



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Rezoning – Replat Gopher Hollow Lot 1, Lots 1 & 2  
[a property to be known as Sleep Hollow]

**DATE:** February 22, 2011

**GENERAL INFORMATION:**

**Applicant:** Doug and Laura Pooch

**Requested Action** Rezoning Approval

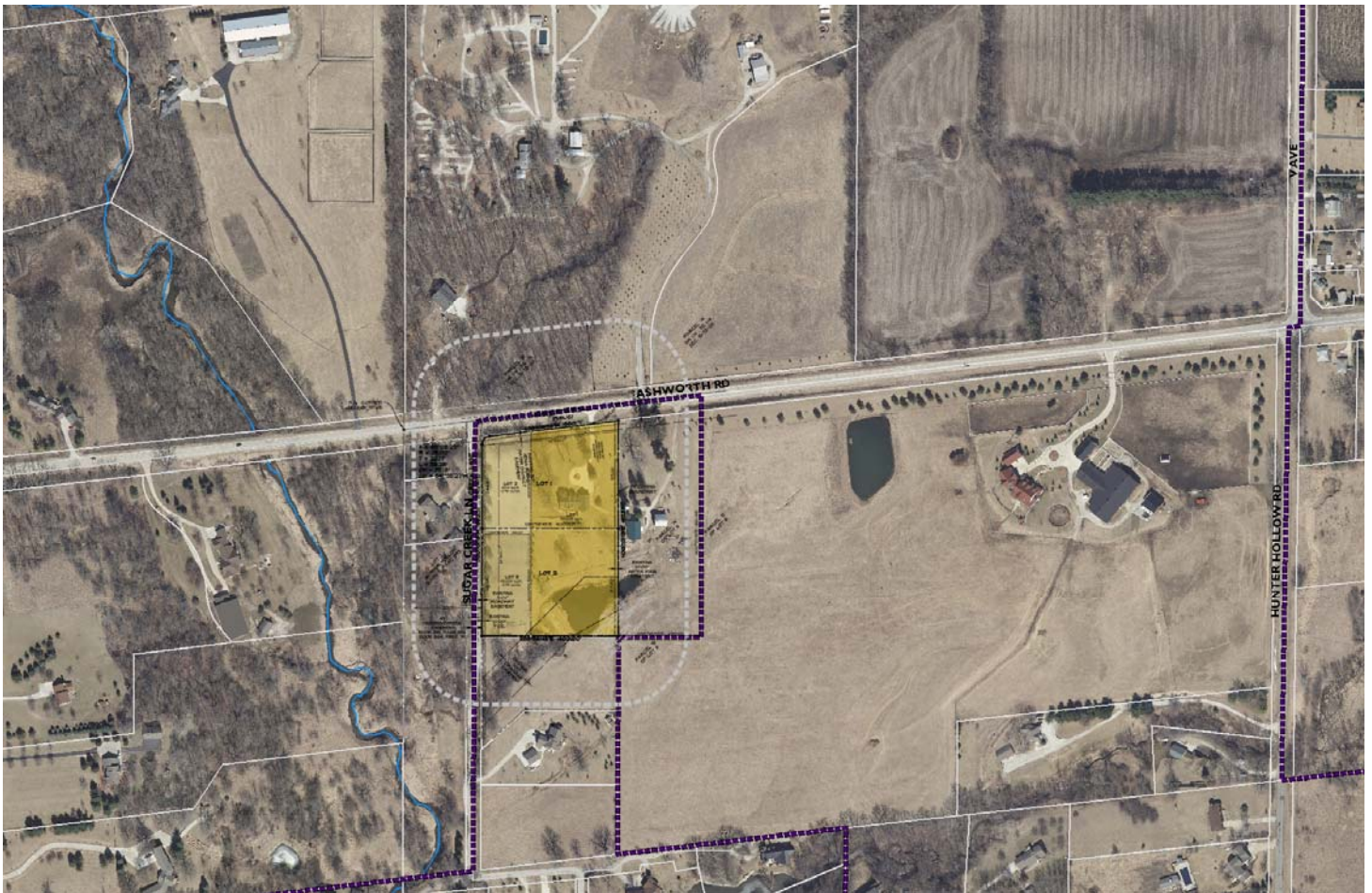
**Location and Size:** Property is generally located in the southeast corner of the Ashworth Road/Sugar Creek Lane intersection containing approximately 5.586 acres.

**LAND USES AND ZONING:**

| Location             | Existing Land Use            | Comprehensive Plan | Current Zoning      |
|----------------------|------------------------------|--------------------|---------------------|
| Property in Question | Rural Estate                 | Rural Residential  | A-1                 |
| North                | Timberline Campground        | Parks & Recreation | N/A - Dallas County |
| South                | Vacant – Future Rural Estate | Rural Residential  | A-1                 |
| East                 | Acreage - Outbuilding        | Rural Residential  | A-1                 |
| West                 | Rural Estate                 | Rural Residential  | N/A – Dallas County |

**BACKGROUND:**

The proposed rezoning request is related to a two parcels owned by Doug and Laura Pooch located in the southeast corner of Ashworth Road and Sugar Creek Lane. The property was originally platted in 1995 by Knapp Properties. The property was annexed into the City of Waukeee in 2003, which defaulted the zoning designation of the property to A-1 Agricultural District consistent with all property annexed into the City. At this time the applicant is requesting Approval of a rezoning request to enable them to replat their two existing properties into 3 new properties consistent with the R-1 Single Family Residential District standards.



Aerial of Project and Surrounding Properties

**PROJECT DESCRIPTION:**

The applicant has submitted the necessary petition and consent to the rezoning. The rezoning map indicates consent to the rezoning from 100% of the property owners within 200 feet of the proposed rezoning who also fall within the corporate limits of the City of Waukee. Notification of the proposed rezoning request was sent on February 14, 2011 to all property owners, currently in the corporate limits of Waukee or in Dallas County. A copy of the letter has been provided for your reference. To date, staff has not received any written correspondence for or against the rezoning request. A notification sign of the City Council Public Hearing Date has been placed on the property.

The applicant's intent is to rezone their two existing properties in order to replat them into 3 new lots. From a land use perspective, the request seems to be fairly consistent with the Comprehensive Plan for providing a rural residential development. Although the applicant is rezoning the properties to an R-1 Single Family Residential District designation, the proposed lots sizes will be fairly large compared to other R-1 zoned lots in the City. The applicant has provided a concept plan of the lot configuration and associated sizes. The intent is to create a large parcel over 3.5 acres in size where the property owner's home is currently located and split the remaining portion of the property into 2 lots nearly an acre in size each. The lot dimensions indicated for all three future lots are consistent with the R-1 Single Family Residential District. Special

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consideration has been made by the applicant to size the future lots in order to accommodate individual septic systems on each property until gravity sewer is available.

**STAFF RECOMMENDATION**

At this time all staff comments have been addressed and Staff would recommend Approval of the Rezoning Request.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner