



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Glynn Village Plat 6 – Final Plat

**DATE:** July 23, 2013

**GENERAL INFORMATION:**

**Applicant:** Hubbell Metropolitan Development Fund I, LLC

**Requested Action:** Final Plat Approval

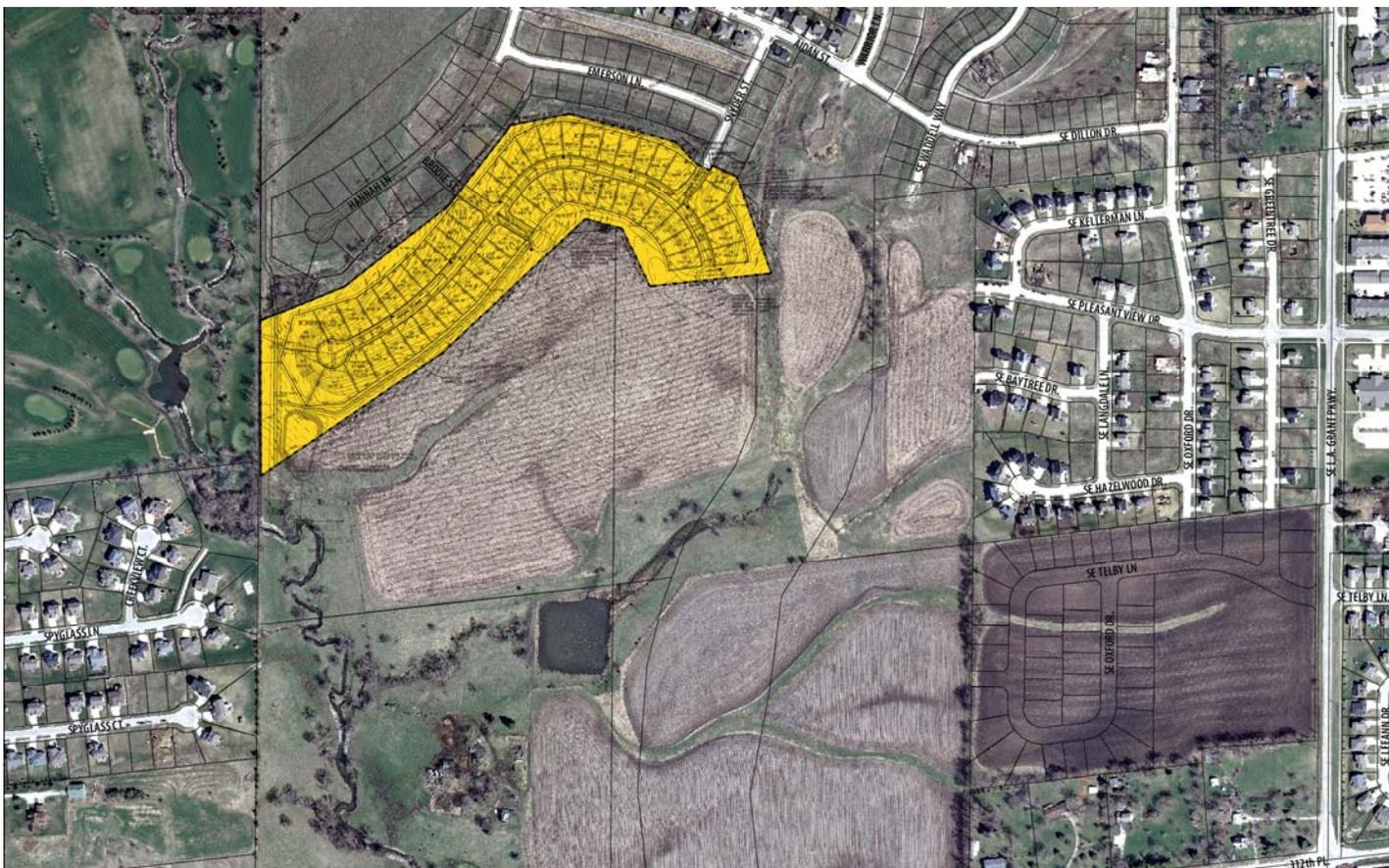
**Location and Size:** Property is generally located south of University Avenue and west of Warrior Lane within the Glynn Village Planned Development, containing approximately 20.39 acres.

**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 Plat 3 & 4	Neighborhood Residential	PD R-1 (Single Family Residential)
South	Vacant – Undeveloped Future Glynn Village Plat(s)	Neighborhood Residential	PD R-1 (Single Family Residential)
East	Vacant – Undeveloped Future Glynn Village Plat(s)	Neighborhood Residential	PD R-1 (Single Family Residential)
West	Sugar Creek Golf Course	Parks and Recreation	COS (Conservation and Open Space District)

**BACKGROUND:**

The subdivision is a continuation of the Glynn Village conservation development that was approved by the City in 2006. The plat identifies the creation of 53 new single family residential lots. The plat will be connected to the existing Glynn Village development by way to two existing streets, Brodie Street and Snyder Street.



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

## Project Description:

### Lots:

The final plat includes 53 single family residential lots. The lots range in size from 6,364 square feet to 18,710 square feet. The lot frontages range in width from 57 feet to 100 feet. All of the lots included in the final plat have a minimum front setback of 20 feet, a minimum side setback of 5 feet, and a minimum rear setback of 10 feet.

### Streets:

Brodie Street and Snyder Street have been extended as a part of the plat development and connect with a new street, Abigail Lane. Access to the majority of the proposed lots is from Abigail Lane.

A 10 foot public trail has been constructed along the western property line as identified in the Waukee Major Streets Plan. Additionally, an 8 foot trail has been constructed along the southern portion of the plat and intersects with the 10 foot trail as identified in the overall open space plan for Glynn Village.

### Easements:

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

### Outlots:

Two outlots are indicated on the plat. Outlots Z and Y 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 has been installed to service the lots. Additionally, sump pump services have been provided in the rear of the lots.

The 8 inch sanitary sewer associated with this plat has been piped south and tied into the existing 24 inch trunk sewer extended from 312<sup>th</sup> Place (Westtown Parkway) to the north by the City.

**STAFF RECOMMENDATION**

Staff would recommend approval of the final plat for Glynn Village Plat 6 subject to any outstanding staff comments.

**CITY OF WAUKEE**

Brad Deets  
Development Services Director