

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: US Signal - Addition – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 21, 2025

MEETING DATE: November 25, 2025

GENERAL INFORMATION

Owner/Applicant:

ONENECK DATA CENTER HOLDINGS LLC

Project Manager:

Jordan Cogley, Etzel

Request:

The applicant is requesting approval of a site plan for a building addition.

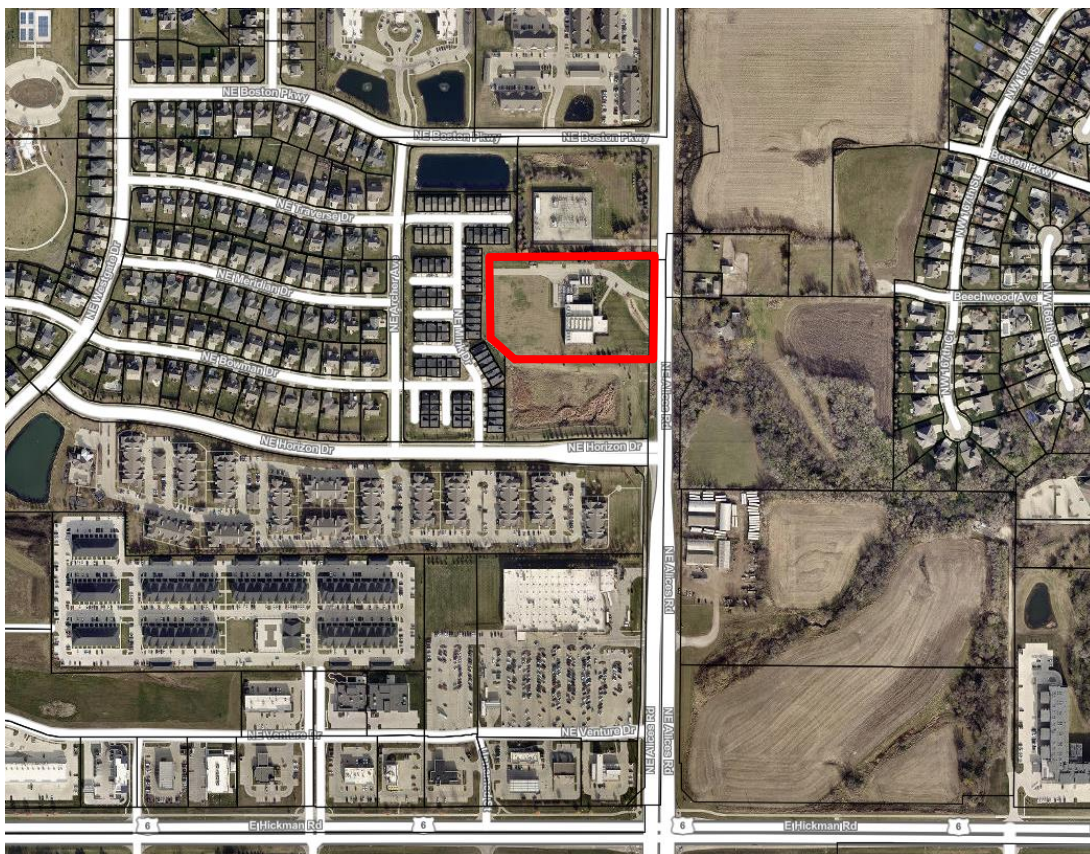
Location and Size:

Property is generally located north of Hickman Road and west of NE Alice's Road, containing approximately 5 acres.

Property Address:

390 NE Alice's Road

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Data Center	Business Park	C-4 (Office Park Commercial District)
North	MidAmerican Energy Substation	Business Park	C-1 (Community and Highway Service Commercial District)
South	Regional Detention Basin	Business Park	C-4 (Office Park Commercial District)
East	Single-Family Residential / Rural Residential (City of Clive)	N/A (City of Clive)	N/A (City of Clive)
West	Townhome Residential	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)

HISTORY

The property includes an existing data center building and exterior mechanical units. The existing building is approximately 19,453 square feet in area and 22-ft in height at the tallest point. The existing building was built in 2009.

PROJECT DESCRIPTION

The project includes additions to the existing building. A total of 33,522 square feet of building space is being proposed to be added to the existing building. This includes a 2,145 square foot office addition along the east side of the building and a 31,377 square foot warehouse addition along the west side of the building. Both of these spaces are proposed to be single-story and a maximum of 22-feet in height at the tallest point.

The project also includes additional parking to accommodate the new space, a trash enclosure at the northwest corner of the site, additional mechanical equipment on site for the data center, a loading dock at the northwest corner of the building, and a 6-foot-tall ornamental fence surrounding the entire property with a gate at the entrance.

ACCESS AND PARKING

The existing access into the site from NE Alice's Road will remain.

The project includes an expansion of the parking lot in order to provide additional parking. The site currently includes a total of 30 parking spaces. The proposed site plan will add a total of 35 parking spaces, for a total of 65 parking spaces for the overall site, including 2 accessible spaces. This will meet the required amount of parking spaces.

SIDEWALKS/TRAILS

No new public sidewalks or trails are proposed with this project. Private sidewalks will be provided internal to the site in order to provide pedestrian access from the parking lot to the building.

UTILITIES

The new addition will be serviced with all public utilities. Stormwater detention is provided both offsite and within the southeast corner of the site.

LANDSCAPING & OPEN SPACE

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 40%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

ELEVATIONS

The elevations of the office portion of the building addition are proposed to be constructed of brick veneer to match the existing building, aluminum paneling, and storefront glazing. The elevations of the warehouse portion of the building addition are proposed to be constructed of precast paneling and brick to match the existing building. The trash enclosure will be constructed of the same brick to match the building.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.