



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Glynn Village Plat 8 – Final Plat

DATE: September 9, 2014

GENERAL INFORMATION:

Applicant: Hubbell Realty Company / Hubbell Metropolitan Development Fund I, LLC

Requested Action Final 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 58.59 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) & PD R-4 (Row Dwelling & Townhome Dwelling)
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 final plat entails the establishment of 135 single family residential lots consistent with the PD R-1 requirements for the Glynn Village Planned Development. The plat also creates 2 townhome properties consistent with the PD R-4 requirements. The proposed townhome lots could accommodate up to approximately 72 units and will require site plan review and approval in the future at such time as the developer identifies the type(s) of units desired for the properties. The Commission reviewed the preliminary plat identifying all improvements associated with the final plat on March 11, 2014.



ABOVE: Aerial Photo of Proposed Single Family Lots in **YELLOW** and Townhome Properties in **ORANGE** in relation to the surrounding properties.

Project Description:

Lots:

The final plat includes 135 single family residential lots. The lots range in size from 7,427 square feet to 18,354 square feet. The lot frontages range in width from 63.03 feet to 142.13 feet. The majority of lots included in the final plat will have a minimum front setback of 20 feet, a minimum side setback of 5 feet, and a minimum rear setback of 10 feet, with the exception of lots along Warrior Lane. Lots along Warrior Lane will have a minimum front yard setback of 30 feet and the same side and rear yard setback of the other lots in the plat.

The final plat includes 2 townhome lots ranging in size from approximately 4.10 to 4.80 acres.

Streets:

Warrior Lane has been extended from its current location at the Aidan Street/SE Dillon Drive intersection south to the intersection with SE Pleasant View Drive/Dunham Drive. Warrior Lane was also extended from the SE Pleasant View Drive/Dunham Drive intersection through the southern plat boundary to provide access to Lots 136 and 137 which are reserved for townhome development.

SE Pleasant View Drive has been extended from the Hemingway subdivision over to the Warrior Lane intersection where it will be renamed extending west as Dunham Drive. SE Waddell Way has been extended through the plat as part of the proposed improvements. A small portion of Abigail Lane was extended to the proposed intersection with Dunham Drive where it transitions into Kimball Lane. The 2 name changes

(Abigail to Kimball) and (Pleasant View to Dunham) were requested by staff as a means of eliminating the potential of conflicting addresses.

A 10 foot public trail has been constructed along the western property line as identified in the Waukee Major Streets Plan and Glynn Village Planned Development Document. Additionally, an 8 foot trail was routed through the subdivision from the 10 foot trail on the west side up along Warrior Lane where it will connect with the existing trail linking the Glynn Village Community to the clubhouse and private park. An 8 foot public trail will be constructed along the east side of Warrior Lane as part of individual lot construction. This trail is planned to extend from Westtown 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. Other trail linkages connecting all of the 8 foot trail segments throughout this plat have been installed as part of the public improvements.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities and storm water management.

Outlots:

Six outlots are indicated on the plat. Outlots A, B, C, D, E, and H are proposed to facilitate open spaces consistent with the initial plan of Glynn Village. Portions of Outlot D may be used as a part of future Glynn Village plats.

Utilities:

8" sanitary sewer and 8" water main have been 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 has been piped southwest and tied into the existing 24 inch trunk sewer extended from 312th Place (Westtown Parkway) to the north by the City.

STAFF RECOMMENDATION

At this time, staff is comfortable with the final plat and would recommend approval of the Final Plat for Glynn Village Plat 8 subject to remaining staff comments and completion of any outstanding public improvements.

CITY OF WAUKEE

Ben Landhauser
Senior Planner