



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Glynn Village Plat 8 – Preliminary Plat

DATE: August 27, 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 46.93 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)
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 continuation of the Glynn Village conservation development scheme that was approved by the City in 2006. The plat identifies the creation of 86 new single family residential lots. The plat will be connected to the existing Glynn Village and Hemingway subdivisions by way of 4 existing streets: Abigail Lane, Warrior Lane, SE Waddell Way, and SE Pleasant View Drive. 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.

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 preliminary plat for Glynn Village Plat 8.

CITY OF WAUKEE

Ben Landhauser
City Planner