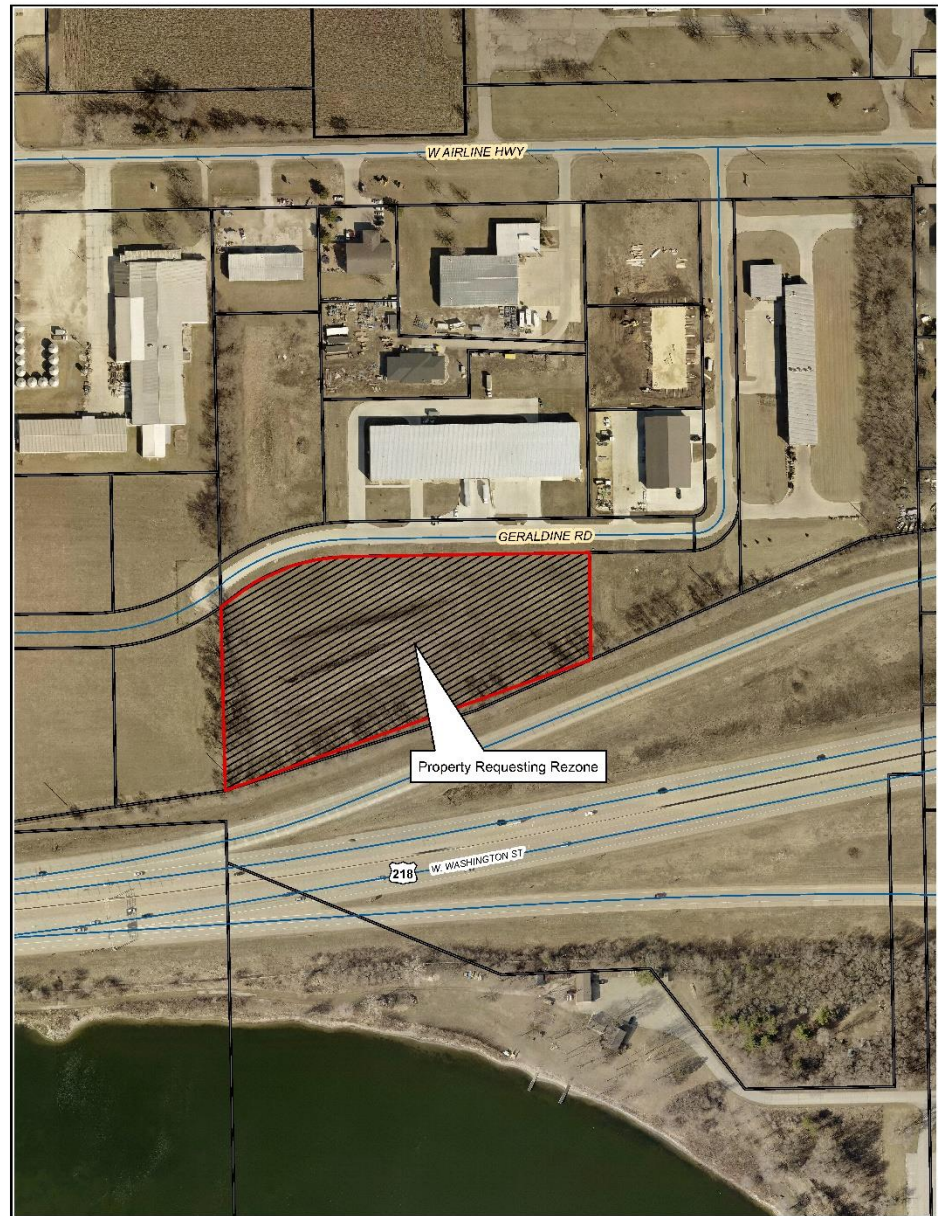


REQUEST:

Request by Northland Products Company to rezone 5.19 acres of land from "M-1" Light Industrial District to "M-1,C-Z" Conditional Zoning District, located at 2830 Geraldine Road.



APPLICANT:

Northland Products Company, 2830 Geraldine Road, Waterloo, IA 50703

GENERAL DESCRIPTION:

The purpose of the rezoning is to have compactors and drum washing systems related to Northland's petroleum production system. No petroleum products will be produced here, but drums used in the process at their main building at 1004 Rainbow Drive will be cleaned at this location. Plastic will be compacted at this location in the compactors.

IMPACT ON  
NEIGHBORHOOD &  
SURROUNDING  
LAND USE:

The request would not appear to negatively impact the surrounding industrial park or land use as there is already light industrial uses nearby.

VEHICULAR &  
PEDESTRIAN  
TRAFFIC  
CONDITIONS:

The request would not appear to have a negative impact on vehicular or pedestrian traffic movements in the area. This is a developed site and there are no proposed changes to vehicular use access points or vehicular use areas. The applicant indicated that there would be three employees at the locations and approximately two to four trucks per day accessing the site.



*Picture 1: Looking northeast along Geraldine Road.*

RELATIONSHIP TO  
RECREATIONAL  
TRAIL PLAN AND  
COMPLETE STREETS  
POLICY:

There are no recreational trails or sidewalks adjacent to this site.

ZONING HISTORY  
FOR SITE AND  
IMMEDIATE VICINITY:

The property is zoned “M-1” Light Industrial District and has been zoned as such since the adoption of the Zoning Ordinance in February of 1969. Surrounding land uses and their zoning designations are as follows:

**North** – Existing light industrial uses, zoned “M-1” Light Industrial District.

**South** – Highway 218 and George Wyth State Park, zoned “A-1” Agricultural District.

**East** – Existing light industrial uses, zoned “M-1” Light Industrial District.

**West** – Existing light industrial uses and vacant development land, zoned “M-1” Light Industrial District.



*Picture 2: Looking north of Geraldine Road.*

**DEVELOPMENT  
HISTORY:**

The City received a Revitalize Iowa’s Sound Economy (RISE) to extend the first leg of Geraldine Road in 2008 southward from West Airline Highway and the land was platted in 2009 for the construction of LaForge Industries. Another RISE grant was received in 2011 for the second phase of Geraldine Road with platting occurring in 2012 and the building in question was constructed in 2016. The City received a third RISE grant to finish the final segment of Geraldine Road in 2014 that loops northward back to West Airline Highway and the area has seen consistent industrial growth.

**BUFFERS/  
SCREENING/  
LANDSCAPING  
REQUIRED:**

There is no buffering or screening required as a part of this request. Landscaping has already been planted and no new landscaping is required because of the change in use.

**DRAINAGE:**

No changes are proposed to the sizes of the building or vehicular use areas.

**FLOODPLAIN:**

Approximately the west 50 percent of the property, angling from the northwest to the southeast, is located in the Zone X, 500 Year Floodplain as indicated by the Federal Insurance Administration's



Flood Insurance Rate Map, Community Number 190025 and Panel Number 0167F, dated July 18, 2011.

PUBLIC /OPEN  
SPACES/ SCHOOLS:

George Wyth State Park is located directly to the south of Highway 218 and the nearest school is Lincoln Elementary School approximately 2.5 miles to the southeast at the intersection of Cedar Bend Street and Walker Street.

UTILITIES: WATER,  
SANITARY SEWER,  
STORM SEWER, ETC.

The area is serviced by all needed utilities, both public and private when the three subdivisions for South Port Addition were platted.

RELATIONSHIP TO  
COMPREHENSIVE  
LAND USE PLAN:

The Future Land Use Map designates this area as *Industrial*, and the proposed rezoning would be in conformance with the Comprehensive Plan and Future Land Use Map for this area.

STAFF ANALYSIS –  
ZONING  
ORDINANCE:

The “M-1” District is intended to provide for areas of the community which are suitable for industrial development adjacent to Commercial Districts. Any outside storage of materials, equipment or product shall be accessory to the Principal Permitted Use and shall not include the outside storage of junk or salvage material. However, staff is recommending that there is no outside storage of materials related to the operations of the business. The property is located within the Highway 218 Design Review District (DRB) but the change in use does not require review by the DRB.



*Picture 3: Looking southwest at the property proposing the rezone.*

The applicant recently purchased the building and they plan to have operations there that compact plastic containers, which mostly consist of five gallon pails, and a washing system to clean drums in relation to a petroleum products company. The “M-2” Heavy

Industrial District allows refining or wholesale storage of petroleum or petroleum products or gasoline but none of those activities will be taking place at this location. Due to this proposed use being related to a petroleum products business, which are not permitted in the “M-1”, the request for Conditional Zoning is being proposed to allow this proposed, less intensive use in the “M-1”. The drums that will be cleaned there will have remnants of some petroleum products and antifreeze in them and the applicant indicated that the equipment used to clean captures those products and they are not released into the sanitary sewer system.



*Picture 4: Looking southeast at the property in question.*

There will be three employees at the site and this use requires one parking space for each two employees on the maximum work shift, therefore two parking stalls are required. There are 18 parking stalls in the parking lot on the west side of the property in front of the building.



*Picture 5: Looking east along Geroldine Road.*

**STAFF ANALYSIS –  
SUBDIVISION  
ORDINANCE:**

No platting is needed for this request.

**STAFF  
RECOMMENDATION:**

Therefore, staff recommends that the request to rezone approximately 5.19 from “M-1” Light Industrial District to “M-1,C-Z” Conditional Zoning District, located at 2830 Geraldine Road, be approved for the following reasons:

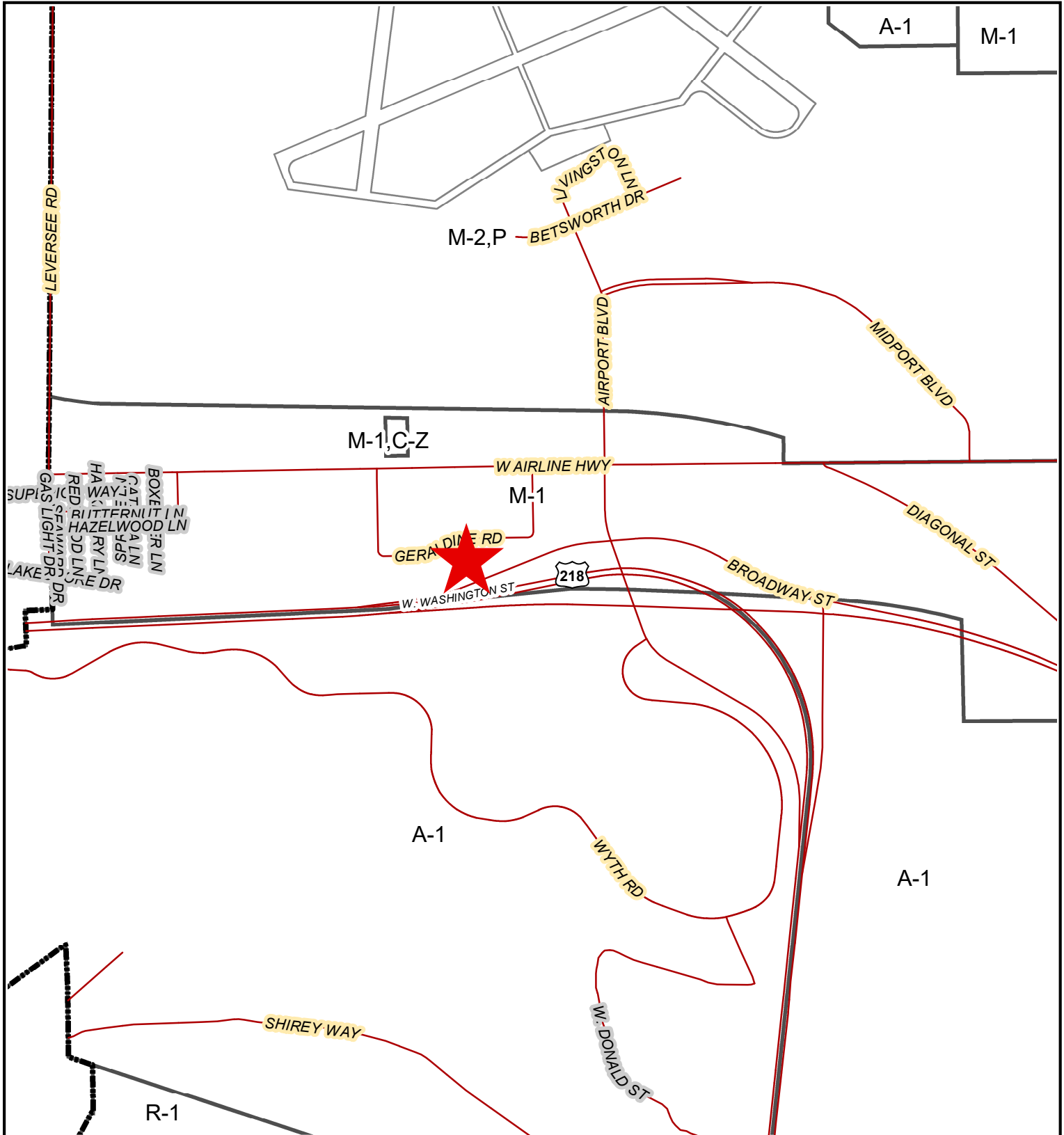
1. The request would appear to be compatible with the surrounding area, which is comprised of light industrial uses.
2. The request would not appear to have a negative impact upon the surrounding area.
3. The request would not appear to have a negative impact upon vehicular and pedestrian traffic in the area.
4. The request is in conformance with the Future Land Use Map and Comprehensive Plan for this area, which designates it as *Industrial*.

Subject to the following condition:

1. That the final site plan meets all applicable city codes, including but not limited to, parking, landscaping, drainage, etc.
2. That there is no outside storage of materials or other items related to the operations of the business.

# City of Waterloo Planning, Programming and Zoning Commission

## September 14, 2021



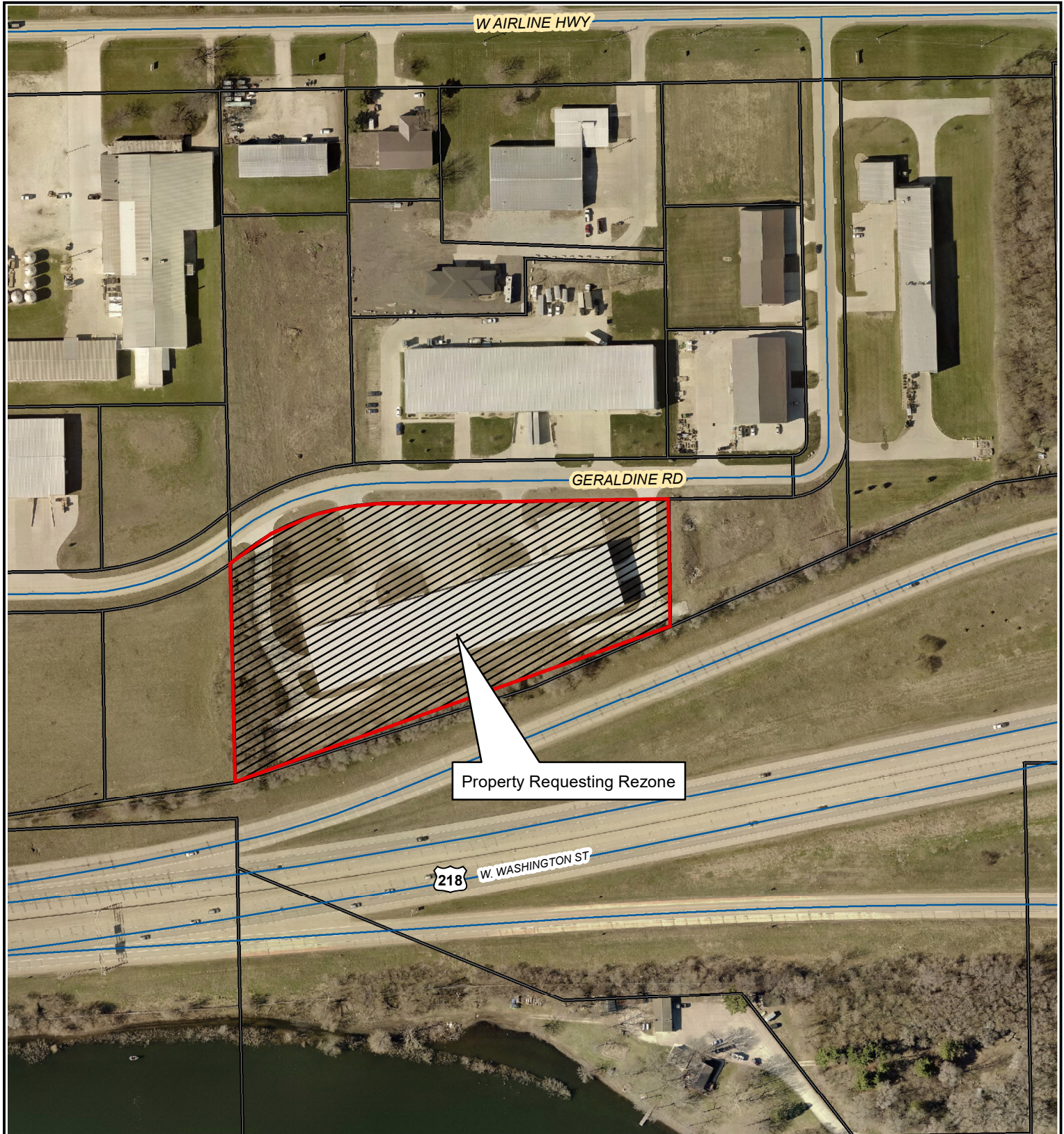
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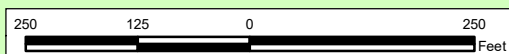
**2830 Geraldine Drive**  
**Rezone from "M-1" to "M-1,C-Z"**  
**Northland Oil**



**City of Waterloo Planning, Programming and Zoning Commission**  
**September 14, 2021**



**2830 Geraldine**  
**Rezone from "M-1" to "M-1,C-Z"**  
**Northland**





**APPLICATION FOR REZONING**  
**CITY OF WATERLOO PLANNING, PROGRAMMING,**  
**AND ZONING COMMISSION**  
**WATERLOO, IOWA**  
319.291.4366

**1. APPLICATION INFORMATION:**

- a. Applicant's name (please print): Northland Products Company  
Address: 2830 Geraldine Drive Phone: 319-234-5585 Fax: 319-234-5580  
City: Waterloo State: IA Zip: 50701  
Email: bmatzko@northlandoil.com
- b. Status of applicant: (a) Owner ☒ (b) Other \_\_\_\_\_ (CHECK ONE): If other explain: \_\_\_\_\_
- c. Property owner's name if different than above (please print): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**2. PROPERTY INFORMATION:**

- a. General location of property to be rezoned: South of Airline Hwy and West of Airport Rd in the industrial park
- b. Legal description of property to be rezoned: Lots 7, 8 and 9, South Part 2nd Addition, Waterloo, Black Hawk County, Iowa
- c. Dimensions of Proposed Zoning Boundary (Excluding Right of Way): Lots 7, 8 + 9, South Part 2nd Add.
- d. Area of Proposed Zoning Boundary (Excluding Right of Way): 5.19 Acres
- e. Current zoning: M1 Requested zoning: M1-C-2
- f. Reason(s) for rezoning and proposed use(s) of property: Adding Compactors And Drum washing system to Support operations.
- g. Conditions (if any) agreed to: \_\_\_\_\_
- h. Other pertinent information (use reverse side if necessary): \_\_\_\_\_

**Please Note:** If applicant is not the owner of the property, the signature of the owner must be secured. If it is the intent to subdivide (split) any land, vacant or improved in conjunction with this request it **must** go through a platting process (separate from rezone request).

The filing fee of **\$300 + \$10 per acre (\$750 max)** (payable to the City of Waterloo) is required (round amount down to nearest \$10 increment). **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. Any major change in any of the information given will require that the request go back through the process, with a new filing fee. If the request is denied no new petition covering the same or portion of the same property shall be filed with or considered by the Planning, Programming, and Zoning Commission until four (4) months have elapsed from the date of denial by the Waterloo City Council. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

Brian S. Matzko 8/10/2021  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Owner Date

Brian S. Matzko