



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Glynn Village Plat 8 – Revised Preliminary Plat

DATE: March 11, 2014

GENERAL INFORMATION:

Applicant: Hubbell Realty Company / Hubbell Metropolitan Development Fund I, LLC

Requested Action Preliminary Plat Approval

Location and Size: Property is generally located south of University Avenue and along Warrior Lane within the Glynn Village Planned Development, containing approximately 48.40 acres.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|---|--------------------------|---|
| Property in Question | Vacant – Undeveloped Glynn Village Planned Development Area | Neighborhood Residential | PD R-1 (Single Family Residential) & PD R-4 (Row Dwelling & Townhome Dwelling) |
| North | Glynn Village Plats 1, 3, & 6 | Neighborhood Residential | PD R-1 (Single Family Residential) |
| South | Vacant – Undeveloped Future Glynn Village Plat(s) | Neighborhood Residential | PD R-1 (Single Family Residential) & PD R-4 (Row Dwelling & Townhome Dwelling District) |
| East | Hemingway Subdivision | Neighborhood Residential | R-2 |
| West | Spyglass Subdivision | Neighborhood Residential | R-2 |

BACKGROUND:

The proposed preliminary plat is a revision to a plan presented to the Commission in August of 2013. The previous plat had proposed to create 86 single family lots consistent with the Glynn Village Planned Development. The revised preliminary plat is being presented to the Commission for their consideration as a combination of the previously approved preliminary plats of Glynn Village Plat 8 and Plat 9 and additional single family lots. After receiving approval of the 86 single family lots as part of Glynn Village Plat 8 and the 2 large townhome parcels that would accommodate approximately 72 townhomes, Hubbell further evaluated the proposals and has decided to include an additional 49 single family homes and complete all of the public improvements associated with the 135 total single family lots and the townhome ground.

street intersections within the Glynn Village subdivision further north on Warrior Lane which allow for vehicles turning left to move out of the path of travel on Warrior Lane.

SE Pleasant View Drive will be extended from the Hemingway subdivision over to the Warrior Lane intersection where it will be renamed extending west as Dunham Drive. SE Waddell Way will be extended through the plat as part of the proposed improvements. A small portion of Abigail Lane will be extended to the proposed intersection with Dunham Drive where it will transition into Kimball Lane. The 2 name changes (Abigail to Kimball) and (Pleasant View to Dunham) were requested by staff as a means of eliminating the potential of conflicting addresses.

Alleys are proposed at 16.5 feet in width consistent with the existing alleys in Glynn Village. As part of addressing the parking issues that may arise from Warrior Lane restricting on-street parking, parallel parking stalls will be provided along the alley for both residents and visitors of the townhomes. The alleys are privately maintained as part of the association.

A 10 foot public trail will be constructed along the western property line as identified in the Waukee Major Streets Plan and Glynn Village Planned Development Document. Additionally, an 8 foot trail will be routed through the subdivision from the 10 foot trail on the west side up along Warrior Lane where it will connect with the existing trail linking the community to the clubhouse and private park. An 8 foot public trail will be constructed along the east side of Warrior Lane which is planned to extend from Westown Parkway, north to the existing trail leading to the clubhouse and playground amenities. The trail will also connect with the greenbelt trail winding through the prairie areas of the development as defined with the trails plan for Glynn Village. Other trail linkages connecting all of the 8 foot trail segments are being proposed as part of the plat.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

Outlots:

Five outlots are indicated on the plat. Outlots V, W, X, Y, and Z are proposed to facilitate open spaces consistent with the initial plan of Glynn Village. Portions of Outlot Z may be used as a part of future Glynn Village plats.

Utilities:

8” sanitary sewer and 8” water main will be laid to service the lots. Additionally, sump pump services will be provided in the rear of the lots.

The 8 inch sanitary sewer associated with this plat will be piped southwest and tied into the existing 24 inch trunk sewer extended from 312th Place (Westown Parkway) to the north by the City.

STAFF RECOMMENDATION

Staff would recommend approval of the revised preliminary plat for Glynn Village Plat 8.

CITY OF WAUKEE

Ben Landhauser
Senior Planner