



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Glynn Village Plat 10 Pool – Site Plan

DATE: October 11, 2016

**GENERAL INFORMATION:**

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

**Requested Action** Site Plan Approval

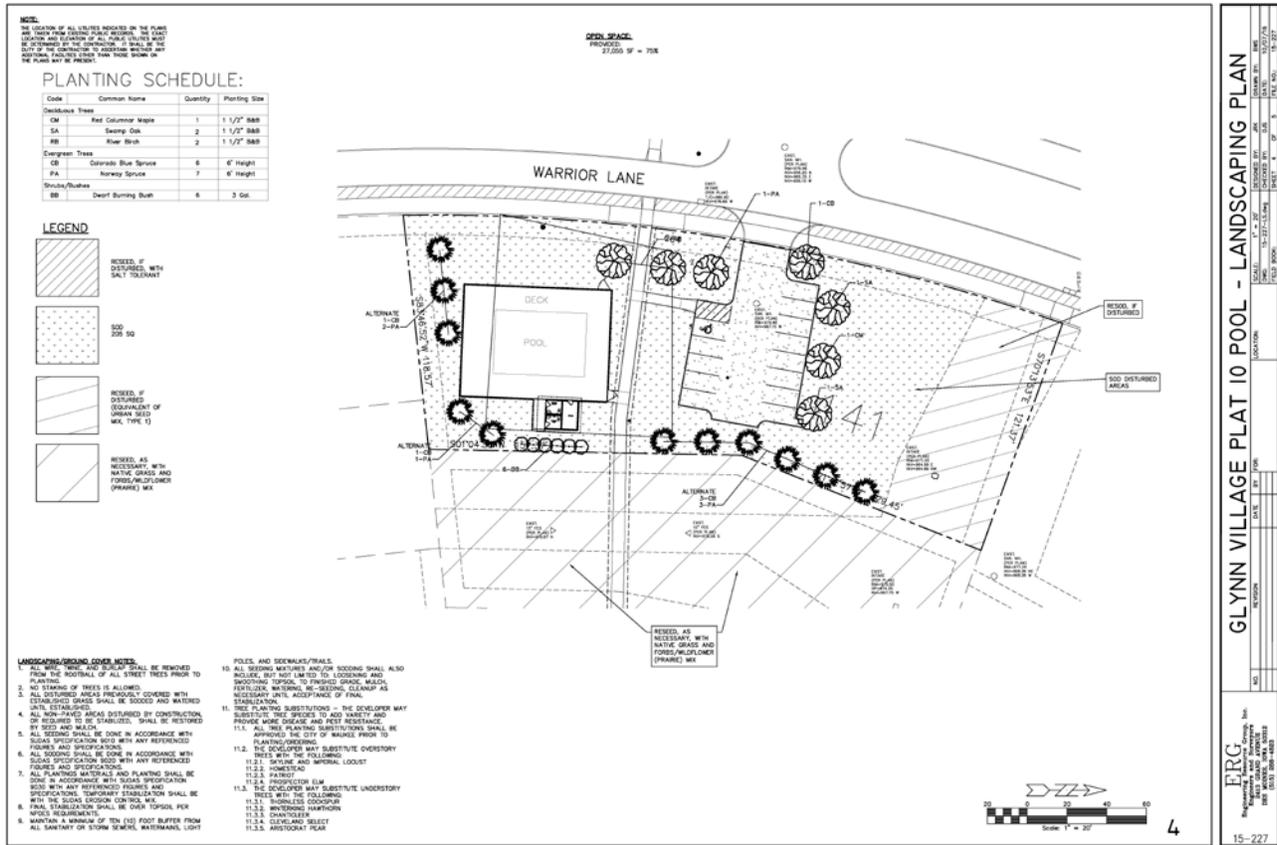
**Location and Size:** Property is generally located east of Warrior Lane and north of SE Waddell Way containing approximately 0.82 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD/R-4
North	Hy-Vee, Hy-Vee Gas, Westbank	Neighborhood Residential	PD/R-4
South	Vacant - Undeveloped	Neighborhood Residential	PD/R-1
East	Atlantic Bottling	Neighborhood Residential	PD/R-1
West	Westgate Neighborhood	Neighborhood Residential	PD/R-1

**BACKGROUND:**

The subject property is located approximately at the northeast corner of SE Waddell Way and Warrior Lane and is 0.82 acres in area. The applicant, Hubbell Metropolitan Development, LLC, requests approval of a site plan for a pool that is intended to be constructed for the residents of the Glynn Village neighborhood.



ABOVE: Site Plan for the proposed Glynn Village Plat 10 Pool.

**PROJECT DESCRIPTION:**

The proposed project includes the construction of a 46' x 32' pool and surrounding deck. In addition, the site plan identifies a 255 square foot building that will provide bathroom facilities. The proposed pool will be a private pool for residents of the Glynn Village neighborhood.

**ACCESS AND PARKING:**

Access and parking will be provided north of the pool off of Warrior Lane. A total of 13 parking spaces are proposed.

**SIDEWALKS/TRAILS:**

No public sidewalk is required to be installed as part of this project. As part of the Glynn Village Plat 10 improvements an 8 foot trail was constructed along Warrior Lane. In addition, a 6 foot sidewalk internal to this property was constructed as part of the Glynn Village Plat 10 improvements. This sidewalk connects to the internal Glynn Village trail network.

**UTILITIES:**

All utilities were provided to the site when the improvements for Glynn Village Plat 10 were made. Water and Sanitary sewer are already on-site and storm water will be routed to an existing intake on the north side of the site.

**OPEN SPACE AND LANDSCAPING:**

The applicant has provided 75% open space of the site. Propose landscaping is in compliance with the required landscaping.

**ELEVATIONS:**

Elevations of the proposed restroom facility are included for your review.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner