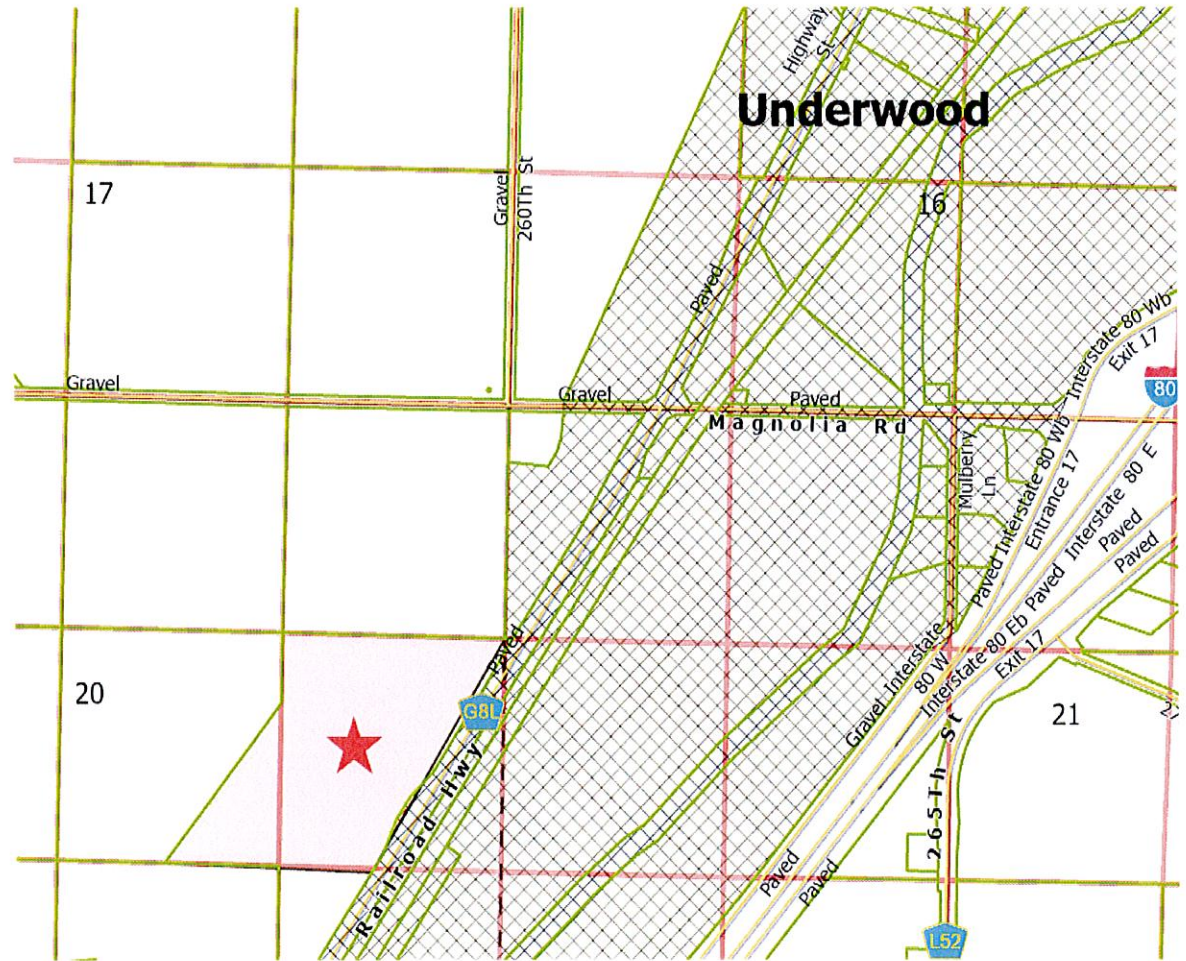


TO: Planning and Zoning Commission
FROM: Pam Kalstrup
DATE: October 8, 2021
RE: #ZMA-2021-03
REQUEST: Zoning map amendment to reclassify approximately 44.9 acres from a Class R-2 (Urban Transitional) District to a Class I-1 (Limited Industrial) District.
LOCATION: Norwalk Township
 Railroad Hwy
 20-76-42 & 21-76-42 EXC RR W OF HWY SE NE & NE SE W OF HWY & SW NE TRI SE COR & 21-76-42 WOF HWY SW NW

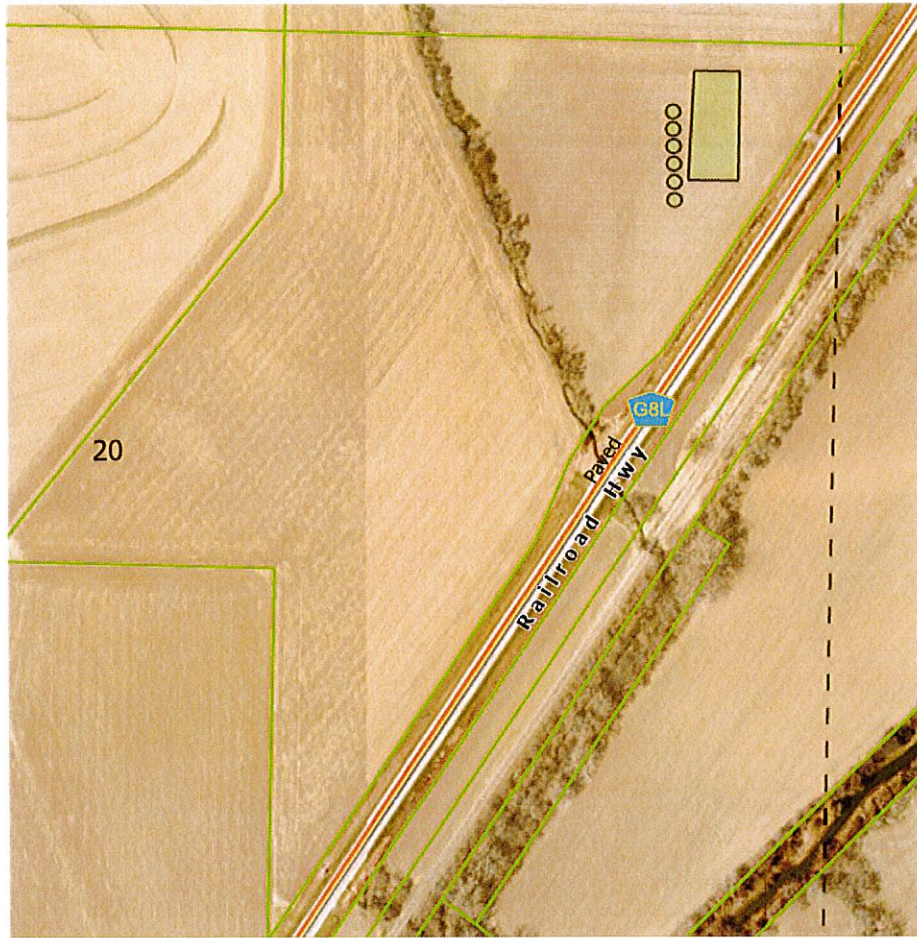
The subject property is located directly west of the Underwood city limits on Railroad Highway.



PROPERTY OWNER: John Tiarks

GENERAL INFORMATION: The applicant has requested that approximately 44.9 acres, which are currently zoned R-2 (Urban Transitional), be rezoned to I-1 (Limited Industrial) in order to construct a seed/feed facility. The business, Midline LLC, is currently conducting business nearby in the City of Underwood on leased property in a floodplain.

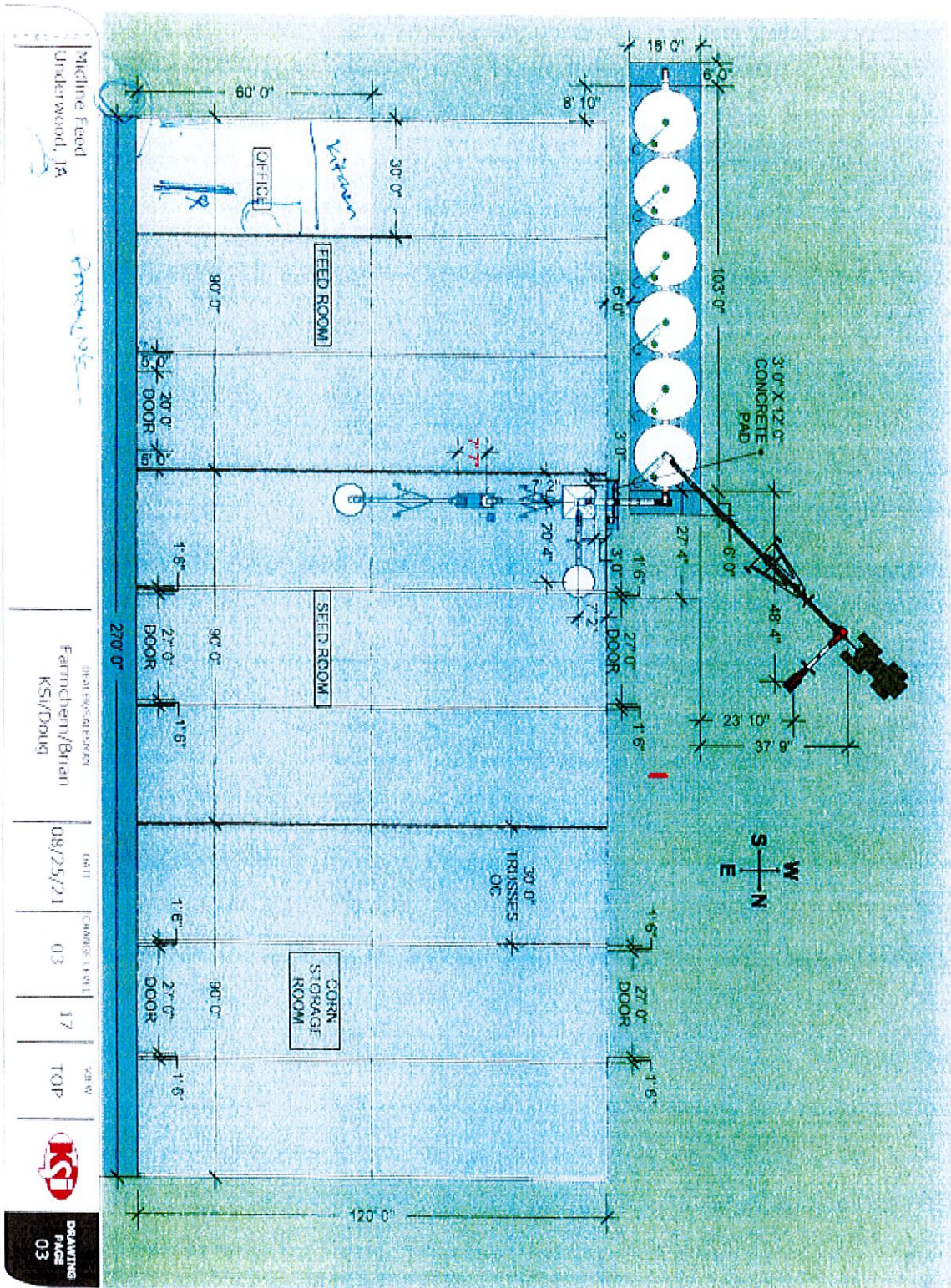
PROPOSED SITE PLAN:



EXISTING STRUCTURES AT 26276 MAGNOLIA RD:



NEW CONSTRUCTION RENDERING:



Midline Feed Underwood, JA
 Farmchen/Brian KSI/Doug
 DATE: 08/25/21
 CHANGE LEVEL: 03
 SHEET: 17
 VIEW: TOP
 KSI
 DRAWING PAGE 03

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SITE & AREA REVIEW: The majority of the properties in the immediate area are agricultural ground, industrial and commercial businesses with few rural residential acreages. The property is in close proximity to I-80.



SITE REVIEW: The parcel is currently farm ground.



LAND USE PLAN: This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use Plan.

ROADS & TRAFFIC: Access to the subject property is gained from Railroad Hwy, a paved county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 2,080 vehicles per day.

ZONING: 8.055.010 INTENT: The Class I-1 District is intended primarily to provide for those activities and used of a limited industrial nature which are either free of objectionable influences in their operations and appearance or which can, through the use of appropriate abatement devices, readily prevent or control any such objectionable be influences. Land requirements for most limited industrial uses generally dictates its application along major streets and highways, railroad lines, and other major transportation corridors of the County which generally lie close to commercial and industrial districts. (Ordinance #2015-05/12-18-2015)

8.055.020 PRINCIPAL USES: The following principal uses shall be permitted in a Class I-1 District: (Ordinance #81-6/10-01-81)

.06 F

A. Feed and seed sales and storage, including grain elevators. (Ordinance #81-6/10-01-81)