



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Glynn Village Plat 4 – Preliminary Plat

DATE: June 14, 2011

GENERAL INFORMATION:

Applicant: Hubbell Metropolitan Development Fund I, LLC

Requested Action: Preliminary Plat Approval

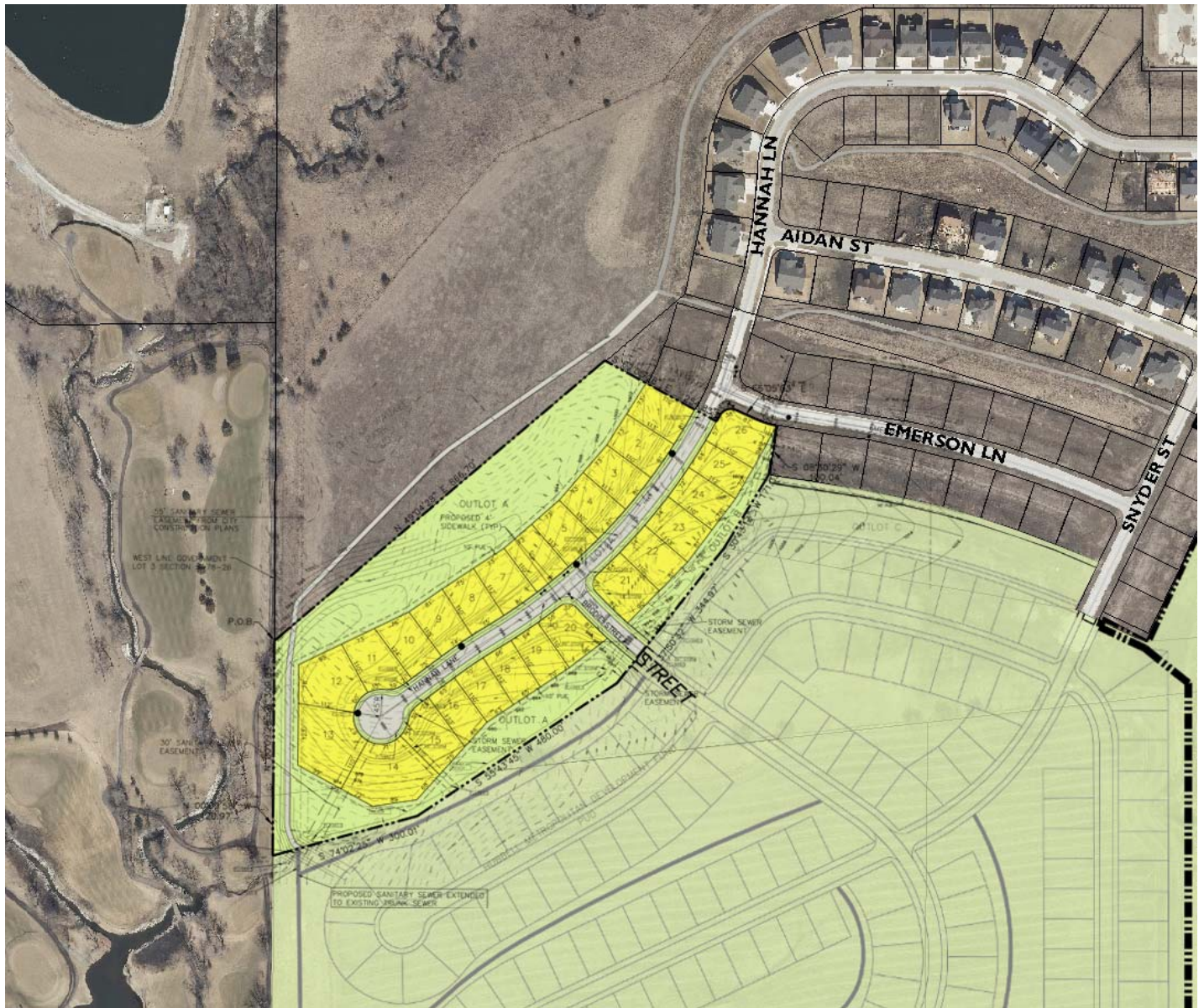
Location and Size: Property is generally located south of University Avenue and west of Warrior Lane within the Glynn Village Planned Development, containing approximately 11.72 acres.

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)
North	Glynn Village Plat 2 1 & 3 / Vacant – Undeveloped Future City of Waukeee Park	Neighborhood Residential / Parks and Recreation	PD R-1 (Single Family Residential)
South	Vacant – Undeveloped Future Glynn Village Plat(s)	Neighborhood Residential	PD R-1 (Single Family Residential)
East	Vacant – Undeveloped Future Glynn Village Plat(s)	Neighborhood Residential	PD R-1 (Single Family Residential)
West	Sugar Creek Golf Course	Parks and Recreation	COS (Conservation and Open Space District)

BACKGROUND:

Glynn Village Plat 4 preliminary plat was originally reviewed and approved by the Planning and Zoning Commission and City Council in 2008. The previously approved preliminary plat had also identified 26 single family home lots in approximately the same configuration as proposed now; however some of the lots have been reconfigured slightly with different lot frontage widths from the 2008 version. Due to the previous plat approval having been granted more than 2 years ago, the applicant is required to have the plat reapproved prior to moving forward with construction.



Aerial Photo of Property and Planned Future Development of Glynn Village

Project Description:

Lots:

The preliminary plat includes 26 single family residential lots. The lots range in size from 7,255 square feet to 17390 square feet. The lot frontages range in width from 64 feet to 81 feet. All of the 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.

Streets:

Hannah Lane will be completed as a part of this plat. Another street, identified on the plat as Brodie Street, will be extended southeast from Hannah Lane to provide connection to future Glynn Village development to the east.

A 10 foot public trail will be constructed along the western property line as identified in the Waukee Major Streets Plan.

Easements:

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

Outlots:

Two outlots are indicated on the plat. Outlots A and B are proposed to facilitate open spaces consistent with the initial plan of Glynn Village.

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.

The 8 inch sanitary sewer associated with this plat will be piped south and transitioned into a 36 inch piped, which will be tied into the existing 24 inch trunk sewer extended from 312th Place (Westtown Parkway) to the north by the City.

STAFF RECOMMENDATION

Staff would recommend approval of the preliminary plat for Glynn Village Plat 4 subject to any outstanding staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner