



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Glynn Village Plat 7 – Preliminary Plat, Final Plat, and Site Plan

DATE: July 9, 2013

GENERAL INFORMATION:

Applicant: Hubbell Metropolitan Development Fund I (Series E)

Requested Action Rezoning Approval

Location and Size: Property includes approximately 0.86 acres of property on the south side of SE Booth Avenue between S. Warrior Lane and SE Waddell Way.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-4
North	Glynn Village Plat 1 – Alley Loaded Single Family Residential	Neighborhood Residential	PD R-1
South	Glynn Village Plat 1 – Common Open Space, Park and Clubhouse	Neighborhood Residential	PD R-1
East	Glynn Village Plat 1 – Parking lot for Glynn Village Club House	Neighborhood Residential	PD R-1
West	Glynn Village Plat 1 – Single Family Residential	Neighborhood Residential	PD R-1

BACKGROUND:

This property was involved in the rezoning of properties in the Glynn Village Planned Development in March and April of 2013 from and underlying zoning designation of R-1 (Single Family Residential District) to R-4 (Row Dwelling and Townhome Dwelling District). This property was proposed during the rezoning to be developed into 14 townhome lots from the existing 7 alley loaded single family lots that were platted as part of Glynn Village Plat 1.

The request for preliminary plat, final plat, and site plan approval is consistent with the intent to develop these properties as 14 townhome units consisting of two 4-plex buildings and two 3-plex buildings. The final plat proposes lot sizes consistent with the new PD provisions for townhome lots and the floor plans of the 2 buildings types is also in line with the planned development proposal that was approved during the rezoning process.



ABOVE: Aerial of Property in related to Surrounding Area.

PROJECT DESCRIPTION:

This project involves the construction of 4 townhome buildings with units ranging in size from approximately 1450 square feet to 1680 square feet. All units are proposed to face SE Booth Avenue with primary pedestrian access into the units being from SE Booth Avenue and vehicular access taking place from the alley as originally intended for the alley loaded single family lots. In addition to the construction and development of the 14 townhome units, Hubbell is proposing to install an ADA accessible path from the private trail north of the playground up to the clubhouse. Additionally, the trail connection across Warrior Lane will be rerouted in the median to place pedestrian traffic on the south side of the alley access from Warrior Lane in order to minimize the exposure to vehicular traffic as discussed during the public hearing(s) for the rezoning for the property. The existing trash enclosure for the club house will be moved north slightly from its current location to increase visibility around the turn from the alley into the club house parking lot or vice versa.

ACCESS AND PARKING:

As noted above, vehicular access to the units will be primarily from the alley south of the units by way of Warrior Lane or SE Booth Avenue. The applicant is proposing to accommodate 2 parking stalls within the garages of the units and has provided enough depth on the individual driveways to facilitate 2 parking spaces for a total of 28 spaces specific to the townhome development. This exceeds the ordinance requirement of 31 spaces (2 per unit + 1 per 5 units for visitors) There are 19 parking stalls on the south side of the alley way that are common parking spaces for the club house facility.

UTILITIES:

Several additional utility services are being proposed as part of the development of the property to accommodate the deficit of 7 services needed for the 14 units. Sanitary and sump services are being brought to the property from the north side of SE Booth Avenue. Water services are being added from the existing main on the south side of SE Booth Avenue.

Staff would note that a private sanitary sewer easement is being proposed as part of the plats and site plan for the project in order to prevent the removal and replacement of the majority of SE Booth Avenue between SE Waddell Way and Warrior Lane for the additional 7 sanitary services. The services existing for the existing 7 lots are large enough to accommodate 2 of the proposed townhome units. Staff is more comfortable with the proposed sewer arrangement than tearing up much of the existing pavement. The private easement places maintenance responsibility of the split/shared services on the townhome association.

LANDSCAPING:

The applicant is proposing to provide a total of 46 trees and 76 shrubs to meet the ordinance requirements of 2 trees per dwelling unit along with 1 tree per 40 lineal feet of public street frontage. The 76 shrubs are provided to adequately screen the planned mechanical units and provide for general site beautification as illustrated in the amended Planned Development Document for Glynn Village.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of similar residential style siding with stone and/or brick accents consistent with the zoning and architectural requirements approved as part of the recent Glynn Village Planned Development Amendment.

STAFF RECOMMENDATION

At this time Staff is comfortable with the preliminary plat/site plan and final plat and would recommend approval of the preliminary plat/site plan and final plat subject to review of all legal documents by the City Attorney.

CITY OF WAUKEE

Ben Landhauser
City Planner