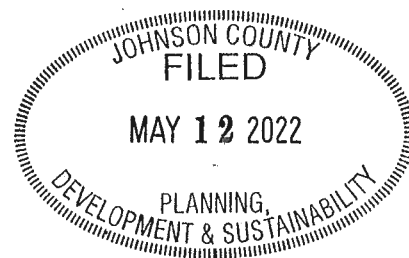


Office Use Only	5/12/2022	\$ 300 ⁰⁰	PZC-22-28223
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: ZONING AMENDMENT

Application is hereby made to:

- Reclassify certain property on the Johnson County Zoning Map.**
- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes Only:

The property to be rezoned is located at (street address if available or layman's description):
 NE of the intersection of Sandy Beach Road and 140th St NE

Parcel Number(s) (legal description must also be attached): 0207376002

The area to be rezoned is comprised of 3.52 total acres.

Current Zoning Classification(s): R Proposed Zoning Classification(s): ERP

For Text Amendments Only:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Scallon Farms LLC

Name of Owner

Paul Scallon

Name of Applicant (if different)

6710 Cottage Hill Lane NE Cedar Rapids, IA 52411


Applicant Street Address (including City, State, Zip)

319-981-5898

Applicant Phone

paul@scalloncustomhomes.com

Applicant Email



Applicant Signature

See back page for Application Submittal Requirements and Checklist

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- ✓LSS A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed to each zoning designation requested.
- ✓LSS Resolution Affirming the Stability of the Road System (signed and notarized).
- ✓LSS Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- ✓LSS The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- ✓LSS A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- ✓LSS Application Fee (varies based on nature of application) is due at the time of submittal.
Fee submitted: \$300
- ✓LSS Proof of application to Johnson County Public Health for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- LSS Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

May 9, 2022

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Cottage Woods

Dear Josh:

Paul Scallon desires to submit a one buildable lot subdivision with three preservation outlots and one open space outlot on his property located at Sandy Beach Road NE and 140th Street NE. Along with a subdivision application, we are requesting to rezone a 3.52 acre portion of the property from "R" to "ERP", with the intention to included that in the previously described outlots.

There is an existing entrance to the property, which will continue to be utilized. A new private well and septic system will be installed at the time a building permit is approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jon D. Marner', is written over a faint background of topographic contour lines.

Jon D. Marner

6608-053L1.docx

Adjacent Property Owners List
Cottage Woods
Within 500'
MMS Project #6608-053

LEONARD R VANORNY
3425 SANDY BEACH RD NE
SOLON, IA 52333-9397

MARK A STRATTON
3492 SANDY BEACH RD NE
SOLON, IA 52333

RICHARD & MARGARET HAJEK
1306 NAPLES AVE NE
SOLON, IA 52333

RICHARD D ANGELL JR
3496 SANDY BEACH RD NE
SOLON, IA 52333

RYAN E & JENNIFER S MULLEN
3484 SANDY BEACH RD NE
SOLON, IA 52333

SCALLON CUSTOM HOMES, LLC
1371 JAMES AVE NE
SWISHER, IA 52338

SCALLON FARMS LLC
6710 COTTAGE HILL LN NE
CEDAR RAPIDS, IA 52411

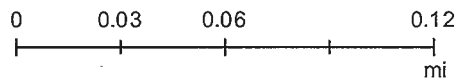
SCOTT D WIENEKE
119 PARK RD
WEST BRANCH, IA 52358



Johnson County GIS
Web Printing

My Map

Printed: 5/9/2022



1 inch = 293 feet



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the Iowa Code, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

Paul Selman owner

Signature of Owner, Contract Owner, Option Purchaser

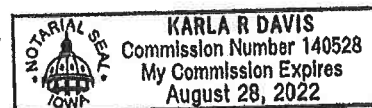
6710 Cottage Hill Lane NE Cedar Rapids, IA 52411 319-981-5898

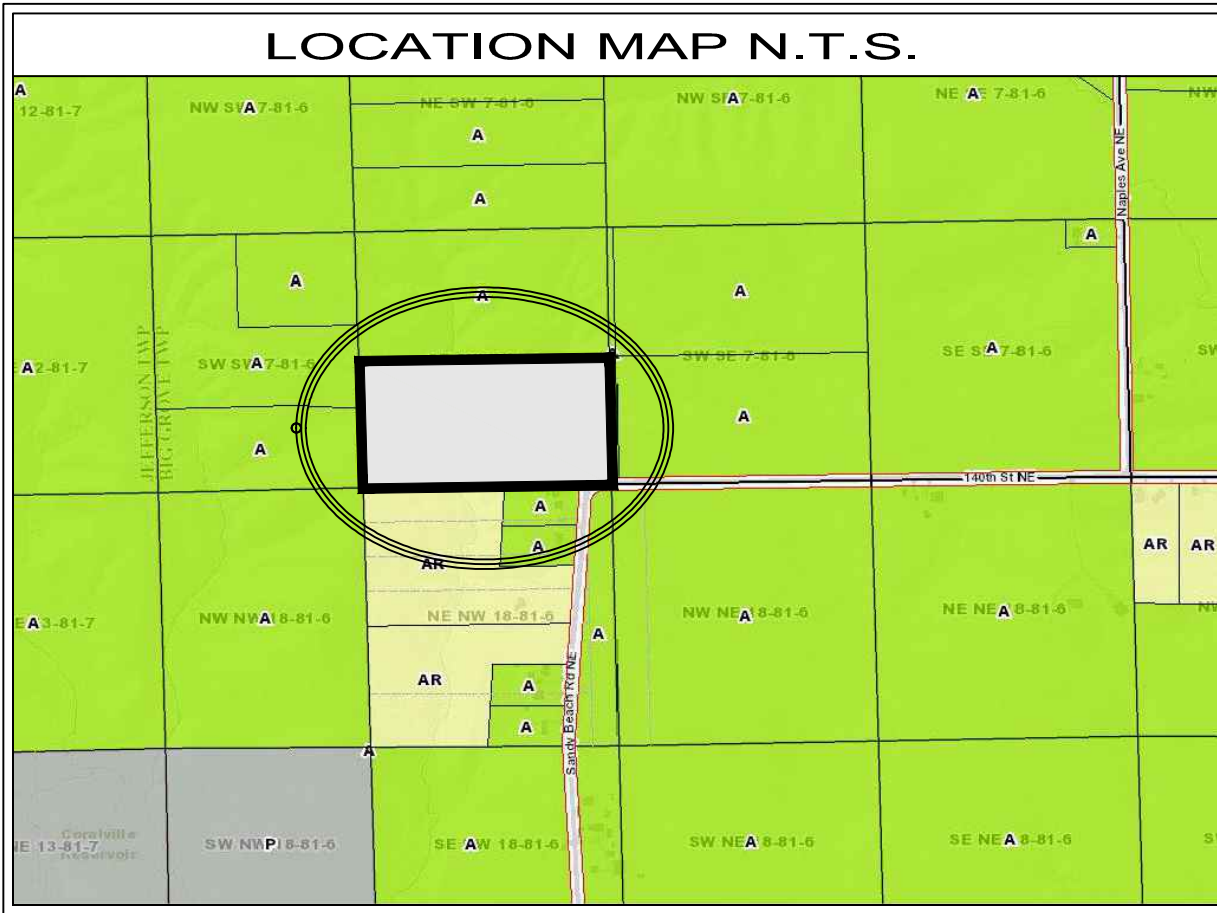
Address and Phone Number

Subscribed and sworn to before me on this 9th day of MAY, 2022.

Karla R. Davis

Notary Public, in & for the State of Iowa.





DESCRIPTION - REZONING PARCEL #1

Beginning at the South Quarter Corner of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°56'59"W, along the South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 226.83 feet; Thence N04°43'47"E, 55.89 feet; Thence S86°15'01"W, 116.56 feet; Thence N67°47'04"W, 58.81 feet; Thence S82°45'21"W, 67.21 feet; Thence N79°45'59"W, 88.41 feet; Thence S75°55'48"W, 111.50 feet; Thence S64°00'57"W, 64.10 feet; Thence S56°43'10"W, 58.59 feet, to a Point on said South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of Section 7; Thence S88°56'59"W, along said South Line, 37.86 feet; Thence N77°02'14"W, 17.63 feet; Thence N16°47'28"W, 58.91 feet; Thence N57°14'47"W, 64.55 feet; Thence N39°55'13"W, 98.05 feet; Thence N18°16'09"W, 79.21 feet; Thence N63°19'52"W, 115.79 feet; Thence S70°16'39"W, 74.66 feet; Thence N67°32'02"W, 39.04 feet; Thence N27°53'56"W, 54.05 feet; Thence N46°43'06"W, 140.62 feet; Thence N64°27'33"W, 23.33 feet, to a Point on the West Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7; Thence N01°41'39"W, along said West Line, 28.12 feet; Thence S64°27'33"E, 40.09 feet; Thence S46°43'06"E, 148.67 feet; Thence S27°53'56"E, 49.18 feet; Thence S67°32'02"E, 20.39 feet; Thence N70°16'39"E, 75.73 feet; Thence S63°19'52"E, 136.88 feet; Thence S18°16'09"E, 84.80 feet; Thence S39°55'13"E, 89.46 feet; Thence S16°47'28"E, 69.95 feet; Thence S16°47'28"E, 53.62 feet; Thence S77°02'14"E, 20.40 feet; Thence N56°43'10"E, 62.20 feet; Thence N64°00'57"E, 68.30 feet; Thence N75°55'48"E, 119.49 feet; Thence S79°45'59"E, 89.95 feet; Thence N82°45'21"E, 69.94 feet; Thence S67°47'04"W, 59.62 feet; Thence N86°15'01"E, 53.85 feet; Thence N38°15'29"W, 184.30 feet; Thence N27°21'49"E, 316.12 feet; Thence N89°31'56"E, 234.31 feet, to a Point on the East Line of said South One-Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 7; Thence S01°44'10"E, along said East Line, 500.37 feet, to the Point of Beginning. Said Rezoning Parcel #1 contains 4.28 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - REZONING PARCEL #2

Commencing at the South Quarter Corner of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°56'59"W, along the South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 226.83 feet, to the Point of Beginning; Thence continuing S88°56'59"W, along said South Line, 534.66 feet; Thence N56°43'10"E, 58.59 feet; Thence N64°00'57"E, 64.10 feet; Thence N75°55'48"E, 111.50 feet; Thence S79°45'59"E, 88.41 feet; Thence N82°45'21"E, 67.21 feet; Thence S67°47'04"E, 58.81 feet; Thence N86°15'01"E, 116.56 feet; Thence S04°43'47"W, 55.89 feet, to the Point of Beginning. Said Rezoning Parcel #2 contains 0.72 Acre, and is subject to easements and restrictions of record.

DESCRIPTION - REZONING PARCEL #3

Beginning at the Southwest Corner of the South One-Half of the Southeast Quarter of the Southwest Quarter of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N01°41'39"W, along the West Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 451.38 feet; Thence S64°27'33"E, 23.33 feet; Thence S46°43'06"E, 140.62 feet; Thence S27°53'56"E, 54.05 feet; Thence S67°32'02"E, 39.04 feet; Thence N70°16'39"E, 74.66 feet; Thence S63°19'52"E, 115.79 feet; Thence S18°16'09"E, 79.21 feet; Thence S39°55'13"E, 98.05 feet; Thence S57°14'47"E, 64.55 feet; Thence S16°47'28"E, 58.91 feet; Thence S77°02'14"E, 17.63 feet, to a Point on said South Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of Section 7; Thence S88°56'59"W, 521.51 feet, to the Point of Beginning. Said Rezoning Parcel #3 contains 3.04 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - REZONING PARCEL #4

Beginning at the Northwest Corner of the South One-Half of the Southeast Quarter of the Southwest Quarter of Section 7, Township 81 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N89°01'06"E, along the North Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7, a distance of 1320.41 feet, to the Northeast Corner of said South One-Half of the Southeast Quarter of the Southwest Quarter; Thence S01°44'10"E, along the East Line of said South One-Half of the Southeast Quarter of the Southwest Quarter, 160.18 feet; Thence S89°31'56"W, 234.31 feet; Thence S27°21'49"W, 316.12 feet; Thence S38°15'29"E, 184.30 feet; Thence S86°15'01"W, 53.85 feet; Thence N67°47'04"W, 59.62 feet; Thence S82°45'21"W, 69.94 feet; Thence N79°45'59"W, 89.95 feet; Thence S75°55'48"W, 119.49 feet; Thence S64°00'57"W, 68.30 feet; Thence S56°43'10"W, 62.20 feet; Thence N77°02'14"W, 20.40 feet; Thence N16°47'28"W, 53.62 feet; Thence N57°14'47"W, 69.95 feet; Thence N39°55'13"W, 89.46 feet; Thence N18°16'09"W, 84.80 feet; Thence N63°19'52"W, 136.88 feet; Thence S70°16'39"W, 75.73 feet; Thence N67°32'02"W, 20.39 feet; Thence N27°53'56"W, 49.18 feet; Thence N46°43'06"W, 148.67 feet; Thence N64°27'33"W, 40.09 feet, to a Point on the West Line of the South One-Half of the Southeast Quarter of the Southwest Quarter of said Section 7; Thence N01°41'39"W, along said West Line, 182.63 feet, to the Point of Beginning. Said Rezoning Parcel #4 contains 12.00 Acres, and is subject to easements and restrictions of record.

AUDITOR'S PARCEL

2021015

POINT OF BEGINNING REZONING PARCEL #4

NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7-T81N-R6W OF THE FIFTH P.M.

N 112 - SE 114 - SW 114 SECTION 7-T81N-R6W

William J Hajek
Larry J Hajek
Vicki L Hajek
Margaret M Hajek
Richard F Hajek

AUDITOR PARCEL

2010042

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGE 301 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

DOUGLAS E & WENDY L TRASK

SW 114 - SW 114 SECTION 7-T81N-R6W

LEONARD R VANORNY
GLORIA J VANORNY TRUST

NW 114 - NW 114 SECTION 18-T81N-R6W

LEONARD R VANORNY
GLORIA J VANORNY TRUST

PLAT OF THE NE 1/4 OF NW 1/4 AND OF THE NW 1/4 OF NE 1/4 SEC 18, TWP 81, RANGE 6 W 5 P.M.

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 91 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

RICHARD SCHUMACHER

LEONARD R VANORNY

SANDY BEACH ROAD NE

NW 114 - NE 114 SECTION 18-T81N-R6W

POINT OF BEGINNING REZONING PARCEL #1
SOUTH QUARTER CORNER OF SECTION 7-T81N-R6W OF THE FIFTH P.M.

LEONARD R VANORNY
GLORIA J VANORNY TRUST

SCOTT D WIENEKE

RETRACEMENT PLAT OF SURVEY

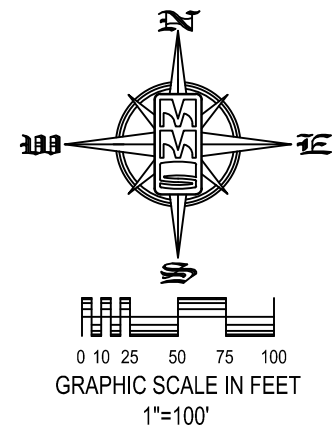
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 64 AT PAGE 249 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SCOTT D WIENEKE

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



LOCATION:
PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA

LAND SURVEYOR:
RICHARD R. NOWOTNY P.L.S.
MMS CONSULTANTS INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240
PHONE: 319-351-8282

SURVEY REQUESTED BY:
PAUL SCALLON
6710 COTTAGE HILL LANE NE
CEDAR RAPIDS, IOWA 52411

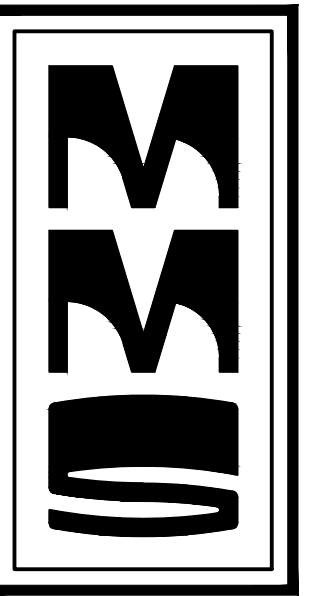
PROPRIETOR OR OWNER:
PAUL SCALLON
6710 COTTAGE HILL LANE NE
CEDAR RAPIDS, IOWA 52411

REZONING EXHIBIT

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	05-26-2022
Designed by:	GLL
Field Book No.:	
Drawn by:	RLW
Scale:	1"=100'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY 6608-053
of:	1



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision