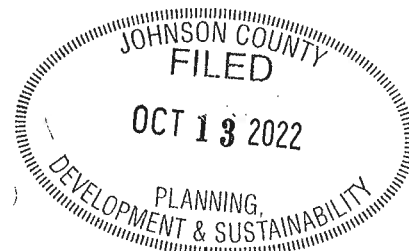


Office Use Only	10/13/22	\$478.80	PZC-22-28288
	Date Filed	Fee	Application Number



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):
2132 & 2154 250th Street NW, Oxford, IA 52322

Parcel Number(s) (legal description must also be attached): 0512176002, 0512176003, & 0512176004

The area to be rezoned is comprised of 1.97 total acres.

Current Zoning Classification(s): A & C **Proposed Zoning Classification(s):** R & C

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.

Greencastle Acres, LLC

Name of Owner

Gary Swenka

Name of Applicant (if different)

2404 Greencastle Ave NW, North Liberty, IA 52317

Applicant Street Address (including City, State, Zip)

319-330-2289

Applicant Phone

gswenka@southslope.net

Applicant Email

Gary Swenka

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

October 13, 2022

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

RE: Letter of Intent for Greencastle East Subdivision

Dear Josh:

Gary Swenka desires to complete a four lot subdivision from parcels 0512176002, 0512176003, & 0512176004. Gary just recently purchased the property. The intention is to plat a buildable lot around the existing residence at 2132 250th St., one lot around the existing commercial buildings, one outlot around the airstrip, and one outlot encompassing the farmland and pond.

There are two existing accesses from 250th Street NW. There are also two existing septic systems and a well, which will continue to be utilized. The well services 2126, 2132, 2154, & 2170 250th Street NW.

No new structures are planned at this time. If at some time in the future, the airport would like to construct a new building, storm water management requirements can be completed with a commercial site plan submittal.

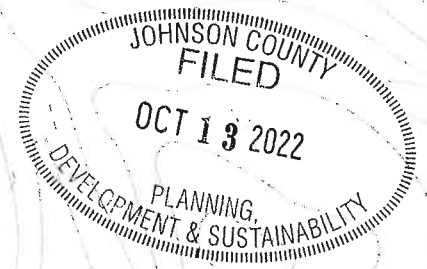
A rezoning submittal will be filed in conjunction with this subdivision request. The goal will be to fix the dual zoning currently in place (Ag & Commercial), and to zone the home residential.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau

8994-003Letter of Intent.docx



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.

- gll 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.
- gll Resolution Affirming the Stability of the Road System (signed and notarized).
- gll Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- gll The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- gll 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: 478.80
- gll 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:

- gll 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.





**Johnson County GIS
Web Printing**

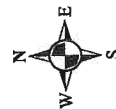
My Map

Printed: 10/10/2022

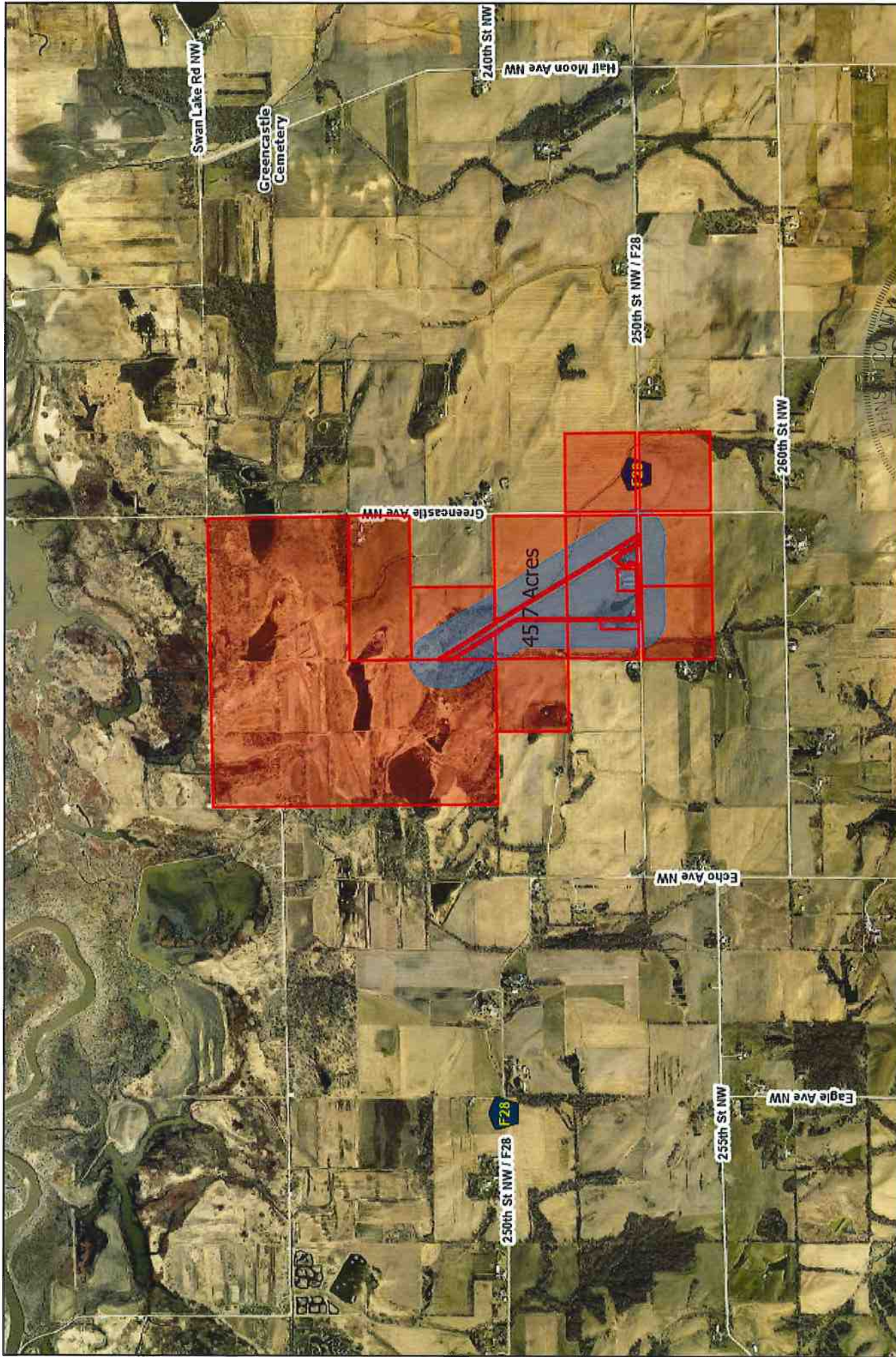


0 0.07 0.13 mi

1 inch = 586 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.

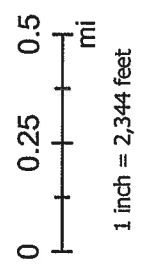


The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



OCT 13 2022

PLANNING,
DEVELOPMENT & SUSTAINABILITY



Johnson County GIS
Web Printing



My Map

Printed: 10/12/2022

Adjacent Property Owners List
Greencastle East Subdivision
Within 500'
MMS Project #8994-003

CALVIN J COLONY
2474 285TH ST NW
TIFFIN, IA 52340

GARY A & PATRICIA R SWENKA
2404 GREENCASTLE AVE NW
NORTH LIBERTY, IA 52317

GREENCASTLE ACRES LLC
2404 GREENCASTLE AVE
NORTH LIBERTY, IA 52317

KALEE MARIE NELSON
2126 250TH ST NW
OXFORD, IA 52322

MICHAEL J HILL
2170 250TH ST NW
OXFORD, IA 52322-9222

STEVEN M HEALEY
2124 250TH ST NW
OXFORD, IA 52322

US ARMY CORPS OF ENGINEERS
PO BOX 2004
ROCK ISLAND, IL 61201-2004

