



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Timberline Estates - Rezoning

**PREPARED BY:** Andy Kass, AICP – Community Development Director

**REPORT DATE:** February 6, 2026

**MEETING DATE:** February 10, 2026

### GENERAL INFORMATION

**Owner/Applicant:**

New Pioneer Gun Club (owner) / Timberline Estates, LLC (applicant)

**Owner's Representative:**

Jared Murray, PE – Civil Design Advantage

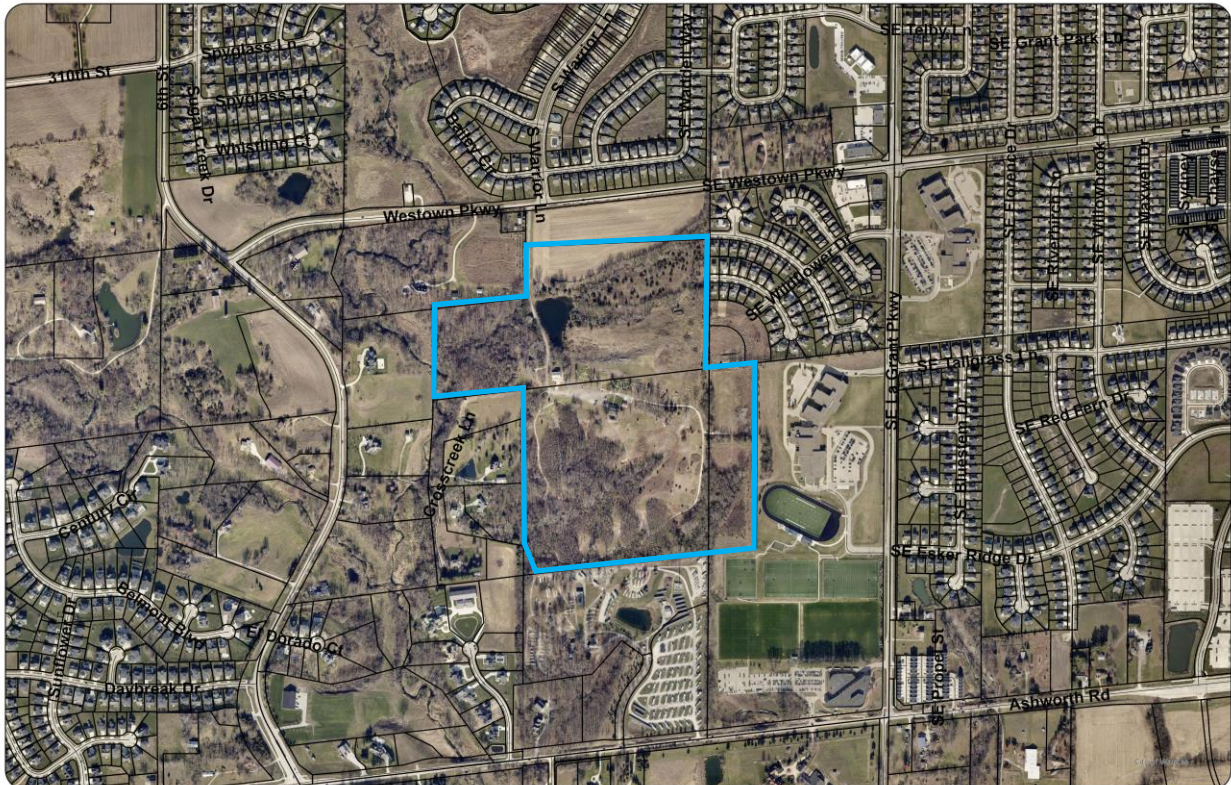
**Request:**

The applicant is requesting approval of a rezoning for single-family residential development.

**Location and Size:**

Property is generally located south of SE Westown Parkway and west of SE L.A. Grant Parkway, containing approximately 90.32-acres.

### AREA MAP



**ABOVE:** The area outlined in **BLUE** is the area proposed to be rezoned.

**LAND USES AND ZONING**

Location	Existing Land Use	Com Plan Future Land Use	Current Zoning
Property in Question	New Pioneer Gun Club	Single-Family Residential	A-1 (Agricultural District)
North	Undeveloped	Single-Family Residential	A-1 (Agricultural District)
South	Timberline Campground	Single-Family Residential	Dallas County
East	Single-Family Residential & Educational	Single-Family Residential & Institutional	R-2 (One & Two Family Residential District) & A-1 (Agricultural District)
West	Rural Residential	Single-Family Residential	Dallas County

**BACKGROUND**

The subject property is located south of SE Westtown Parkway and west of SE L.A. Grant Parkway and includes approximately 90.32-acres. The applicant is requesting that the property be rezoned from A-1 (Agricultural District) to R-2 (One & Two Family Residential District) for future single-family residential development. The property has been the location of the New Pioneer Gun Club for several years. The Waukee City Council approved the annexation of the property at their meeting on January 19, 2026.

Notification to property owners within 250-feet of the area proposed to be rezoned was mailed on January 30, 2026. The rezoning signs were placed on the property by the February 3, 2026 deadline. Staff has not received any formal correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan provided identifies the redevelopment of the property into a single-family residential development. The concept plan identifies 127 single-family lots. All proposed lots meet or exceed the minimum requirements of the proposed R-2 zoning district. The minimum requirements of the R-2 district are shown in Table 1 below. Multiple public street extensions are shown including extensions of S. Warrior Lane and SE Trillium Drive. A 25-foot landscape buffer will be installed along all lots that adjoin S. Warrior Lane. A 10-foot trail will be installed along the east side of S. Warrior Lane. Parkland dedication requirements will apply to this development because of its residential nature. The required amount of parkland is 2.48-acres. Outlot X shown on the concept plan is 2.68-acres in area. The proposed parkland adjoins an existing 4-acre area that the City owns that is planned for a future park.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

Due to the previous use of the property as a shooting range, the applicant will have to conduct soil investigations for contaminated soils on the property. If soil is contaminated, the applicant will have to perform soil remediation to remove any hazardous materials from the site.

### **COMPREHENSIVE PLAN**

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. The comprehensive plan defines Single Family Residential as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. The proposed density of the neighborhood is 1.40 units per acre with lot sizes that are within the typical range listed in the comprehensive plan with some lots exceeding 1-acre in area.

### **STAFF RECOMMENDATION**

The proposed zoning district is consistent with the Comprehensive Plan. The property included within the rezoning will be required to go through preliminary platting and completion of the public improvements prior to any homes being constructed within the development. Staff recommends approval of the rezoning for Timberline Estates.