



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Orange Commercial Development - Rezoning **PREPARED BY:** Andy Kass, AICP – Community Development Director

REPORT DATE: January 9, 2026

MEETING DATE: January 13, 2026

GENERAL INFORMATION

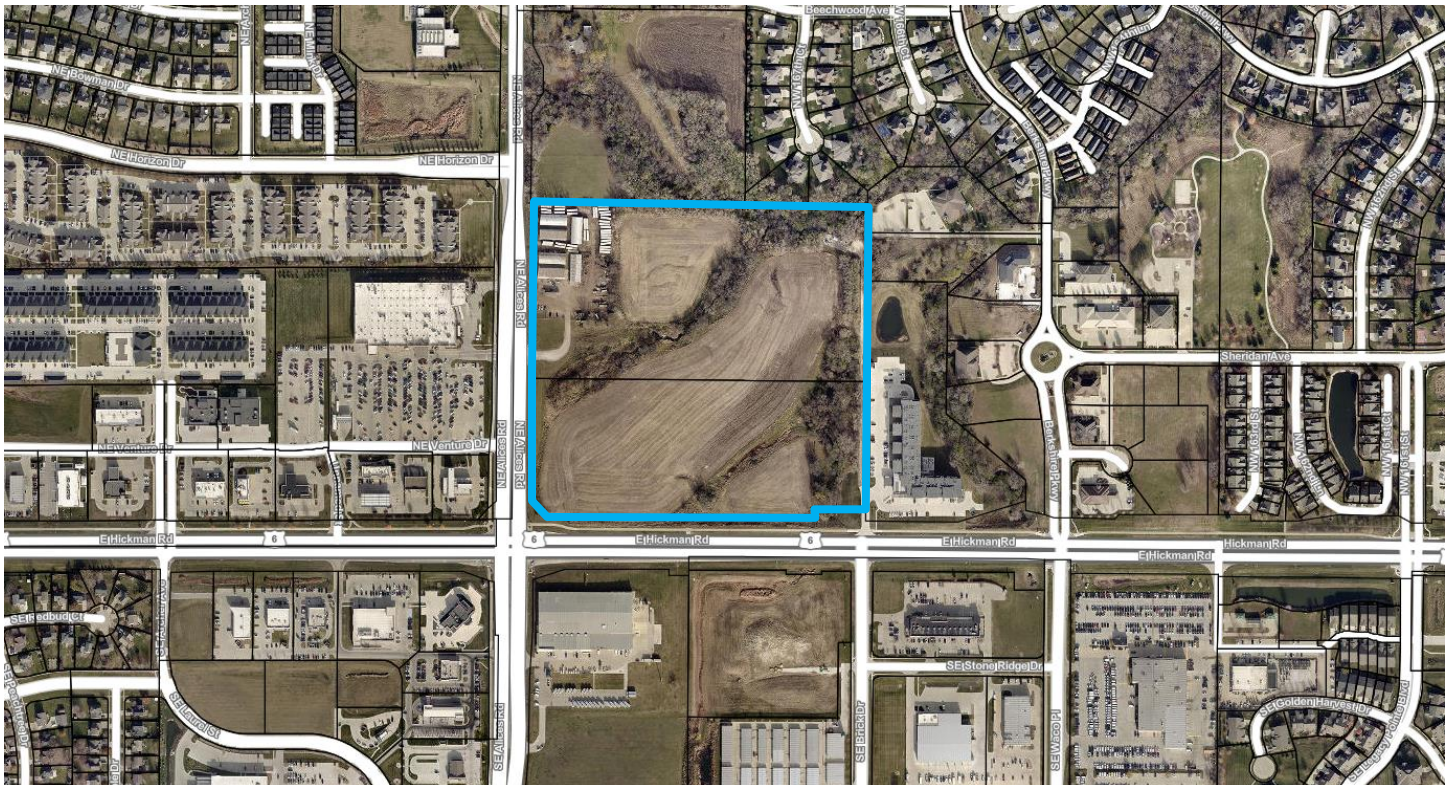
Owner/Applicant: Hurd Land Company, LLC (owner) / Orange Development, LLC (applicant)

Owner's Representative: Joseph Parsley, PE – Carlson Consulting Engineers, Inc.

Request: The applicant is requesting approval of a rezoning for commercial development.

Location and Size: Property is generally located east of NE Alice's Road and north of E. Hickman Road, containing approximately 33.53-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	Vacant - Undeveloped	Mixed Use	A-1 (Agricultural District)
North	Undeveloped & Single-Family Residential	City of Clive	City of Clive
South	U-Haul & Undeveloped	Mixed Use & Community Commercial	C-1 (Community & Highway Service Commercial District)/ PD-1 (Planned Development Overlay) & M-1 (Light Industrial District)
East	Multi-Family Residential	Mixed Use	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay)
West	Hy-Vee & Various Commercial	Community Commercial	C-1B (Large Scale Commercial District) & R-3 (Multi-Family Residential District)

BACKGROUND

The subject property is located east of NE Alice’s Road and north of E. Hickman Road and includes approximately 33.53-acres. The applicant is requesting that the property be rezoned from A-1 (Agricultural District) to C-1 (Community & Highway Service Commercial District) for future commercial development. The majority of the property is undeveloped, however there are multiple structures in the northwest corner of the property that have been used for storage of equipment for Wright Tree Service for the past several years.

Notification to property owners within 250-feet of the area proposed to be rezoned was mailed on January 2, 2026. The rezoning signs were placed on the property by the January 6, 2026 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided identifies the development of a three (3) lot commercial development. In addition to the proposed commercial lots, the concept plan identifies the development of a 177,328 square foot retail/grocery store on the north side of the property and an associated convenience store/gas station in the southeast corner of the property. The remaining parcels are identified to be retained by the seller and will be for future commercial development. The concept plan identifies compliance with the parking regulations for the proposed retail and convenience stores. A 30-foot landscape buffer will be required along the east and north sides to screen the commercial uses from the adjoining residential development. The buffers will be installed as the property develops. The existing structures on the property will be removed when the property develops.

Access to the property is shown to be provided from two access points off E. Hickman Road and three off NE Alice’s Road. One full access into the site will be provided which is located at the existing traffic signal on NE Alice’s Road. The remaining access points will be restricted to either a right-in/right-out or a three-quarter access point.

The proposed uses identified on the concept plan are permitted uses within the C-1 district. Any additional use of the subject property would have to comply with the requirements of the C-1 zoning district.

COMPREHENSIVE PLAN

The subject property is identified as Mixed-Use Corridor which is classified as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes. The designation is further defined by buildings that are generally between 20,000 square feet and 100,000 square feet in area. The proposed project would be located along Hickman Road and NE Alcie's Road which both roads are key transportation corridors within Waukee. Although the proposed retail building is larger in area than the general range provided in the comprehensive plan, the location is suitable for a larger building due to its access from the road network and the ability of the existing infrastructure and planned future improvements to NE Alice's Road to handle the traffic that will be generated from a larger retail user.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the Comprehensive Plan. The property included within the rezoning will be required to go through platting and site plan approval prior to any development on the property. Staff recommends approval of the rezoning for Orange Commercial Development.