

Office Use Only	6/9/22	\$4646 ⁰⁰	P2C-22-28233
	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):
 Located on the west side of HWY 965 NW, approximately 675' south of the 965 and 120th st intersection

Parcel Number(s) (legal description must also be attached): 0308101004

The area to be rezoned is comprised of 6.65 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): CH

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.

Darrell and Carolyn Marak
 Name of Owner

[Signature]
 Name of Applicant (if different)

1297 Marak Road NW Swisher, IA 52338
 Applicant Street Address (including City, State, Zip)

319-857-4331
 Applicant Phone

 Applicant Email

[Signature]
 Applicant Signature

See back page for Application Submittal Requirements and Checklist



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

June 7, 2022

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



RE: Darrell and Carolyn Marak Rezoning

Dear Josh:

Darrell and Carolyn Marak are requesting to rezone a 6.65 acre parcel of land from A-Agricultural to CH – Highway Commercial. The property is located on the west side of Highway 965 NW about 650 feet south of 120th Street NW.

The property is to be used similarly to the uses of the Marak's commercial subdivision located approximately 225 feet to the south.

Private water and wastewater systems can be installed should the need arise. Storm water management will be constructed on the northerly end of this parcel during preparation of the site plan.

Please contact Darrell Marak or me if you have any questions.

Respectfully submitted,

Glen D. Meisner, PE & PLS

T:\7730\7730-005\2022 Submittal\7730-005LetterofIntent.docx

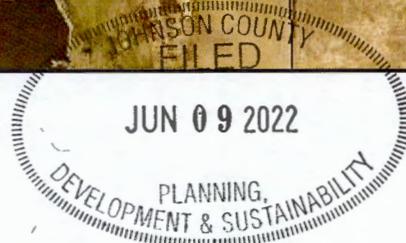
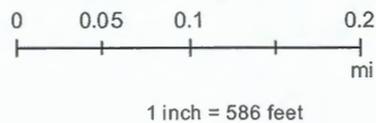
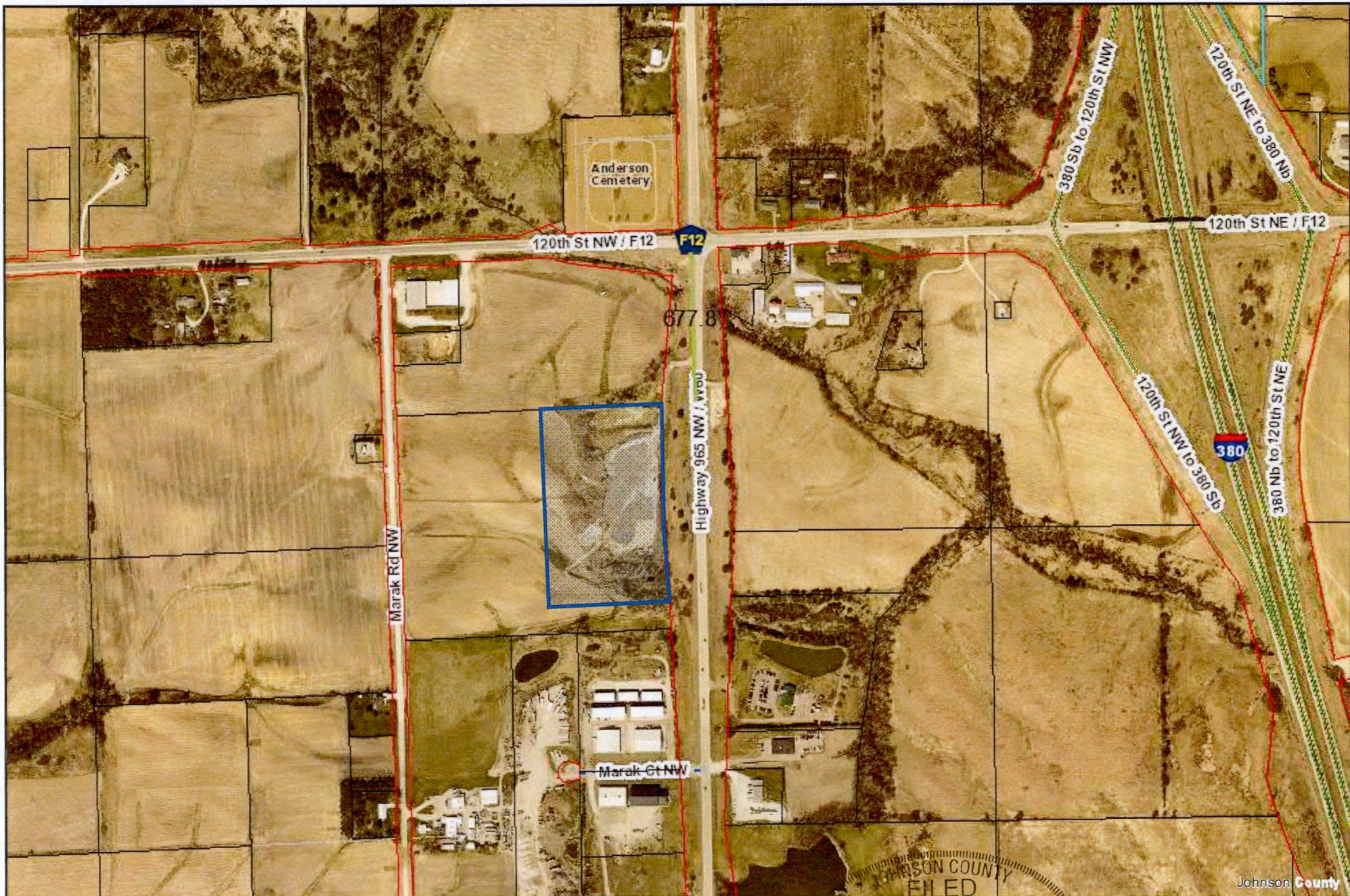
Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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.

Johnson County

Adjacent Property Owners List
Marak Rezoning
Within 500'
MMS Project #7730-005



ABSOLUTE GROUP INC
505 1ST AVE N
SLATER, IA 50244

BERNARD J & PHYLLIS M MARAK
800 OAK AVE SE
SWISHER, IA 52338

DARRELL L & CAROLYN M MARAK
1297 MARAK RD NW
SWISHER, IA 52338

DOUGLAS C SCHUMACHER
136 RED FOX RD SE
CEDAR RAPIDS, IA 52403

GLEN S & CYNTHIA H WOOGIE
2598 MARAK CT NW #2E
SWISHER, IA 52338

HAZEL M SCHROPP
2629 120TH ST NW
CEDAR RAPIDS, IA 52404

HOLLY ANN INVESTMENTS LC
6633 8TH ST SW
CEDAR RAPIDS, IA 52404

MICHAEL C PLOTZ
PO BOX 5572
CEDAR RAPIDS, IA 0

RAFER DANIEL MATEER
1414 TIMBER RIDGE TRL NE
SOLON, IA 0

RAKX PROPERTIES LLC
3005 TAMARA DR SW
CEDAR RAPIDS, IA 52404

RODNEY & AMANDA MASON
4765 ESTERO BLVD
FORT MYERS BEACH, FL 33931

TD BUILDERS LLC
3129 DEERFIELD DR NE
SWISHER, IA 52338

TD DEVELOPMENT LLC
2652 U AVE
WILLIAMSBURG, IA 52361

THANKFUL LLC
1272 HIGHWAY 965 NW
SWISHER, IA 52338

TODD RICHARDSON CONSTRUCTION
L
3720 BANAR AVE SW
CEDAR RAPIDS, IA 52404

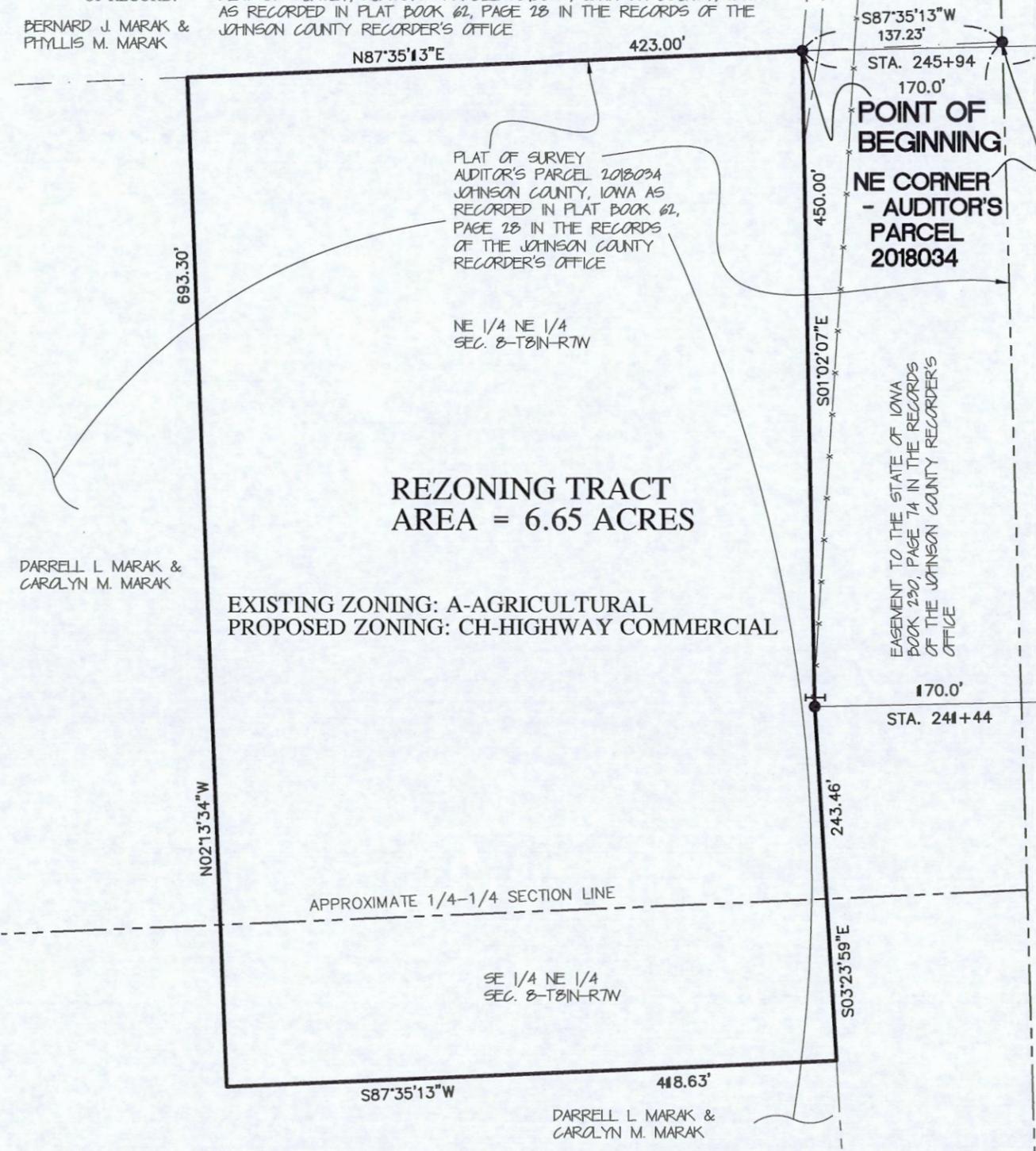
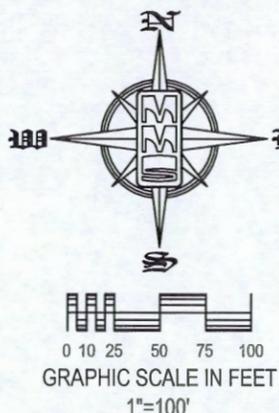
REZONING TRACT - DESCRIPTION

A PORTION OF AUDITOR'S PARCEL 2018034, LOCATED IN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AUDITOR'S PARCEL 2018034, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 62, PAGE 28 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S87°35'13"W, ALONG THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL 2018034, A DISTANCE OF 137.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 965 NW (ALSO KNOWN AS COUNTY ROAD W60) AND THE POINT OF BEGINNING; THENCE S01°02'07"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 450.00 FEET; THENCE S03°23'59"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 243.46 FEET; THENCE S87°35'13"W, 418.63 FEET; THENCE N02°13'34"W, 693.30 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE N87°35'13"E, ALONG SAID NORTHERLY LINE, 423.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.65 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT OF SURVEY, AUDITOR'S PARCEL 2018033, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 62, PAGE 28 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

BERNARD J. MARAK & PHYLLIS M. MARAK



**REZONING TRACT
AREA = 6.65 ACRES**

EXISTING ZONING: A-AGRICULTURAL
PROPOSED ZONING: CH-HIGHWAY COMMERCIAL

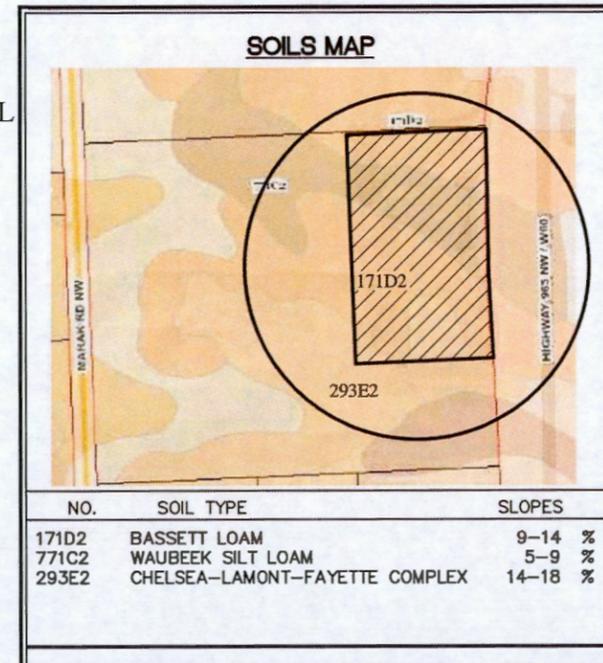
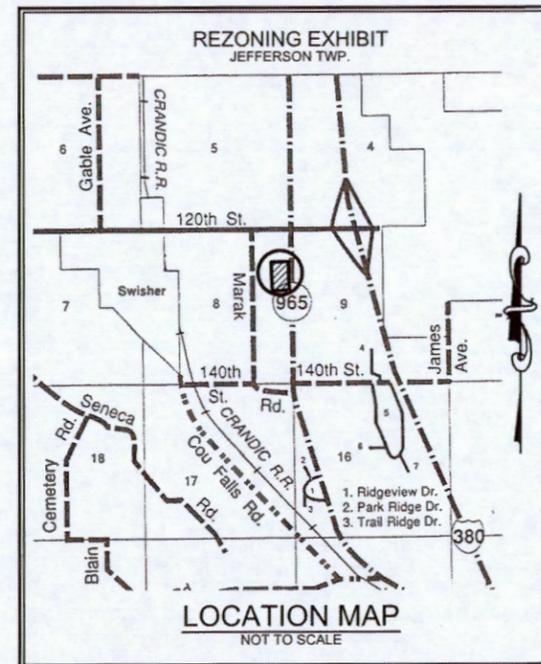
DARRELL L. MARAK & CAROLYN M. MARAK

**REZONING EXHIBIT
JOHNSON COUNTY, IOWA**

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT ST
IOWA CITY, IOWA, 52240

OWNERS/APPLICANTS
**DARRELL L. MARAK &
CAROLYN M. MARAK**
1297 MARAK ROAD NW
SWISHER, IOWA 52338

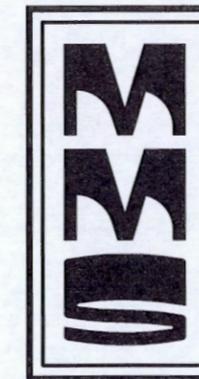
EXISTING ZONING:
A-AGRICULTURAL
PROPOSED ZONING:
CH-HIGHWAY COMMERCIAL



LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- △ CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ FOUND "MAG" NAIL AS NOTED
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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
9/13/2019	REVISED PROPOSED ZONING -mas



**REZONING EXHIBIT
JOHNSON COUNTY, IOWA**

A PORTION OF AUDITOR'S PARCEL 2018034 LOCATED IN THE EAST ONE-HALF OF THE NE 1/4 OF SEC. 8-T81N-R7W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	9/10/2019
Surveyed by:	RRN
Field Book No:	1257
Drawn by:	MAS
Scale:	1"=100'
Checked by:	GDM
Sheet No:	1
Project No:	IC 7730-005
of:	1