



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Glynn Village Plat 11 – Preliminary Plat, Final Plat, and Site Plan

DATE: September 12, 2017

GENERAL INFORMATION:

Applicant: Hubbell Metropolitan Development Fund I, LLC

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

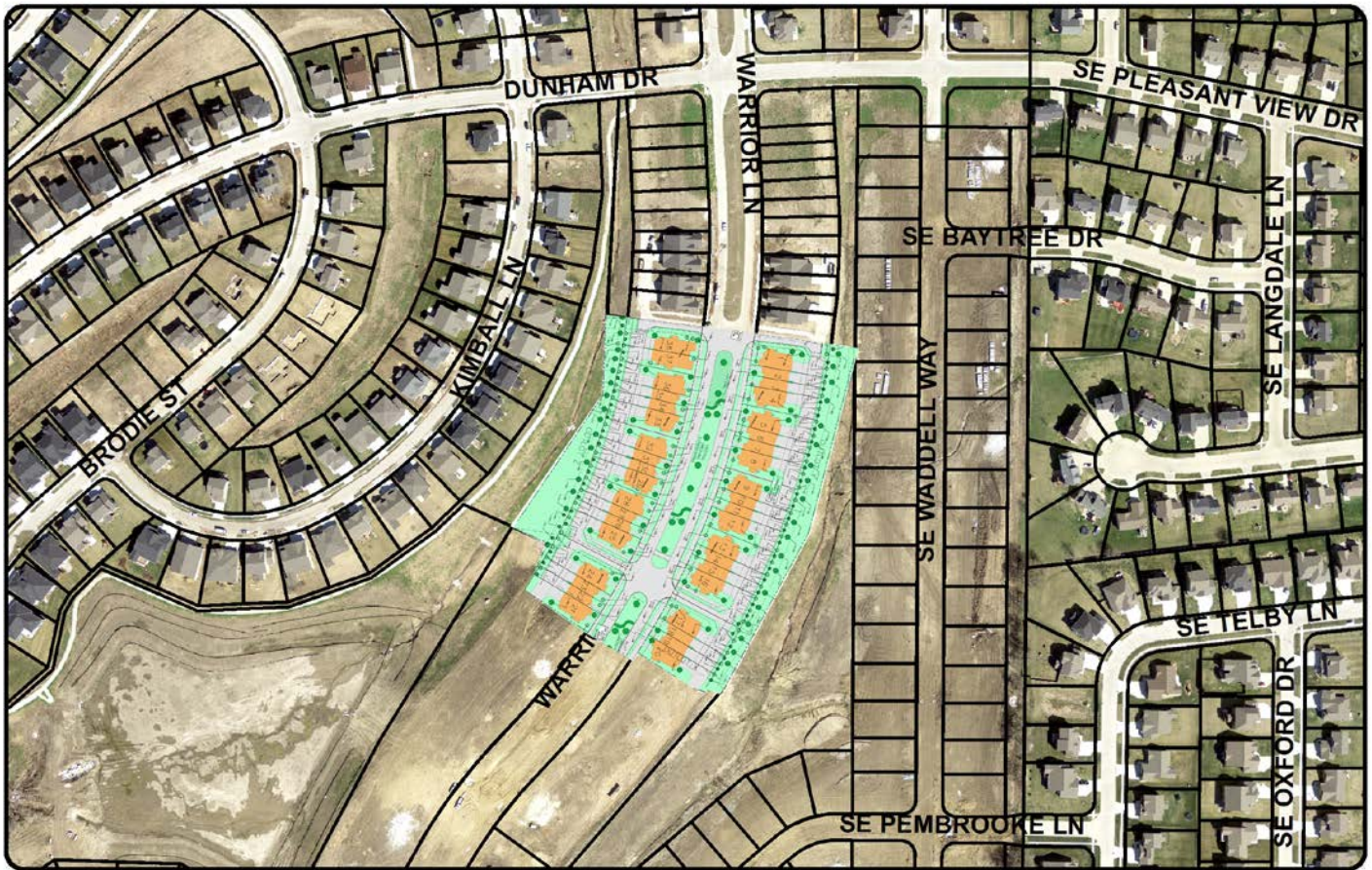
Location and Size: Property is generally located on the east and west side of Warrior Lane south of Dunham Drive/SE Pleasantview Drive, containing approximately 5.33 acres more or less.

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	Glynn Village Plat 10 – Single Family Residential	Neighborhood Residential	PD/R-1
West	Glynn Village Plat 8 – Single Family Residential	Neighborhood Residential	PD/R-1

BACKGROUND:

The subject property is located within the Glynn Village neighborhood located south of University Avenue and north of Westtown Parkway. In 2016, the applicant completed the final phase of single family development with the completion of Glynn Village Plat 10. This request is the second to last phase of townhome development within Glynn Village, with there being some vacant land to the south of the subject property for future townhome construction. The applicant requests preliminary plat, final plat, and site plan approval for the construction of 38 townhome units.



ABOVE: Aerial of Site Plan identifying the proposed townhome development.

PROJECT DESCRIPTION:

The preliminary plat/site plan identifies a total of 38 lots for the construction of 38 townhome units. Each building will have 4 units per building, with the exception that one building will have only two units. Three different building types and floorplans are proposed. The Bradford plan will be constructed on the east and west side of Warrrior Lane, and will feature one and two story units ranging from 1,242 to 1,490 square feet. The Bristow plan will also be constructed on the west side of Warrrior Lane which is a continuation of the units being constructed to the north. The Bristow units are single story and are 1,332 square feet in area. The Charleston Plan will be constructed on the east side of Warrrior Lane and will feature one and two story units ranging from 1,332 to 1,773 square feet. All lots are 145 feet deep and 20 feet to 63 feet in width. All common areas will be owned and maintained by the Glynn Village Homeowners Association.

ACCESS AND PARKING

Access to the units will be provided via alleyways off of Warrrior Lane. Two access points are provided on the north and south sides of the development. The alleyways are 25.5 feet in width which is consistent with previous phases of townhome development in Glynn Village. Parking spaces will be provided within the edge of the alleyway to satisfy visitor parking space requirements. A total of 52 spaces will be provided within the alleyways.

An 8 foot wide trail will be constructed along the east side of Warrior Lane and a 5 foot wide sidewalk will be constructed along the west side of Warrior Lane. Private sidewalks will also be constructed interior to the development with widths of 3 feet and 5 feet.

UTILITIES

Sanitary sewer service will be provided via existing sanitary sewer and a short extension of sanitary sewer located within the rear of the lots. Storm services will also be provided via existing storm sewers located within the rear of the lots. Storm water detention will be provided within existing facilities constructed as part of previous phases of Glynn Village.

Water will be provided from an existing 8-inch main on the west side of Warrior Lane and an existing 4-inch main on the east side of Warrior Lane.

LANDSCAPING

A 25 foot landscape buffer easement is being provided along the rear of all units to provide screening of the alleyway and garages from the adjacent single family residential development. 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

Three building types are proposed to be constructed as part of this project. The Bristow Plan includes features such as stone, front porches, and some shake siding. The Bradford and Charleston plans feature siding, stone, dormers, gabled roofs, front porches, and shake siding. All three plans feature rear loaded double car garages. Concrete patios or decks will be provided on end units.

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, AICP
Senior Planner