## Polk County Public Works Department Planning & Development Division 5885 NE 14th Street Des Moines, IA 50313

## NOTICE OF HEARING

TO THE OWNER OR OCCUPANT:

NOTICE IS HEREBY GIVEN that an application has been filed before the Polk County Board of Adjustment by SBA Towers X, LLC, 8051 Congress Avenue, Boca Raton, FL 33487 (applicant/appellant), represented by Alexander Novak, GSS Inc., (1054 Texan Trace, Suite 300, Grapevine, TX 76051), requesting a Conditional Use Permit for a new communication tower at the property addressed as 6181 NE 27<sup>th</sup> Avenue, Altoona, Iowa 50009. The subject property currently includes a total of approximately 19.5 acres lying south of NE 27<sup>th</sup> Avenue, and the drive entrance will be located approximately 1,000 feet east of US HWY 65 Bypass. The subject property is located within Section 26, Clay Township in unincorporated Polk County. The applicant is also requesting a variance to allow the communication tower to be 310 feet in height, in lieu of the maximum permitted height of 180 feet, and a variance to allow a gravel access road to the tower in lieu of the required paved and curbed access road. The subject property is zoned "MU" Mixed Use District.

The Polk County Zoning Ordinance, Article 4 Use Regulations, Division 2 Table of Uses, lists communication towers uses as a Conditional Use within the "MU" Mixed Use District. SBA Towers X, LLC will be removing an existing tower at 2230 NE 64<sup>th</sup> Street if the Conditional Use Permit is approved. Article 4 Use Regulations, Division 4, Section 4(L)(1) of the Polk County Zoning Ordinance establishes height requirements for communication towers, and Article 15 of the Polk County Zoning Ordinance requires all developments in the "MU" District except conventional single-family uses to pave and curb drives, parking, loading and display areas.

A public hearing will be held before the Polk County Board of Adjustment on **Monday, May 17, 2021, at 7:00 P.M.** by voice and video conference only. ALL INTERESTED PROPERTY OWNERS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD WITH REFERENCE TO THE MATTER SET OUT ABOVE. This notice is only being sent to property owners within the required 500-foot notification boundary of the subject property. The Conditional Use Permit and Variance Appeal information is available for review by contacting Chris Meeks at 515.286.3355 or by email at Christopher.Meeks@polkcountyiowa.gov. The information identified on this notice may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department, please contact Polk County Public Works, Planning & Development Division, 5885 NE 14th Street, Des Moines, Iowa 50313, 515-286-3705.

Due to the COVID-19 public health emergency, the meeting will be held by voice and video conference only. The Public Works building is currently closed to the public. All Board of Adjustment members, staff, applicants and public are invited to join the meeting by using the link below or calling the number below and inputting the meeting ID.

Zoom Public Meeting Information: Participate by phone by calling +1 312 626 6799 Participate by desktop/laptop/smartphone/tablet at: https://polkcountyiowa-gov.zoom.us/j/97245893139?pwd=QmRRaVN6Y1Q2UjYyeDBiWUx5ZVZtdz09

## Meeting ID: 972 4589 3139 Password: 089653

Several public hearings will be on the Board of Adjustment agenda. Please plan to join the meeting at 7:00 P.M., but wait to speak until the Chairperson asks for testimony on this item. The Final Agenda will be uploaded to the following page of the Polk County website by 4:30 P.M. on Friday, May 14, 2021: https://www.polkcountyjowa.gov/public-works/board-of-adjustment/.

POLK COUNTY BOARD OF ADJUSTMENT

Paul Kruse,	Chairperson
Ashely Davidson,	Secretary

DATE: April 30, 2021

## Aerial / Vicinity Map

6181 NE 27<sup>th</sup> Avenue (subject property)



If you wish to be shown approving or disapproving of the Conditional Use Permit or Variances, email Chris Meeks at <u>Christopher.Meeks@polkcountyiowa.gov</u> or call him at (515) 286-3355 or complete the information below and mail to Polk County Public Works Department, Planning & Development Division, 5885 NE 14th Street, Des Moines, IA 50313 at least 4 days prior to the meeting date. All public testimony received will be made part of the official case record. However, only testimony received prior to Wednesday, May 12<sup>th</sup> will be included/referenced within the staff report provided to the Board of Adjustment members.

------ cut and return ------

Cases #COND-2021-10272, #VAR-2021-10273, and #VAR-2021-10274, SBA Towers X, Inc. Please provide your name and address. If the property does not have an address, please provide a parcel # or identify your property by placing an "X" on the enclosed map and return the map along with this portion. As the owner of the property, I hereby state my:

	support for	opposition to	
Print Name:			
Address: _			
Signature:			