lots platted along First Street that are intended for non-residential use, as allowed by the Planned Development.

**Access:**

Access is provided from First Street, Lovers Lane and Coleman Street.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements. The property is adjacent to a railroad and is compliant with the required screening standards.

**Hike & Bike Trail:**

A ten-foot hike and bike trail is provided along the west side of Main Street through the development.

**Companion Item:**

There is no companion item on this Planning and Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Preliminary Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Plat subject to the modification of Cherokee Court to Cherokee Drive.