



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Spyglass Plat 2 – Final Plat

**DATE:** June 24, 2014

**GENERAL INFORMATION:**

**Applicant:** Spyglass II, LLC [Represented by: Terry Lutz]

**Requested Action:** Final Plat Approval

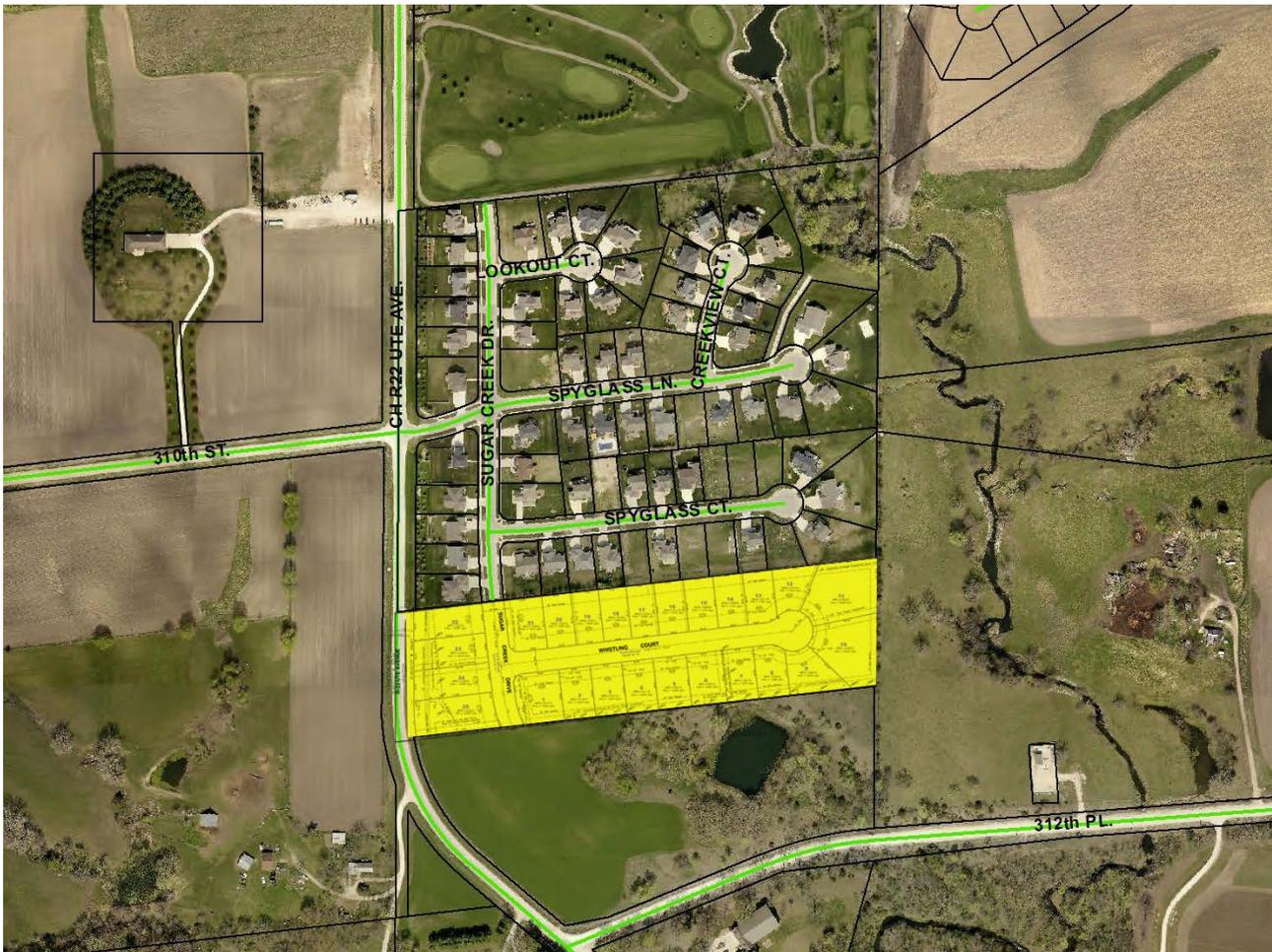
**Location and Size:** Property is generally located East of Ute Avenue (6<sup>th</sup> Street), South of the Spyglass subdivision containing approximately 10.38 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Rural Residential	Neighborhood Residential	R-2
North	Spyglass subdivision	Neighborhood Residential	R-2
South	Vacant – Undeveloped/Agricultural	Neighborhood Residential	A-1
East	Vacant / Undeveloped – Future Glynn Village Common Open Space	Neighborhood Residential	PD/R-1
West	Dallas County – Agricultural	Neighborhood Residential	N/A – Dallas County

**BACKGROUND:**

The subject property is located south of the existing Spyglass subdivision and is approximately 10.38 acres in area. The Final Plat includes a total of 25 lots. The proposed area will be developed in a similar nature as the existing Spyglass development to the north.



**ABOVE:** Aerial of Final Plat (**YELLOW** = New Lots) for the subdivision in relation to Surrounding Properties

**PROJECT DESCRIPTION:**

**LOTS:**

The final plat includes 25 single family residential lots which is one less lot than was shown on the preliminary plat. The lots range in size from 10,602 square feet to 30,905 square feet. The typical lot frontage is proposed to be approximately 75 - 80 feet. All of the lots will have a minimum front yard setback of 30 feet, a minimum side yard setback of 15 feet total (7 minimum on one side), and a minimum rear yard setback of 30 feet.

**STREETS:**

Sugar Creek Drive has been extended south through the plat from the existing Spyglass subdivision to the north. Whistling Court will provide access to 21 of the 25 lots and runs in parallel to Spyglass Court to the north. Parking will be allowed on one side of the street.

A 10 foot public trail will be constructed along the west boundary of the plat adjacent to Ute Avenue (6<sup>th</sup> Street/R-22) in the future. All internal sidewalks will be constructed as part of the individual lot development.

**EASEMENTS:**

Several easements are provided within the plat based upon the location of the utilities. A few off-site storm water related easements are provided along the adjacent property to the south for proper management of the storm water currently flowing through the property that will need to be intercepted and properly outletted.

A landscape buffer will be provided across the western portions of Lots 22 - 25 to satisfy the ordinance requirement for a landscape buffer to be constructed along residential lots where access will not be permitted.

**UTILITIES:**

8" sanitary sewer and 8" water main has been laid to service the lots. The sanitary sewer was extended to the plat from the Sugar Creek Trunk Sewer and lift station east of the plat in the future Glynn Village Subdivision.

Storm water from a majority of the plat will be routed and detained within the existing detention pond south of the plat where the current storm water from the property is currently collected. The remaining storm water on the extreme east side of the plat will sheet flow under existing conditions to Sugar Creek in similar fashion to a few lots in the Spyglass subdivision.

**MISCELLANEOUS:**

The applicant has proposed to make cash dedication consistent with the amount of parkland dedication required by the subdivision ordinance based upon the number of lot being proposed within the plat. Actual land dedication requirement would be 0.468 acres for this plat.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the final plat and would recommend approval subject to any remaining staff comments.

**CITY OF WAUKEE**

Andy Kass  
Planner II