



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Glynn Village Plat 10 – Preliminary Plat

DATE: July 24, 2015

GENERAL INFORMATION:

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

Requested Action Preliminary Plat Approval

Location and Size: Property is generally located north of SE Westown Parkway and along Warrior Lane within the Glynn Village Planned Development, containing approximately 92.89 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 (Townhome Residential)
North	Glynn Village Plats 8 & 9	Neighborhood Residential	PD/R-1 (Single Family Residential) & PD/R-4 (Townhome Residential)
South	Unincorporated Dallas County	Neighborhood Residential	N/A
East	Hemingway Subdivision & Warrior Ride Subdivision	Neighborhood Residential	R-2
West	Spyglass Plats 1 & 2	Neighborhood Residential	R-2

BACKGROUND:

The proposed preliminary plat is a continuation of the Glynn Village conservation development scheme that was approved by the City in 2006. The preliminary plat identifies the creation of 140 new single family residential lots. The plat will be connected to the existing Glynn Village, Hemingway, and Warrior Ridge subdivisions by way of 4 existing streets: Warrior Lane, SE Waddell Way, SE Baytree Drive, SE Pembroke Lane. The proposed subdivision is in line with the approved concept plan that was adopted during the most recent Planned Development revision for Glynn Village in 2012.



ABOVE: Aerial Photo of Proposed Plat outlined RED in relation to the surrounding properties

Project Description:

Lots:

The preliminary plat includes 140 single family residential lots. The lots range in size from 6,992 square feet to 19,315 square feet. The lot frontages range in width from 55 feet to 99 feet. The majority of lots included in the preliminary 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.

Four larger lots are indicated on the preliminary plat along Warrior Lane which will be developed into townhomes in a similar nature as other townhome developments within Glynn Village.

One lot along Warrior Lane is identified for a future pool house that will provide an additional amenity to the Glynn Village residents. This will require separate site plan approval.

Streets:

Warrior Lane will be extended to the south from its current location to SE Westtown Parkway. SE Baytree Drive will be extended a short distance from the western plat boundary of Hemingway Plat I. SE Waddell Way will be extended throughout the plat from its current location. SE Pembroke Lane will be extended from the western plat boundary of Warrior Ridge. One new street will be constructed with this plat which is Bailey Circle.

An 8 foot wide trail will be extended along the east side of Warrior Lane from the north plat boundary to the south plat boundary.

Easements:

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

Outlots:

Eight outlots are indicated on the plat. Outlots S, T, U, V, W, X, Y and Z are proposed to facilitate open spaces and areas for storm water detention.

Utilities:

8" sanitary sewer and 8" water main will be laid to service the lots. Additionally, sump pump services will be provided in the rear of the lots.

Sanitary sewer will be routed to the existing Sugar Creek lift station. The existing lift station within the Hemingway subdivision will be abandoned as part of this project.

STAFF RECOMMENDATION

Staff would recommend approval of the preliminary plat for Glynn Village Plat 10 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass
Senior Planner