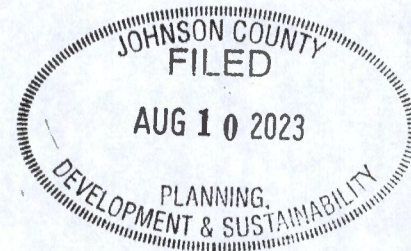


Office Use Only	8/10/23	\$521.20	P2C-23-28411
	Date Filed	Fee	Application Number



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 Amendments – Complete This Section:

The property to be rezoned is located at (street address if available or layman's description):

1570 Conestoga Trl NE

Parcel Number(s) (legal description must also be attached): 0315376014, 0315454003 & 0315454002

The area to be rezoned is comprised of 3.03 total acres.

Current Zoning Classification(s): A

Proposed Zoning Classification(s): R

For Text Amendments – Complete This Section:

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

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.

Galen & Brenda Buscher

Name of Owner

Name of Applicant (if different)

1570 Conestoga Trl NE Swisher, IA. 52338

Applicant Street Address (including City, State, Zip)

319-848-7639

Applicant Phone

bbus569042@aol.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

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, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information on the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required – <u>for Map Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ <u>521.2</u>)		
This application form with all information completed	JSR	(2)
Brief cover letter explaining the application and the intended end use.	JSR	
Word document with the legal description of each area being rezoned by zoning designation requested	JSR	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	JSR	
Signed and notarized Resolution Affirming the Stability of the Road System	JSR	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
<u>For requests to rezone to RE-Renewable Energy:</u> <ul style="list-style-type: none"> Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. Electronic Submission of all materials is required. 	JSR	

Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested		
The proposed code changes indicating the specific sections and wording to added, deleted, and/or changed. This must be in a format which staff can clearly and accurately interpret and translate into official ordinance amendment format (Contact the office with questions or for more detail)		
Optional: Any other supporting information the applicant wishes to submit.		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- 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.



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS



21 July 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Galen & Brenda Buscher, a Resubdivision of Lots 15,
16 & 17 of Conestoga Trail Addition

Dear Josh:

Attached please find the application and accompanying documents for a
Rezoning application for the Buscher family.

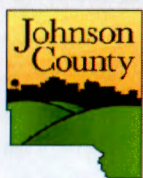
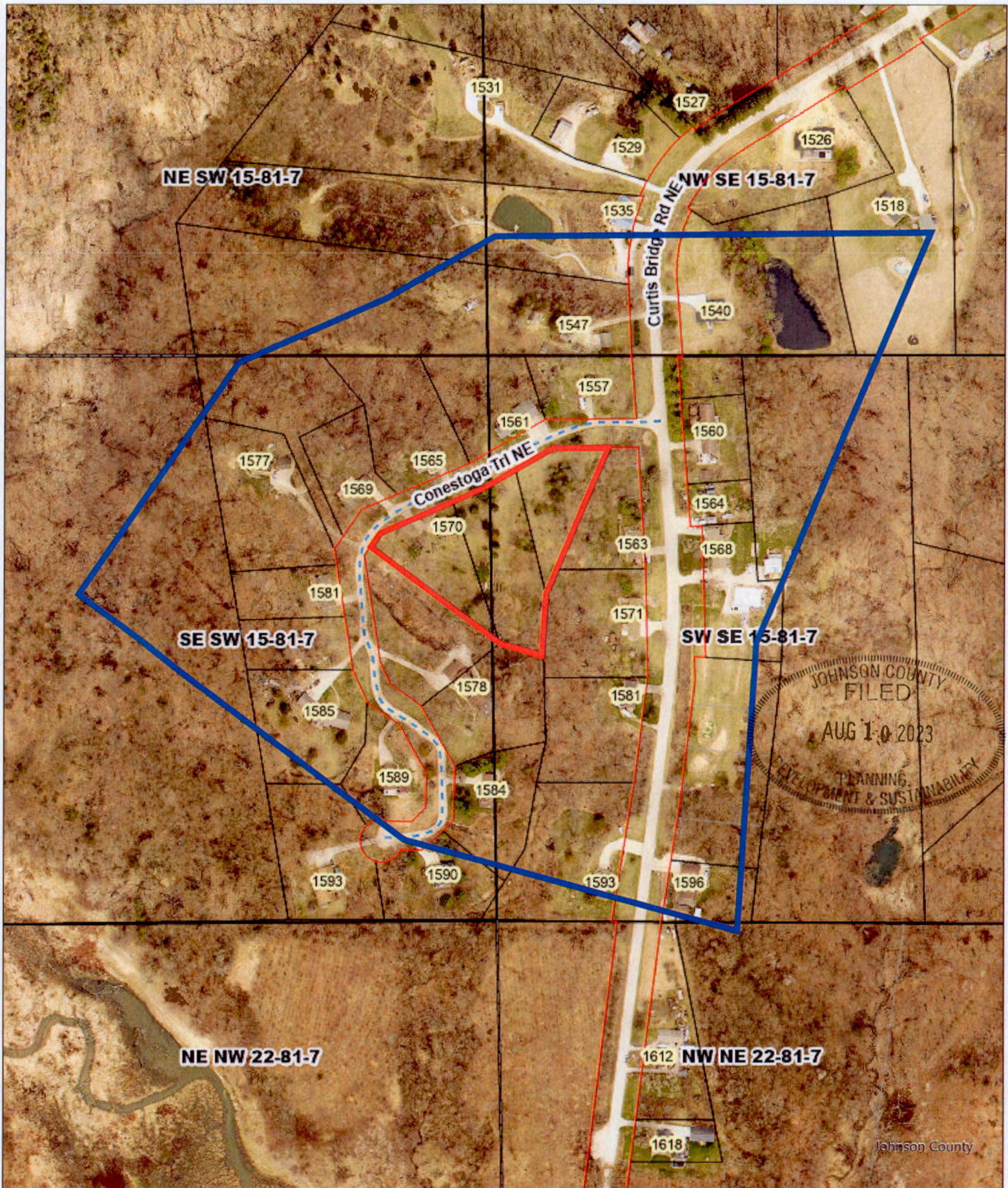
At this time the Buscher family would like to rezone their lots for an
eventual 2 lot subdivision. This parcel has access to Conestoga Trail NE. It is
connected to a public water supply and has a sewer systems as shown.

If you have questions or if you require further information you may contact
myself or Mr. & Mrs. Buscher.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. & Mrs. Buscher
HFCfile



Johnson County GIS Web Printing

zoning aerial

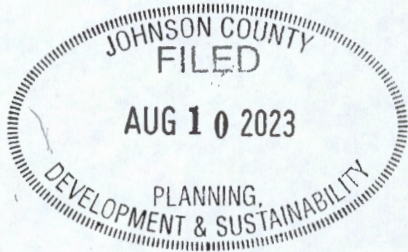
Printed: 6/30/2023

0 0.04 0.07
mi

1 inch = 293 feet

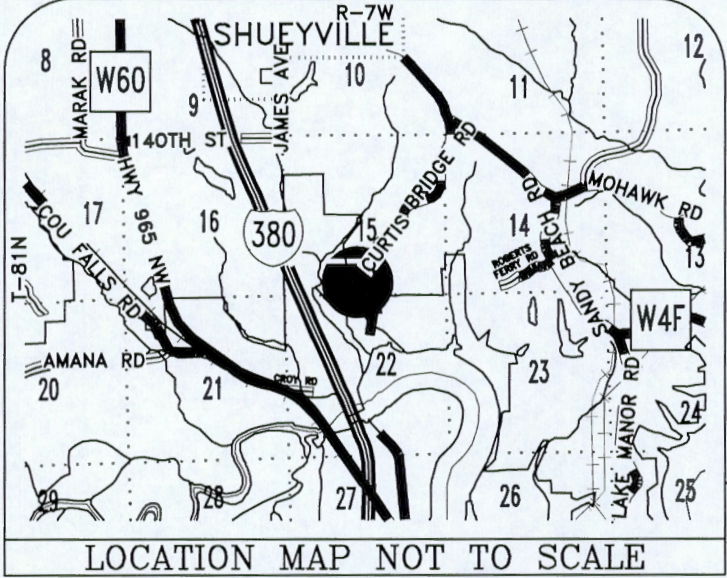


The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 580 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



LOCATION MAP NOT TO SCALE
JEFFERSON TOWNSHIP

Lisa Beth Cominetti

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

NORTH 1/4 CORNER
SECTION 15-81-7
FOUND SCM
FLUSH W/GROUND
TIES BK. 33, PG. 34

REZONE A to R DESCRIPTION

Being Lots 15, 16 and 17 of Conestoga Trail Addition as is recorded in Plat Book 5 on page 21 in the office of the Johnson County Recorder, a part of Section 15, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa, containing 3.03 acres.

Linda S. & Aaron L. Neighbor

CONESTOGA TRAIL ADDITION
BK. 5, PG. 21

Heather Green
Spencer Blair

Clarence D. & Linda S. Sweeney

Pamela M. & Jared J. Adam

Everett & Linda Williams

PLAT OF SUBDIVISION
BK. 8, PG. 58

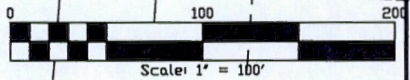
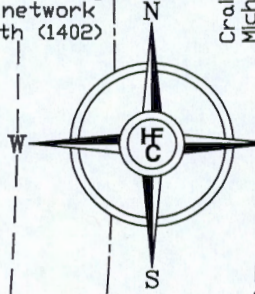
BEISKER FIRST ADDITION

Craig A. & Michelle R. Beisker

LOT 1

BK. 60, PG. 356

Basis for bearing
is IARTN network
Iowa South (1402)



LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD WIRED CAP #16546
- FOUND 5/8" IRON ROD
- FOUND RIGHT OF WAY RAIL
- FOUND 3/4" PIPE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING BUILDINGS
- CONCRETE SURFACE

SOUTH 1/4 CORNER
SECTION 15-81-7
FOUND SCM
FLUSH W/GROUND
TIES BK. 40, PG. 119

NUMBER	DIRECTION	DISTANCE
L1	N 34°41'58" E	64.81' (M) 64.9' (R)
L2	N 34°41'58" E	27.46' (M) 27.5' (R)
L3	N 34°41'58" E	37.35' (M) 37.4' (R)
L4	S 04°09'37" W	15.02' (M) 15.0' (R)
L5	N 75°05'14" W	99.82' (M) 100.0' (R)

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.

Iowa License Number: 16546

My license renewal date is December 31, 2024.

Pages covered by this seal: THIS SHEET ONLY

Date



REZONING EXHIBIT
REZONE A-AG, to R-RES.
LOTS 15, 16 & 17 OF
CONESTOGA TRAIL ADDITION
SECTION 15, T-81-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 07/17/23

DRN: JSR

APP:

FLD BK: GPS

PROJ. NO: 237132