



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: TowerCo – Iowa Wireless Tower

DATE: July 28, 2015

GENERAL INFORMATION:

Applicant: Iowa Wireless

Requested Action Rezoning Approval for Wireless Tower

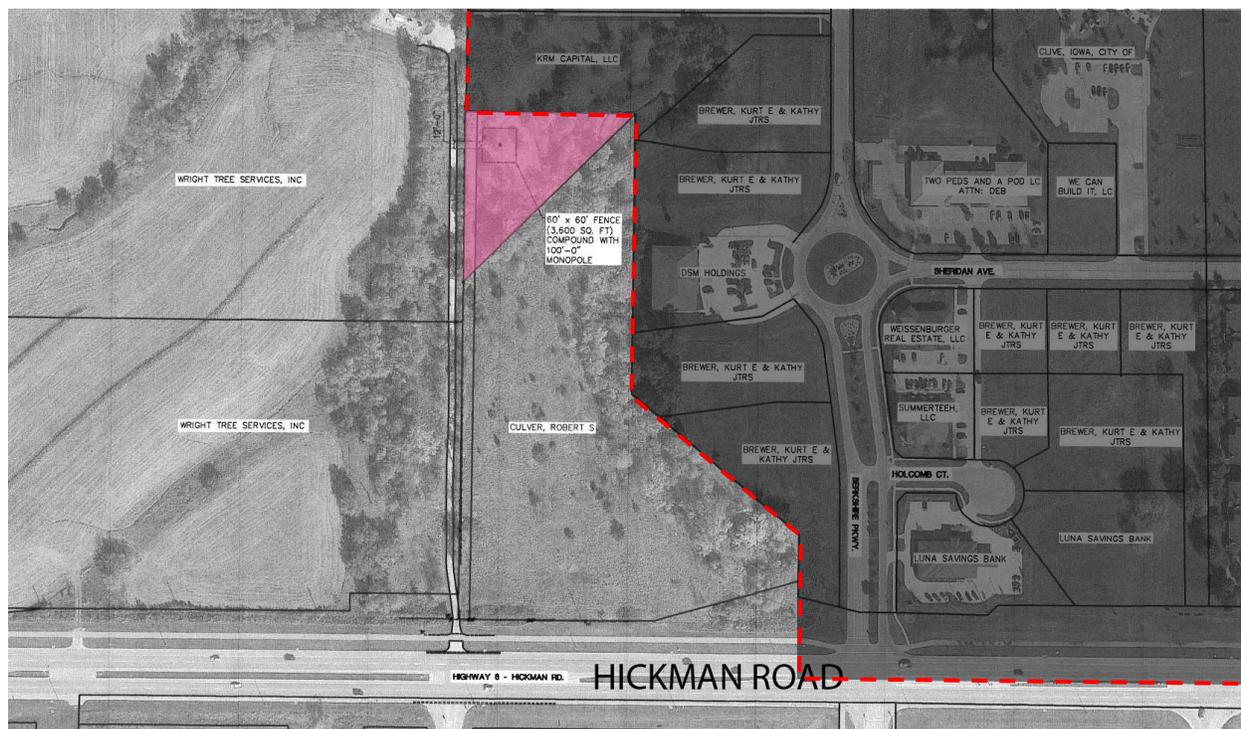
Location and Size: Property is generally located north of Hickman Road, just south and west of the Waukeee/Clive corporate limits containing a total of 45,000 square feet more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1
North	Vacant – Undeveloped	City of Clive – N/A	C-3 / City of Clive
South	Vacant – Undeveloped	Neighborhood Residential	A-1
East	Vacant – Undeveloped / City of Clive – Office Park Commercial	Neighborhood Residential / City of Clive	A-1 / City of Clive
West	Wright Tree Service / Agricultural	Neighborhood Residential	A-1

BACKGROUND:

The subject property involved in the proposed rezoning is generally located on the north side of Hickman Road, just south and west of the Waukeee / Clive corporate limits containing a total of approximately 45,000 square feet. The applicant proposes to rezone a triangular piece measuring approximately 45,000 square feet of the 7.78 acre parcel from A-1 (Agricultural District) to C-1 (Community and Highway Service Commercial District) zoning.



ABOVE: Aerial Photo of Proposed Rezoning shown in **PINK**. City of Clive area shaded in darker **GRAY**. City limits shown in **RED**.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The applicant has submitted consents to the zoning change from 100% of the property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on July 21, 2015. To date, staff has not received any correspondence for or against the proposal.

The Comprehensive Plan identifies the subject property as Neighborhood Residential which is a land use designation that accommodates a variety of residential uses including high-density residential developments.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the rezoning request.

CITY OF WAUKEE

Melissa DeBoer
Planner II