



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Sleepy Hollow – Preliminary Plat

DATE: July 12, 2011

GENERAL INFORMATION:

Applicant: Doug and Laura Pooch

Requested Action Preliminary Plat Approval

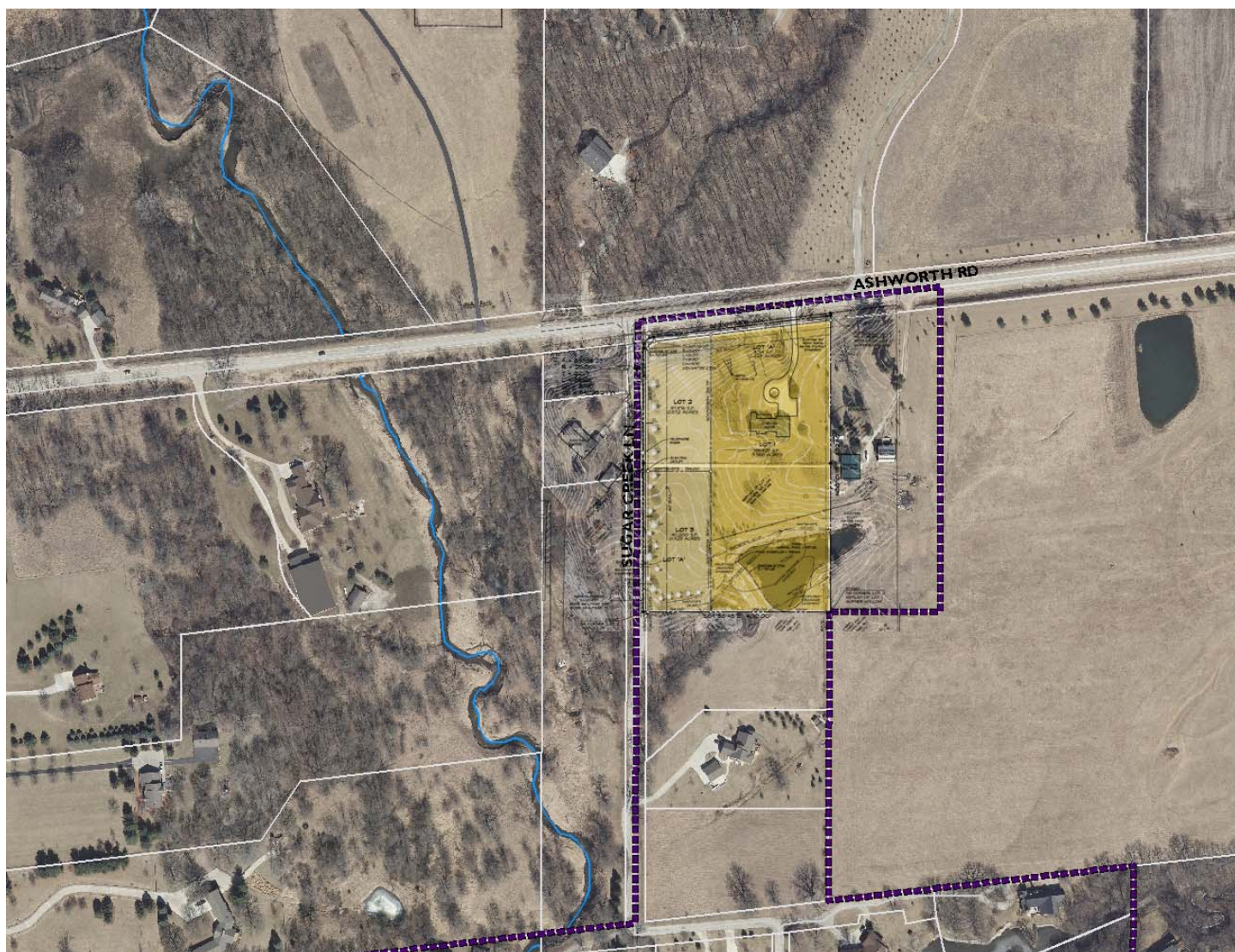
Location and Size: Property is generally located in the southeast corner of the Ashworth Road/Sugar Creek Lane intersection containing approximately 5.586 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Rural Estate/Undeveloped	Rural Residential	R-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 request for preliminary plat approval 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 and was recently rezoned in February of 2011 from A-1 (Agricultural District) to R-1 (Single Family Residential District) to allow for the small subdivision plat to move forward. At this time the applicant is requesting Approval of a preliminary plat for 3 lots consistent with the R-1 Single Family Residential District standards.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The applicant is proposing to redevelop the existing two parcels into 3 new lots within the 5.586 acre plat. The proposed lots will include a large 3.5 acre lot where the existing home owned by Doug and Laura Pooch sits, and 2 new lots of approximately 0.9 acres in size. The two proposed undeveloped lots will have a front yard setback of 40 feet to better align with the future homes developed along Sugar Creek Lane to the south. The rear and side yard setbacks will comply with the standard zoning requirements for the R-1 Single Family Residential District with a 30 foot rear yard setback and a total 15 foot side yard setback (7 foot minimum on 1 side).

INFRASTRUCTURE:

The property and surrounding area does currently not have public utility services. As the lots are developed, it is anticipated that they will be on individual septic systems until such time as public sewer is available. A

new water main will be extended from the existing Xenia line that runs along the south side of Ashworth Road to the southern edge of Lot 3 adjacent to Sugar Creek Lane.

With the anticipation at some point that the property to west of the plat will be annexed into the City of Waukee and Sugar Creek Lane may become a public street, the City has requested some additional street right-of-way be dedicated at this time as identified on the preliminary plat as Lot A. The existing development has a detention pond across a portion of the proposed lot I that satisfies the development's detention requirement.

STAFF RECOMMENDATION

At this time all staff comments have been addressed and Staff would recommend Approval of the Preliminary Plat for Sleepy Hollow.

CITY OF WAUKEE

Ben Landhauser
City Planner