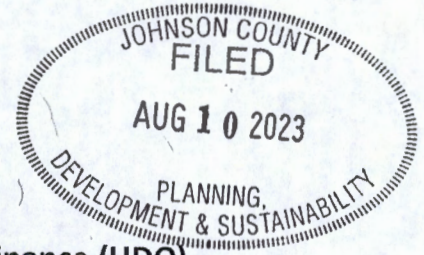


Office Use Only	8/10/23	\$434.80	PZC-23-28413
	Date Filed	Fee	Application Number



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):

1743 & 1741 Black Diamond Rd SW and a portion of the east side of 1735 Black Diamond Rd SW and vacated Oak St

Parcel Number(s) (legal description must also be attached): 1234152004, 1234152005 & a portion of the east side of 1234153001

The area to be rezoned is comprised of 0.87 total acres.

Current Zoning Classification(s): C **Proposed Zoning Classification(s):** RUA

For Text Amendments – Complete This Section:

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

Tim Soukup

Name of Owner

Name of Applicant (if different)

275 Hickory Ct, Tiffin, IA 52340

Applicant Street Address (including City, State, Zip)

319-936-0019

cards9601@gmail.com

Applicant Phone

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 in 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>434.80</u>)		LY
This application form with all information completed	LY	(2) LY
Brief cover letter explaining the application and the intended end use	LY	LY
Word document with the legal description of each area being rezoned by zoning designation requested	LY	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	LY	LY
Signed and notarized Resolution Affirming the Stability of the Road System	LY	LY
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LY	LY
For requests to rezone to RE-Renewable Energy: <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. 		

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.



MMS Consultants, Inc.

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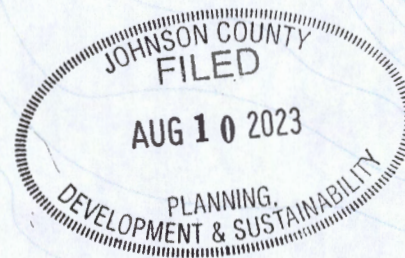
1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

August 9, 2023

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



RE: Letter of Intent for Soukup rezoning application

Dear Josh:

Tim Soukup wishes to rezone a portion of his property located at 1741 Black Diamond Road SW, Oxford, Iowa. The parcel of land is 0.87 acres and it is currently zoned Commercial Highway and Tim wishes to rezone it to RUA.

There are two existing homes, well, and septic system on the property to be rezoned. There will be no changes to these structures at this time. Tim Soukup will continue to utilize the existing accesses on the north side of the property from Black Diamond Road SW.

Tim Soukup will be filing a Boundary Line Adjustment in the future, and the rezoning is necessary to comply with county regulations. The Boundary Line Adjustment will enable him to buy the sliver of land to the west currently owned by Sally A. Attwood Revocable Trust.

Respectfully submitted,

Gina Landau

4141-004Letter of Intent_Rezone.docx

LEGEND AND NOTES

- △ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- △ CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET
(5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
- ⊗ CUT "X"
- 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

REZONING EXHIBIT JOHNSON COUNTY, IOWA

DESCRIPTION

LOTS 4 AND 5, BLOCK 1, TOWN OF WINDHAM AND THE EAST ONE-HALF OF VACATED OAK STREET, LOCATED NORTH OF VACATED THIRD STREET AND A PORTION OF AUDITOR'S PARCEL 2023038, LOCATED NORTH OF VACATED THIRD STREET IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 8 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, TOWN OF WINDHAM, JOHNSON COUNTY, IOWA; THENCE N88°58'12"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 59.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S02°09'51"E, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 200.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°05'12"W, 119.96 FEET TO THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 1, TOWN OF WINDHAM; THENCE S89°05'00"W, 58.16 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AUDITOR'S PARCEL 2023038, JOHNSON COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N08°20'37"W, ALONG SAID WEST LINE, 201.64 FEET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2023038; THENCE N89°07'07"E, ALONG THE NORTH LINE OF SAID AUDITOR'S PARCEL 2023038, A DISTANCE OF 50.00 FEET; THENCE N89°07'07"E, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF VACATED OAK STREET AND ALONG THE NORTH LINE OF LOT 5, BLOCK 1, TOWN OF WINDHAM, 89.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.87 ACRE (37,800 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BLACK DIAMOND ROAD SW (AKA COUNTY ROAD F52)

NOTE:

- 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 EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

POINT OF BEGINNING

EXISTING DRIVEWAY

FOUND 5/8"Ø REBAR WITH YELLOW, PLASTIC CAP NO. 14675 (WITNESS PIN)

ACCESS & UTILITY EASEMENT PLAT BOOK 39 PAGE 182

REZONING EXHIBIT

AREA = 0.87 ACRE
(37,800 SQ. FT.)

BLOCK 1
MAP OF WINDHAM
DEED BOOK 12, PAGES 149-151
IN THE RECORDS OF THE
JOHNSON COUNTY RECORDER'S OFFICE

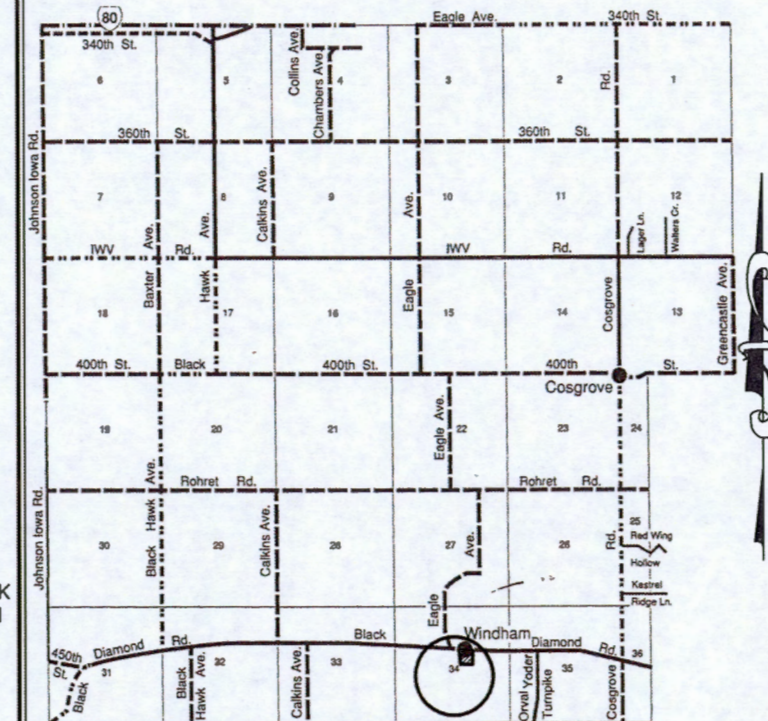
BLOCK 2
MAP OF WINDHAM
DEED BOOK 12, PAGES 149-151
IN THE RECORDS OF THE
JOHNSON COUNTY RECORDER'S OFFICE (ALSO SEE PLAT BOOK 2, PAGE 105 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE)

AUDITOR'S PARCEL 2023038

B ALSO INCLUDING THAT PORTION OF THE EAST ONE-HALF OF OAK STREET AND THE NORTH ONE-HALF OF THIRD STREET IN WINDHAM WHICH ABUTS SAID LOT FIVE(5), [BLOCK 1, INCLUDING NORTHEAST QUADRANT OF THE INTERSECTION OF OAK STREET AND THIRD STREET]

PLAT OF SURVEY AUDITOR'S PARCEL 96120 AS RECORDED IN PLAT BOOK 37, PAGE 145, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

REZONING EXHIBIT HARDIN TWP.

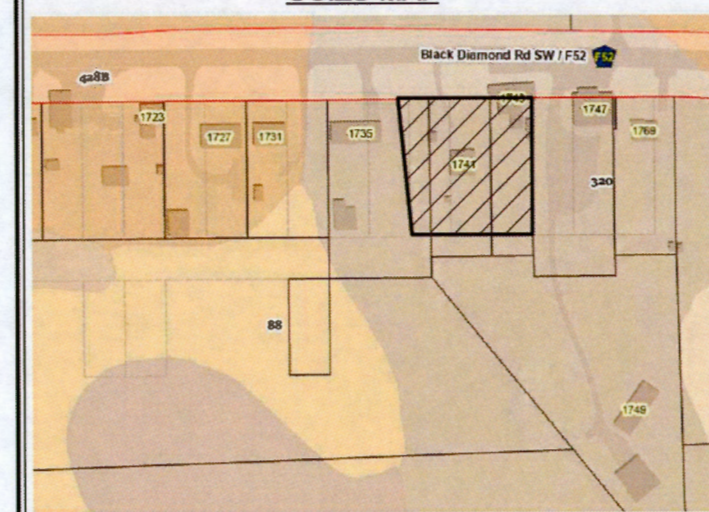


LOCATION MAP
NOT TO SCALE

EXISTING ZONING: C-COMMERCIAL
PROPOSED ZONING: RUA-RESIDENTIAL

REQUESTED BY: TIM SOUKUP
275 HICKORY COURT
TIFFIN, IOWA 52340

SOILS MAP



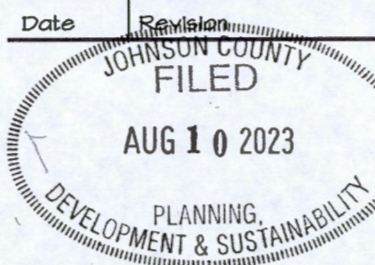
NO.	SOIL TYPE	SLOPES
320	ARENZVILLE SILT LOAM	0-2 %



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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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REZONING EXHIBIT JOHNSON COUNTY, IOWA

LOTS 4 AND 5, BLOCK 1, TOWN OF WINDHAM
AND THE EAST 1/2 OF OAK STREET NORTH OF
VACATED THIRD STREET AND ALL OF AUDITOR'S PARCEL
2023038, NORTH OF VACATED THIRD STREET IN THE NE 1/4 OF
SEC. 34-T79N-R8W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 8/1/2023

Surveyed by: RRN Field Book No: 1375

Drawn by: MAS Scale: 1" = 50'

Checked by: RRN Sheet No: 1

Project No: 4141-004 of: 1