

TO: Planning and Zoning Commission
FROM: Pam Kalstrup
DATE: November 5, 2021

RE: #ZMA-2021-03

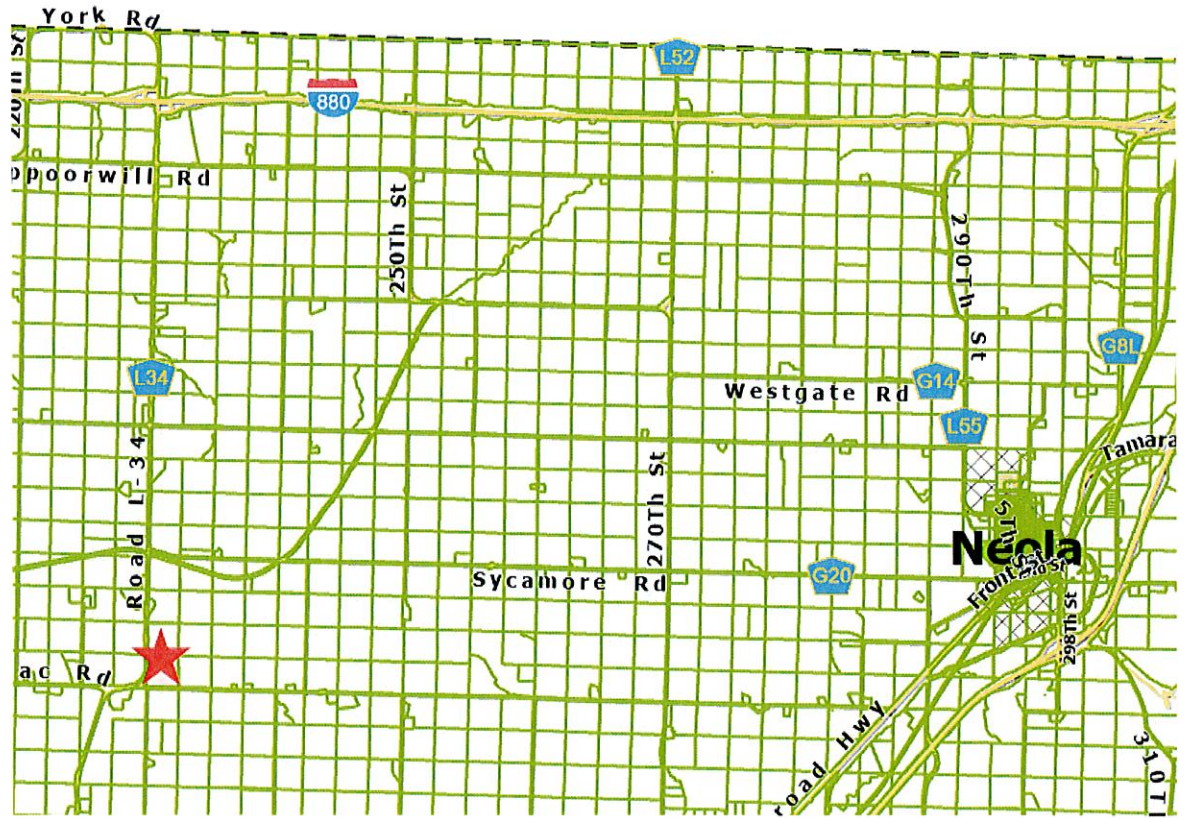
REQUEST: Zoning map amendment to reclassify approximately 5 acres from a Class A-2 (Agricultural Production) District to a Class I-2 (General Industrial) District.

LOCATION: Boomer Township

Road L-34

25-77-43 SW SW & 26-77-43 SE SE LYING E & NE OF RDS

The subject property is located approximately 6 miles west of the Neola city limits on Road L-34.

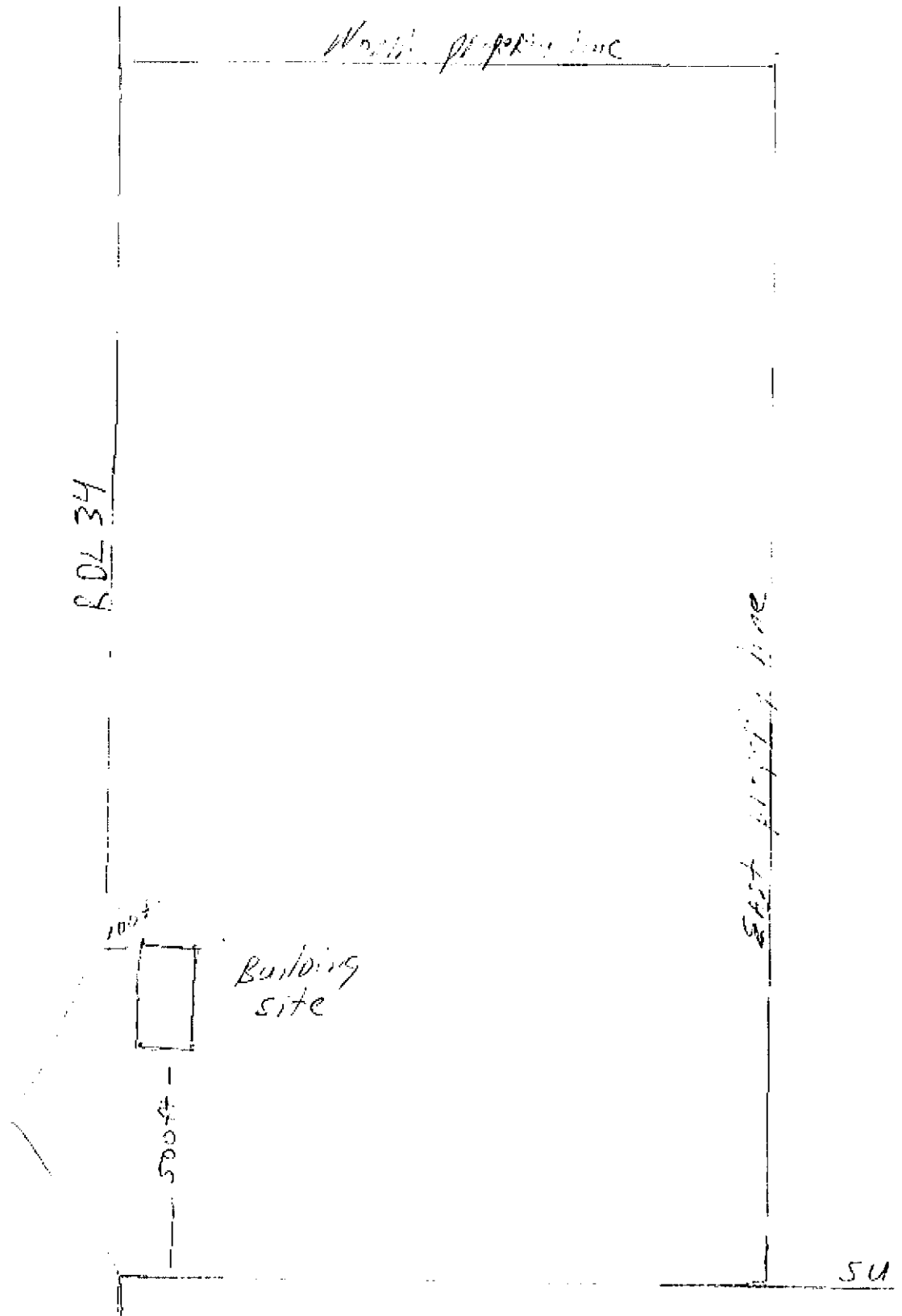


PROPERTY OWNER: Bertelsen Land LLC

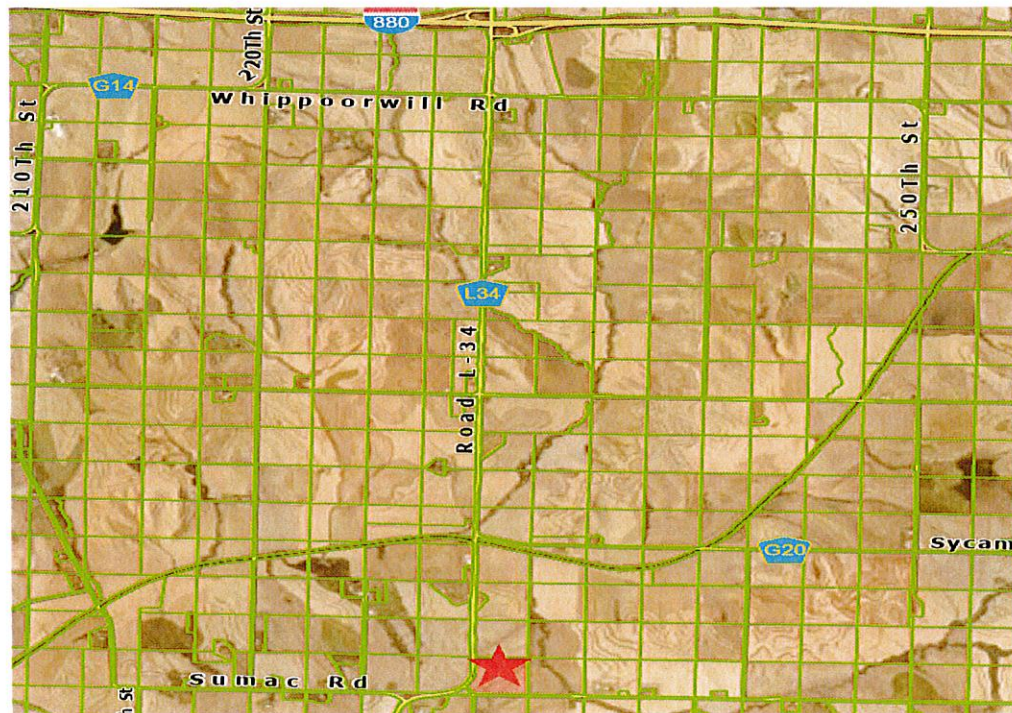
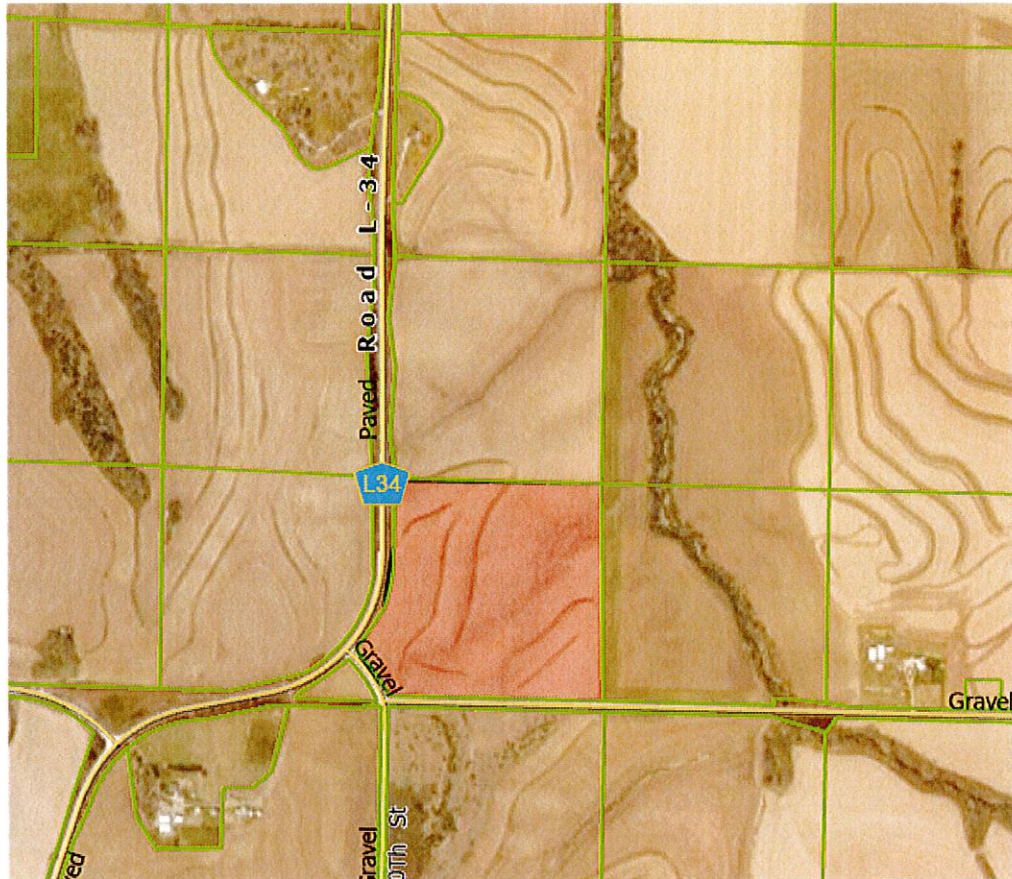
GENERAL INFORMATION:

The applicant has requested that approximately 5 acres, which are currently zoned A-2 (Agricultural Production) District, be rezoned to I-2 (General Industrial) in order to construct a small scale slaughterhouse. A slaughterhouse is a Conditional Use in the I-2 Zoning District. If the ZMA is approved, the applicant will then need to secure Conditional Use approval from the Zoning Board of Adjustment.

PROPOSED SITE PLAN:



SITE & AREA REVIEW: The majority of the properties in the immediate area are agricultural ground and a few rural residential acreages. The property is in approximately 4 miles south of I-880.



SITE REVIEW: The parcel is currently farm ground.

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

INDUSTRIAL AREAS

Future industrial usage is encouraged to locate in close proximity to major transportation routes within the 2-mile limit of Council Bluffs and ½-mile of each of the other communities or in specific rural areas such as along railroad or highway corridors. The types of industries that should be encouraged in these areas should include "light manufacturing" and "general industrial" types, such as high tech or agriculture related industries. These types of industries are typically clean and efficient in operation and provide varied classifications of employment opportunities.

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 530 vehicles per day.

ZONING: 8.060.030 CONDITIONAL USES: The following conditional uses shall be permitted in a Class I-2 District, when authorized in accordance with the requirements of Chapter 8.096: (Ordinance #81-6/10-01-81)

.01 A

A. Abattoirs and slaughter houses or stock yards. (Ordinance #81-6/10-01-81)