

Office Use Only	2/9/23 Date Filed	\$ Fee	P2C-23-28329 Application Number
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JOHNSON COUNTY, IOWA

APPLICATION FOR: ZONING AMENDMENT

RECEIVED

FEB 09 2023

JOHNSON COUNTY PLANNING,  
DEVELOPMENT & SUSTAINABILITY

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):  
2580 Sugar Bottom Road NE, Solon, IA

Parcel Number(s) (legal description must also be attached): 0711402002

The area to be rezoned is comprised of 1.54 total acres.

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

**For Text Amendments Only:**

The amendment(s) propose changes to the following sections of the UDO (please be as specifics 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.

Brad Amendt

Name of Owner

Name of Applicant (if different)

PO Box 1996 Iowa City, IA 52244

Applicant Street Address (including City, State, Zip)

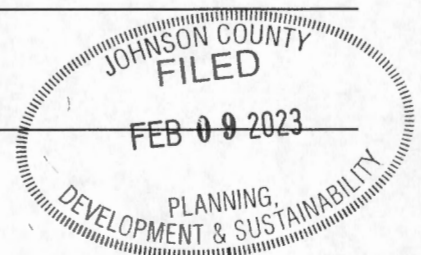
319-333-6033

bamendt@southslope.net

Applicant Phone

Applicant Email

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

February 7, 2023

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

RE: Amendt Rezoning – 2580 Sugar Bottom Road NE

Dear Josh,

On behalf of Brad and Debra Amendt we are filing a rezoning of their property described as a portion of Lot 1 of Amendt Second Subdivision and Auditor's Parcel 2023003. The intent is to subsequently submit a Preliminary and Final Plat to subdivide Lot 1 of Amendt Second Subdivision into 1 Lot (the portion being rezoned) and the remainder into a number of Outlots.

We have included with this application a legal description for the rezoning area consisting of 1.54 acres. Please feel free to contact us with any questions.

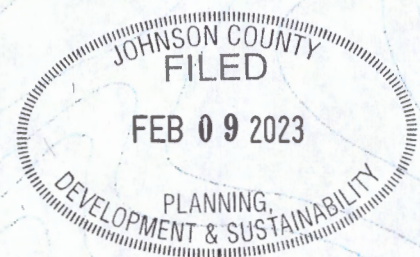
Respectfully submitted,

Lacey Stutzman

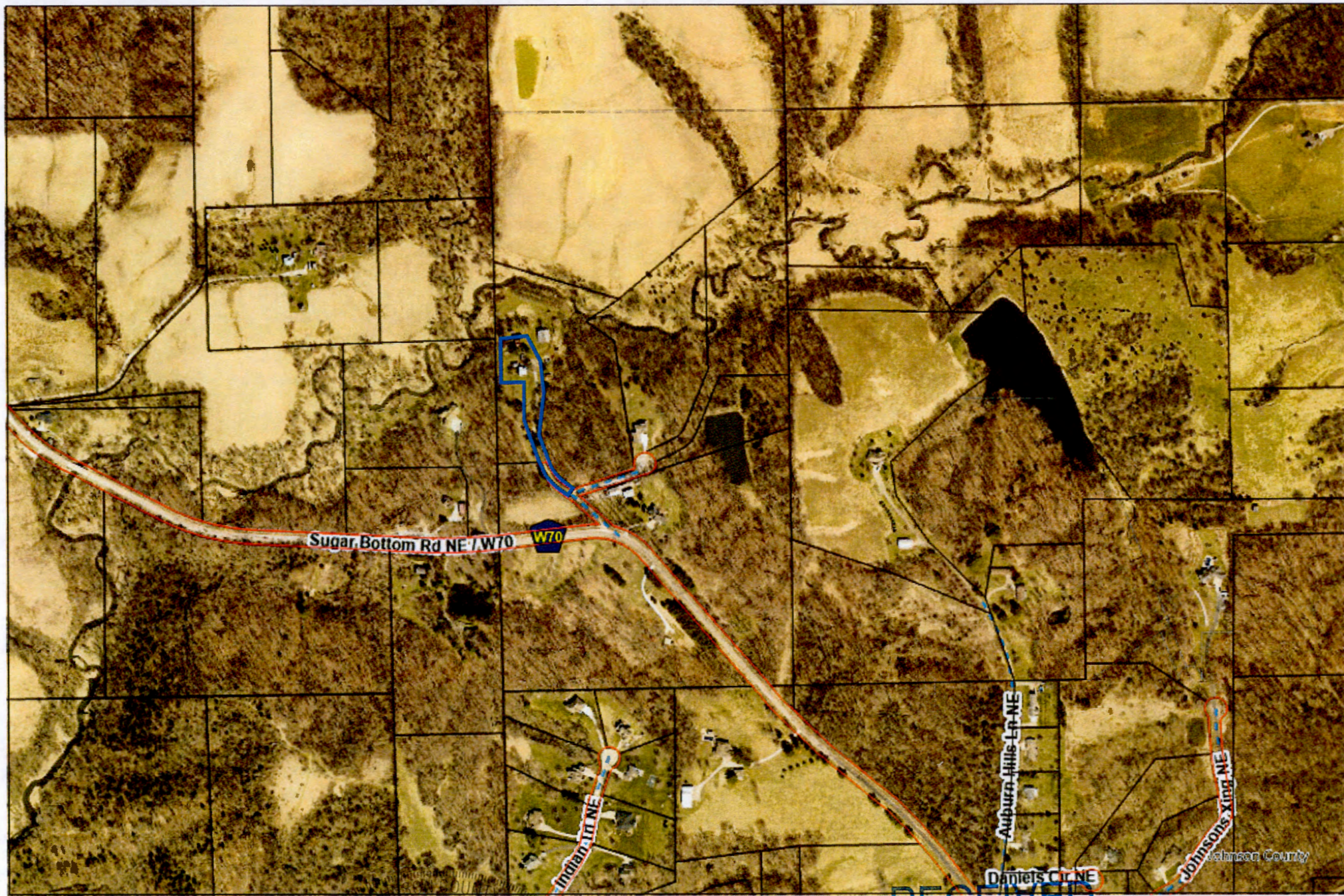
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JOHNSON COUNTY PLANNING,  
DEVELOPMENT & SUSTAINABILITY



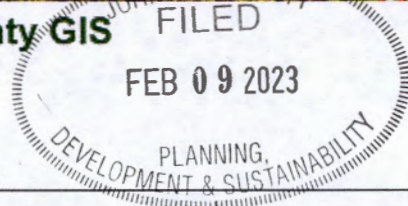




**Johnson County GIS**  
**Web Printing**

My Map

Printed: 2/7/2023



0 0.07 0.13  
mi

1 inch = 586 feet

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**FEB 09 2023**

**JOHNSON COUNTY PLANNING,  
DEVELOPMENT & SUSTAINABILITY**



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.



Adjacent Property Owners List  
Amendt Rezoning  
Within 500'  
MMS Project #3468-004

BRAD A & DEBRA A AMENDT  
PO BOX 1996  
IOWA CITY, IA 52244-1996

BRADLEY R & JULIE A GUNNELLS  
2540 SUGAR BOTTOM RD NE  
SOLON, IA 52333

DIAMOND K PROPERTIES LLC  
536 SCOTT PARK DR  
IOWA CITY, IA 52245

JAMES W & BETH E PETERSON  
309 N 7TH AVE  
IOWA CITY, IA 52245

JOHN GLICK  
2570 SUGAR BOTTOM RD NE  
SOLON, IA 52333

SEAN M MCCARTY & MUNDI A  
MCCAR  
2571 SUGAR BOTTOM RD NE  
SOLON, IA 52333

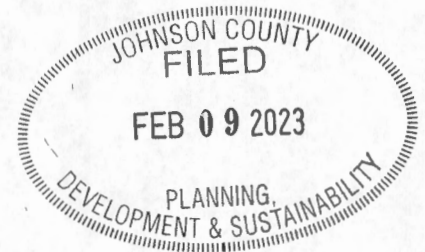
THOMAS J & PATRICIA L STRUVE  
2588 SUGAR BOTTOM RD NE  
SOLON, IA 52333

TODD J & BRIDGID M RUDEN  
2574 SUGAR BOTTOM RD  
SOLON, IA 52333

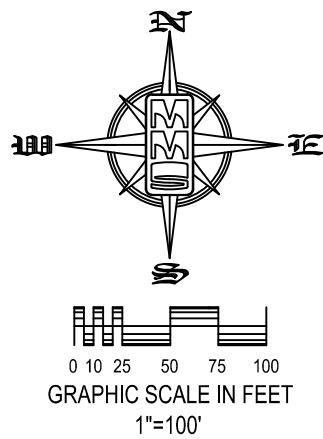
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JOHNSON COUNTY PLANNING,  
DEVELOPMENT & SUSTAINABILITY







REZONING EXHIBIT  
JOHNSON COUNTY, IOWA

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

OWNERS/REQUESTED BY:  
BRAD A. AND DEBRA A. AMENDT  
P.O. BOX 1996  
IOWA CITY, IOWA 52244

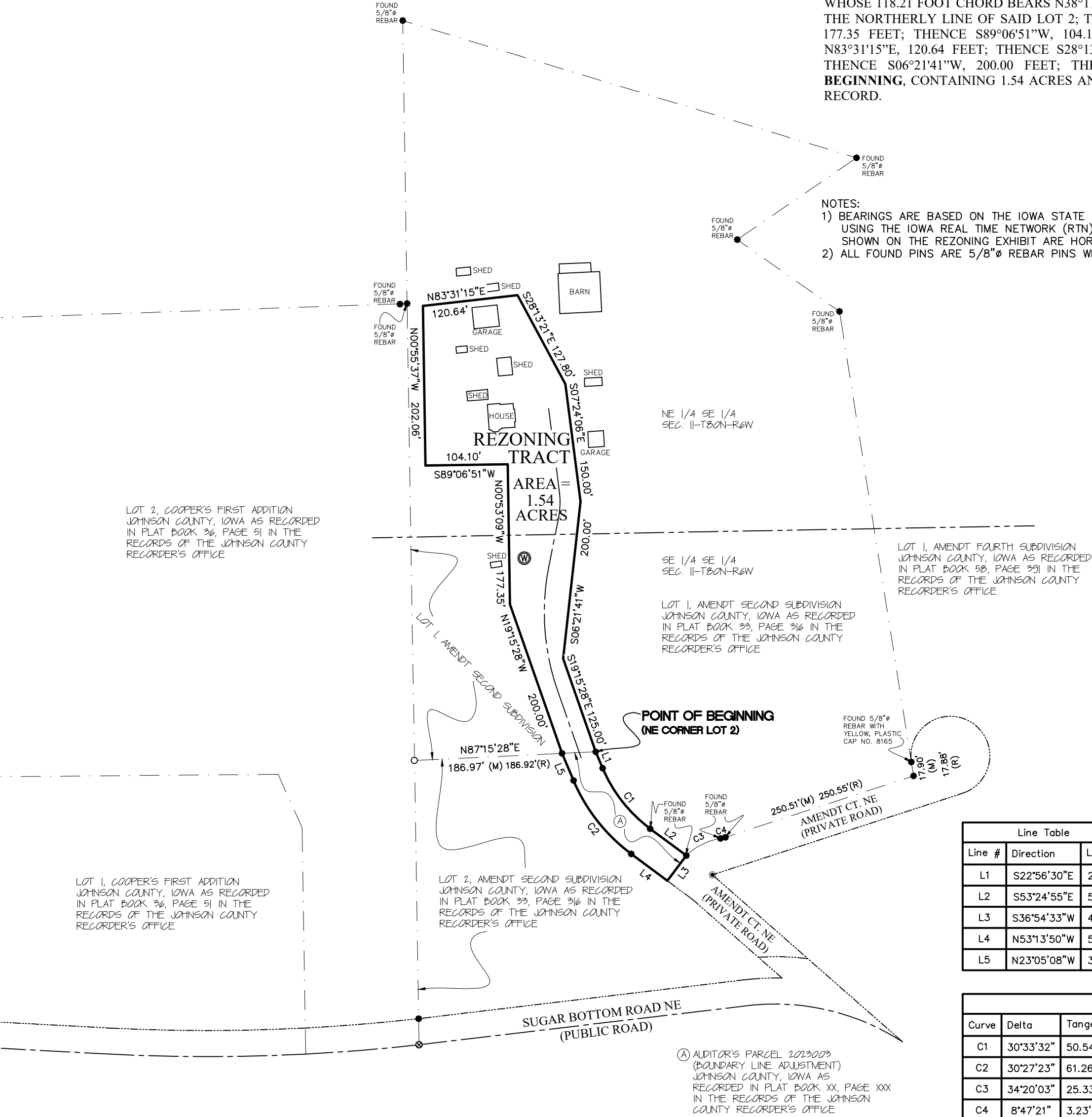
EXISTING ZONING : A-AGRICULTURAL  
PROPOSED ZONING : R-RESIDENTIAL

DESCRIPTION

ALL OF AUDITOR'S PARCEL 2023003 AND A PORTION OF LOT 1, AMENDT SECOND SUBDIVISION, LOCATED IN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

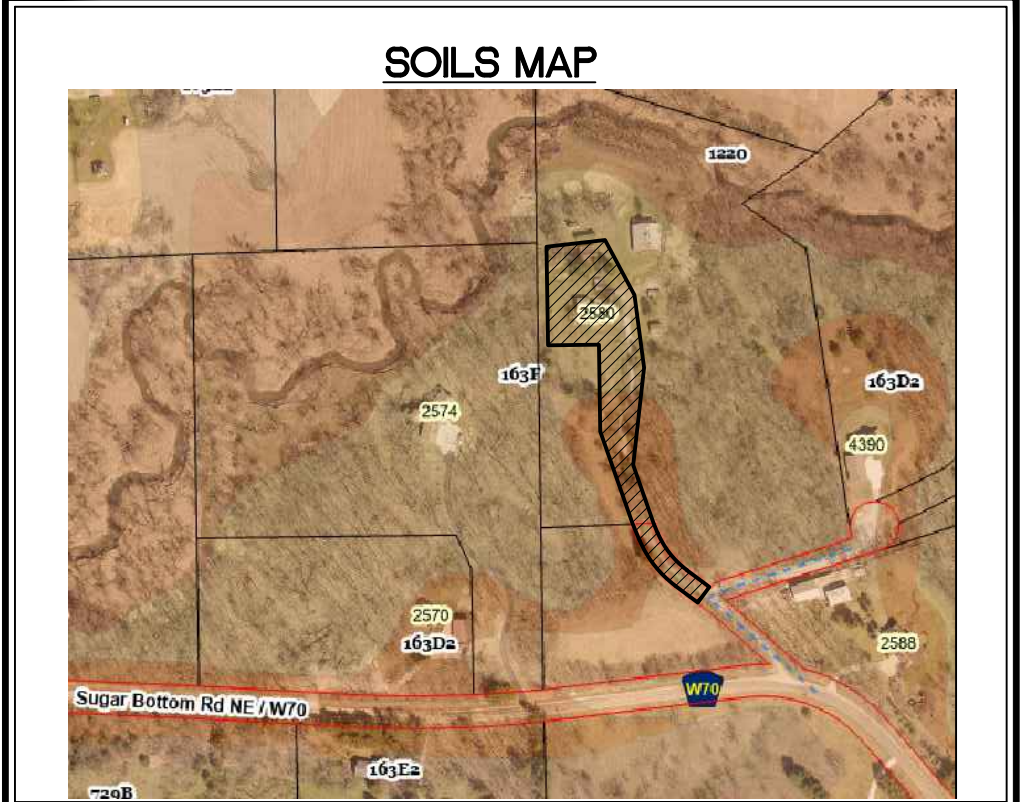
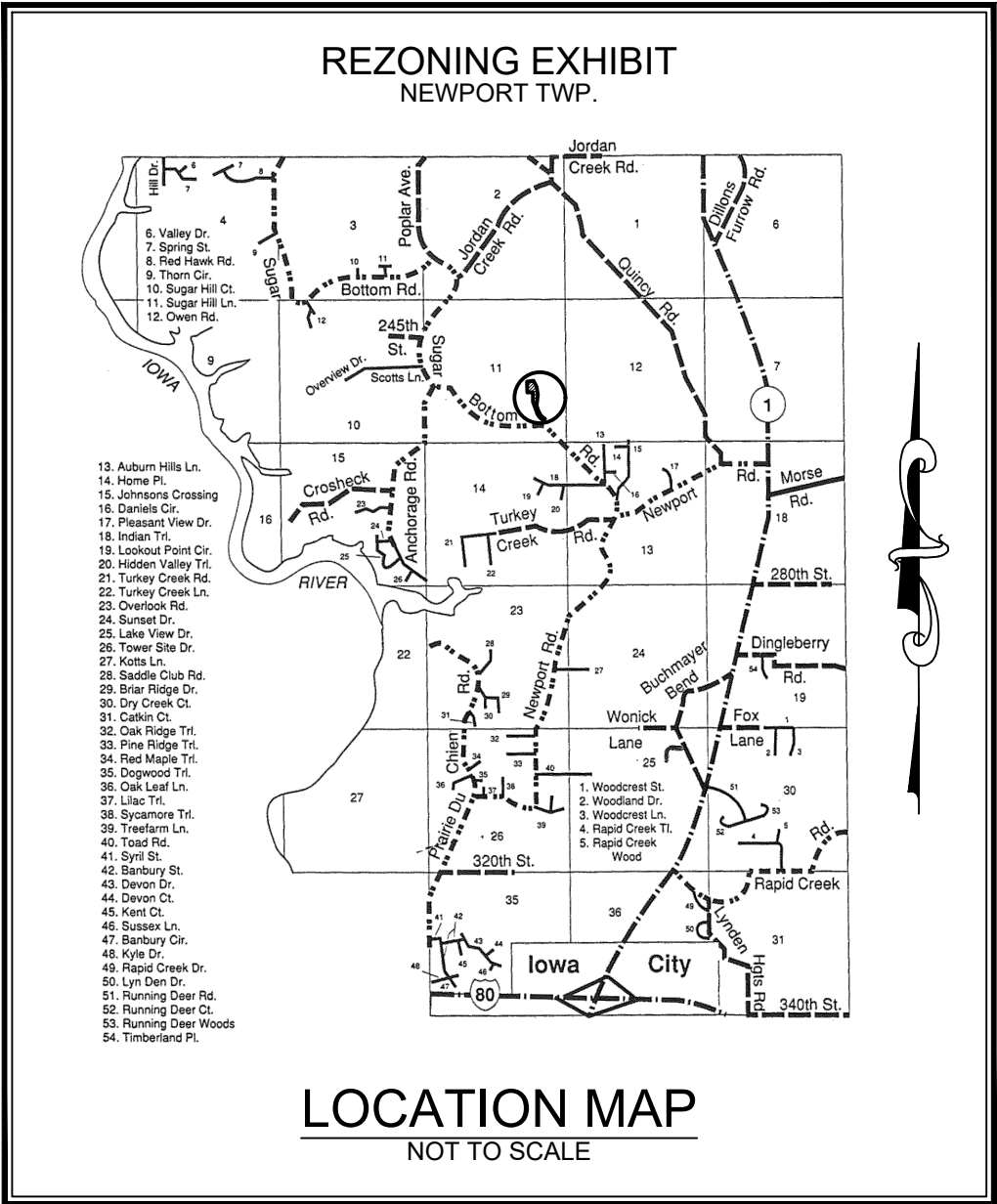
**BEGINNING** AT THE NORTHEAST CORNER OF LOT 2, AMENDT SECOND SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 316 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S22°56'30"E, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 22.59 FEET; THENCE SOUTHEASTERLY, 98.68 FEET, ALONG SAID EASTERLY LINE AND AN ARC OF A 185.02 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 97.52 FOOT CHORD BEARS S38°08'53"E; THENCE S53°24'55"E, ALONG SAID EASTERLY LINE, 56.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AMENDT CT. NE (A PRIVATE ROAD); THENCE S36°54'33"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N53°13'50"W, 56.96 FEET; THENCE NORTHWESTERLY, 119.61 FEET, ALONG AN ARC OF A 225.02 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 118.21 FOOT CHORD BEARS N38°11'29"W; THENCE N23°05'08"W, 37.35 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2; THENCE N19°15'28"W, 200.00 FEET; THENCE N00°53'09"W, 177.35 FEET; THENCE S89°06'51"W, 104.10 FEET; THENCE N00°55'37"W, 202.06 FEET; THENCE N83°31'15"E, 120.64 FEET; THENCE S28°13'21"E, 127.80 FEET; THENCE S07°24'06"E, 150.00 FEET; THENCE S06°21'41"W, 200.00 FEET; THENCE S19°15'28"E, 125.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.54 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:  
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) (EPOCH 2010.000). THE DISTANCES SHOWN ON THE REZONING EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
2) ALL FOUND PINS ARE 5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS NO. 10435 UNLESS NOTED OTHERWISE.



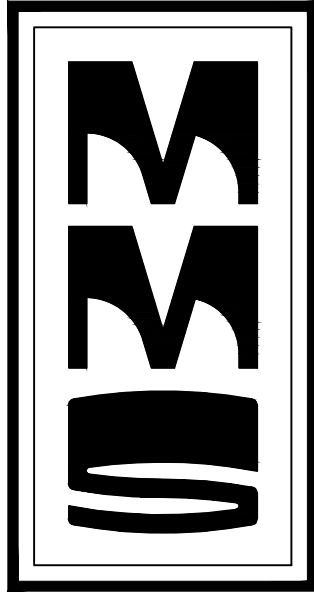
Line Table		
Line #	Direction	Length
L1	S22°56'30"E	22.59'
L2	S53°24'55"E	56.92'
L3	S36°54'33"W	40.00'
L4	N53°13'50"W	56.96'
L5	N23°05'08"W	37.35'

Curve Table					
Curve	Delta	Tangent	Length	Radius	Chord
C1	30°33'32"	50.54'	98.68'	185.02'	97.52'
C2	30°27'23"	61.26'	119.61'	225.02'	118.21'
C3	34°20'03"	25.33'	49.14'	82.00'	48.41'
C4	8°47'21"	3.23'	6.44'	42.00'	6.44'



NO.	SOIL TYPE	SLOPES
163C2	FAYETTE SILT LOAM	5-9 %
163D2	FAYETTE SILT LOAM	9-14 %
163F	FAYETTE SILT LOAM	18-25 %

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 PK NAIL
	- 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
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
	- (R) C22-1
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS  
1917 S. GILBERT ST.  
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(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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REZONING EXHIBIT  
A - AGRICULTURAL TO  
R - RESIDENTIAL

AUDITOR'S PARCEL 2023003  
AND A PORTION OF LOT 1,  
AMENDT SECOND SUBDIVISION  
LOCATED IN THE E 1/2 OF THE SE 1/4  
OF SEC. 11-T80N-R6W OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.	
Date:	1/10/2023
Surveyed by:	JRD
Field Book No:	1354
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	DMW
Sheet No:	1
Project No:	3468-004
of:	1