



**City of Waverly
Building and Zoning Department
Special Use Permit Report**

Date: March 6, 2026

To: Waverly Planning Commission Members -
Kris Bohac, Melissa Brown, Heather Chloupek, Lindsay Erickson, Marti Lee, Ian Wilshusen

CC: Stephanie Fisher, Clayton Hufford, Megan Frye, Tracey Whyman

From: Mike Palm, Zoning Administrator

Subject: **Special Use Permit Request 26-01**

General Information:

Legal Description: S16-T11-R8, 6th Principal Meridian, LOTS 214, 215 & 216 NW, Lancaster County, Nebraska

Physical Address: 11661 N 141st St, Waverly, NE 68462

Applicant: The Towers, LLC
22 West Atlantic Ave, Ste 31
Delray Beach, FL 33444

Owner: City of Waverly
14130 Lancashire St
PO Box 427
Waverly, NE 68462

Existing Zoning: R-2, Single-Family Residential (Medium Density)

Existing Land Use: Park Space (Lawson Park)

Surrounding Land Use and Zoning:

North: Zoned; AG
South: Zoned; R-2
East: Zoned; R-2
West: Zoned; AG

Use: Floodplain, Residence
Use: Lawson Park
Use: ROW, Residential
Use: Floodplain, Crops

Analysis:

1. The property of the proposal is located within the R-2 District.
2. The property is also known as Lawson Park and is owned by the City of Waverly.
3. The applicant is proposing to erect a communications tower (cellular) in green space, north of the ballfields and west of the existing parking lot, along with appropriate access and utility easements as shown on submitted plans.
4. The submitted plans show that the tower would be located in the center of a 50' x 50' area with a protective perimeter fence. The plans also show 18 arborvitae trees to be planted outside the fence on the west, south, and east facing sides for screening.
5. Footnotes in each permitted use table in the zoning regulations state the following regarding communications towers:



**City of Waverly
Building and Zoning Department
Special Use Permit Report**

Communications Towers may be permitted on Municipal property in all Zoning Districts by Special Use Permit. All Communications Towers allowed by Special Use permit are subject to additional regulations set forth in Section 11.612.

6. The staff recommendation is for conditional approval of the location communications tower provided that:
 - a. The city receives an engineer signed set of plans for review and approval
 - b. All review comments are addressed prior to the issuance of a building permit
 - c. All other necessary permits are obtained by the applicant (Electrical, flood plain development, etc.)
 - d. Any proposed changes to the approved plans shall be subject to review and approval by the City of Waverly