



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Glynn Village Plat 9 – Preliminary Plat

**DATE:** October 8, 2013

**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 11.41 acres.

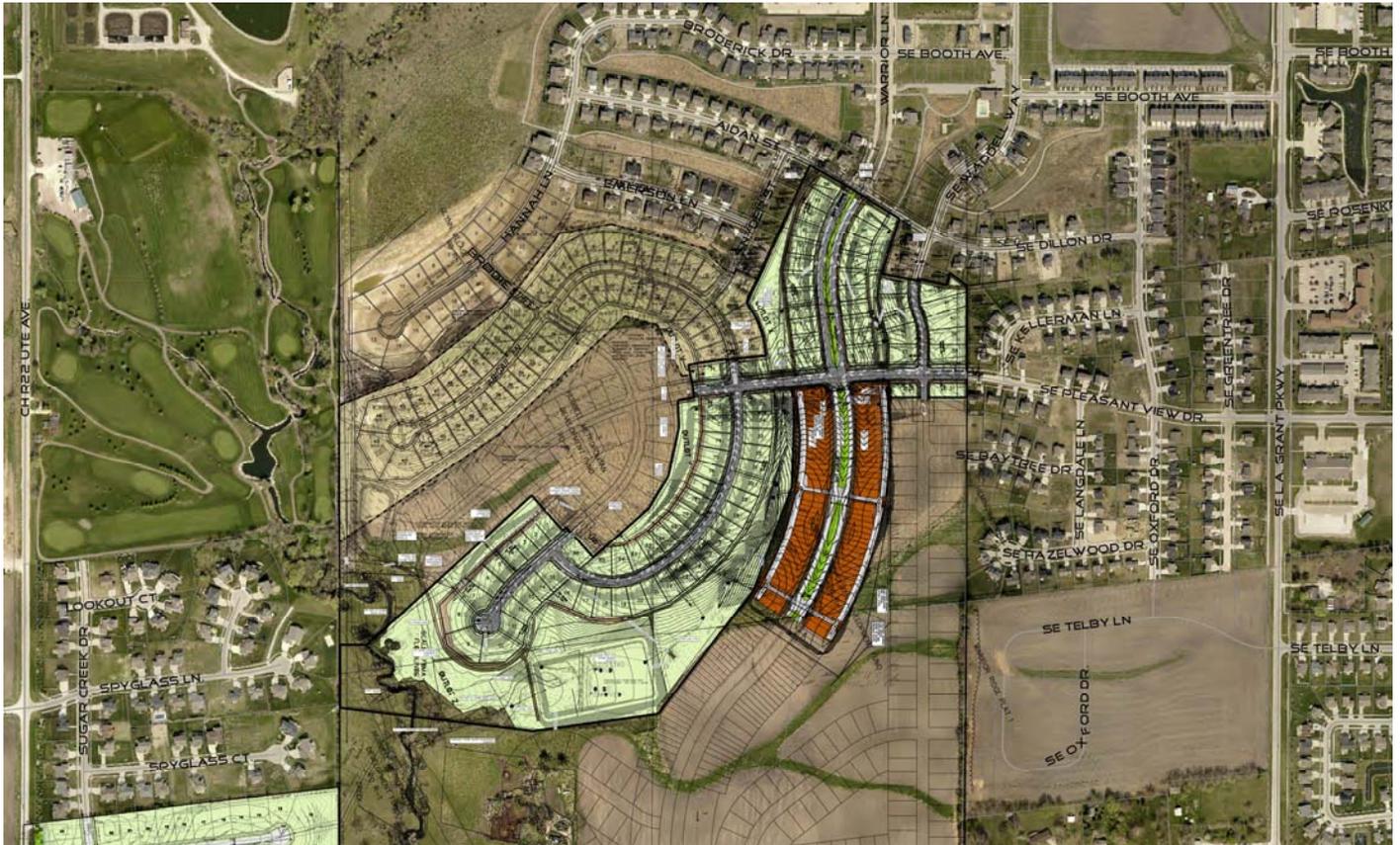
**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped Glynn Village Planned Development Area	Neighborhood Residential	PD R-4 (Row Dwelling and Townhome Dwelling District)
North	Glynn Village Plat 8	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	Vacant - Undeveloped Future Glynn Village Plat(s)	Neighborhood Residential	PD R-1
West	Glynn Village Plat 8	Neighborhood Residential	PD R-1 (Single Family Residential)

**BACKGROUND:**

The proposed preliminary plat is a continuation of the Glynn Village conservation development scheme that was approved by the City in 2006. The plat identifies the creation of 2 large townhome parcels for future subdivision into individual townhome lots. The proposed plat involves approximately half of the total area zoned for townhomes on Warrior Lane within the Glynn Village development. The plat will be connected to the existing Glynn Village subdivisions by way of Warrior Lane. The proposed subdivision is in line with the approved concept plan that was adopted during the most recent Planned Development revision for Glynn Village in 2012. At this time, Hubbell has not determined the final unit types, locations, or lot arrangement, but would like to install Warrior Lane and the primary utility mains to be used for the townhomes at the same

time the improvements to Glynn Village Plat 8 are being completed. It is their intent to come back with a final plat and site plan specifying the details of the townhome units, lot, and service utility locations at a later date.



ABOVE: Aerial Photo of Proposed Plat in **ORANGE** in relation to the surrounding properties

**PROJECT DESCRIPTION:**

**LOTS:**

The preliminary plat includes 2 townhome lots ranging in size from approximately 3.2 to 3.7 acres.

**STREETS AND ALLEYS:**

Warrior Lane will be extended from the SE Pleasant View Drive/Dunham Drive intersection through the southern plat boundary. As part of the discussion during the rezoning process allowing for townhomes to be placed along Warrior Lane, restricted access points were identified and are shown as part of the preliminary plat from Warrior Lane into the townhome parcels. The access points have an enlarged median separation consistent with the full 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.

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.

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.

**EASEMENTS:**

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

**OUTLOTS:**

Four outlots are indicated on the plat. Outlots Q, R, S, and T are proposed to facilitate open spaces consistent with the initial plan of Glynn Village.

**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 main extended as part of the Glynn Village Plat 8 improvements.

**BUFFERS:**

As part of the planning that coincided with the rezoning conducted in 2012, a buffer will be placed around the perimeter of the townhome ground to provide for the appropriate separation of uses between the townhomes and adjacent single family homes. The buffer will consist of vegetation and berming.

**STAFF RECOMMENDATION**

Staff would recommend approval of the preliminary plat for Glynn Village Plat 9, subject to remaining staff comments.

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner