



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Glynn Village Plat 9 – Preliminary Plat, Final Plat, and Site Plan

DATE: March 10, 2015

GENERAL INFORMATION:

Applicant: Hubbell Metropolitan Development Fund I, LLC (Series E)

Requested Action Preliminary Plat, Final Plat, & Site Plan Approval

Location and Size: Property is located on the east and west sides of Warrior Lane, south of the Warrior Lane/Pleasantview Drive/Dunham Drive intersection and is approximately 8.89 acres in area.

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 8 – Single Family Residential	Neighborhood Residential	PD/R-1
South	Vacant – Undeveloped	Neighborhood Residential	PD/R-4
East	Vacant – Undeveloped	Neighborhood Residential	PD/R-1
West	Glynn Village Plat 8 – Single Family Residential	Neighborhood Residential	PD/R-1

BACKGROUND:

The request for preliminary plat, final plat, and site plan approval is to develop bi-attached townhomes on 11 townhome lots. The final plat proposes lot sizes consistent with the Planned Development provisions for townhome lots and the building elevations of the two building types are also in conformance with the planned development proposal that was approved during the rezoning process in 2013.



ABOVE: Aerial of Property in related to Surrounding Area.

PROJECT DESCRIPTION:

This project involves the construction of 11 townhome buildings with a total of 22 units ranging in size from approximately 2,258 finished square feet to 2,343 finished square feet. All units are proposed to face Warrior Lane with primary pedestrian access into the units being from Warrior Lane and vehicular access taking place from an alley. All proposed lots are in compliance with lot area and width requirements. All proposed units will meet the required setbacks as required by the Planned Development Document for Glynn Village.

ACCESS AND PARKING:

As noted above, vehicular access to the units will be primarily from an alley east or west of the units by way of Warrior Lane. 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 88 spaces specific to the townhome development. This exceeds the ordinance requirement of 31 spaces (2 per unit + 2 per driveway). There are 39 parking stalls combined on the backsides of the alley way that are common parking spaces for visitors or residents. The total amount of parking required is 94 spaces and the site plan identifies a total of 127 parking spaces.

As part of the construction of the project an 8 foot trail on the east side of Warrior Lane will be extended. An 8 foot trail will also be extended along the northern boundary of the project.

UTILITIES:

Utilities will be provided to each individual unit. Water will be provided from a 4-inch and an 8-inch water main located along the east and west sides of Warrior Lane. Sanitary sewer services will be provided from existing sanitary sewer located near the back of the lots. Storm sewer will connect to existing facilities located in the rear of the lots as well. Storm water detention will be provided for in existing facilities constructed as part of Glynn Village Plat 8 improvements.

LANDSCAPING:

A 25 foot landscape buffer easement is being provided on the north, east, and west sides of the plat. The proposed site plan provides for the required landscaping. The required amount of plantings per unit has also been provided for (2 per unit). The site plan also includes a detail identifying how ground mounted mechanical units are to be screened.

ELEVATIONS:

Two building types are proposed to be constructed as part of this project. The Cayman Plan includes features such as front porches, stone, some shake siding, dormers, and shutters. The Bristow Plan include features such as stone, front porches, and some shake siding. The Cayman Plan will be constructed on the west side of Warrior Lane and the Bristow plan will be constructed on the east side of Warrior Lane. Both plans feature rear loaded double car garages. Concrete patios will be provided on the south sides of buildings and elevated decks will be provided on the north sides of buildings to allow for adequate drainage between the buildings.

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 remaining staff comments and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass
Senior Planner