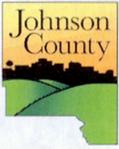
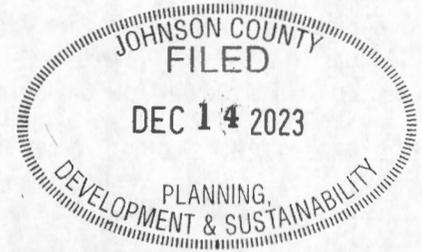


Office Use Only	12/14/23	\$300 ⁰⁰	PZC-23-28461
	Date Filed	Fee	Application Number



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):

Parcel Number(s) (legal description must also be attached): 0311226002

The area to be rezoned is comprised of 45 total acres.

Current Zoning Classification(s): Ag Proposed Zoning Classification(s): Ag-T

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.

Andrew Boutte

 Name of Owner

 Name of Applicant (if different)

2991 120th ST NE Cedar Rapids, IA 52404

 Applicant Street Address (including City, State, Zip)

805-234-7399 andyboutte@gmail.com

 Applicant Phone Applicant Email

Andrew Boutte

 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)

Zoning Reclassification

Parcel: 0311226002

Owners: Andrew Joseph Boutte & Kahle Atherton Boutte

Address:

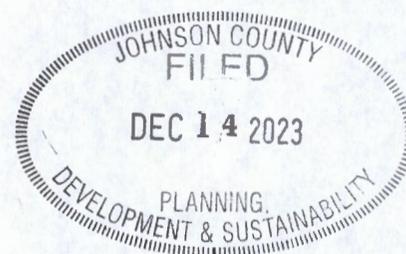
2991 120th ST NE

Cedar Rapids, IA

52404

Phone: 805-234-7399

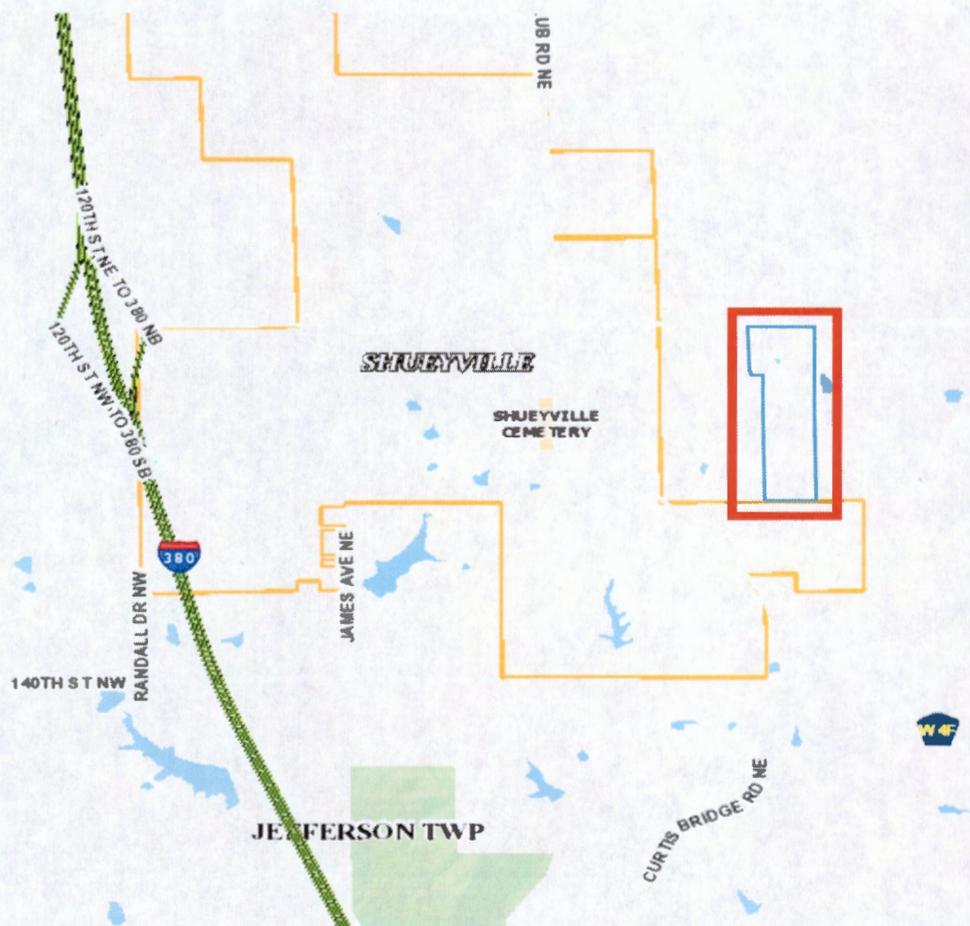
Email: andyboutte@gmail.com



Location Map of Proposed Zoning Reclassification

Address: 2991 120th ST NE Cedar Rapids, IA 52404

Legal Description: CEDAR RAPIDS SECTION:11 RANGE:7 W 1/2 NW EXC E 652.71' & THAT PART OF NE NE 10-81-7 DESC AS TRACT 'A' IN BK 1032 PG 1 SUBJ TO JOHNSON COUNTY ROW EASEMENT DESC IN BK 247 PG 601



1 - Boutte - Zoning Reclassification

Proposed Use

We are requesting to rezone our parcel from Agriculture to Agritourism as we feel Ag-T zoning is the appropriate fit for what we offer on our farm through our small business Prairie Patch Farm LLC.

For the last four years, we have had the joy of offering unique experiences for our community. Experiences have included interactions with our animals, farm tours, education on land conservation and Iowa natural habitats, tree planting, hiking, day camps, and retreats, yoga with animals, special events, and an overnight farm stay in our stand-alone Farmhouse.

We have had such an incredibly positive response and demand for our farm experiences with visitors from across the country.

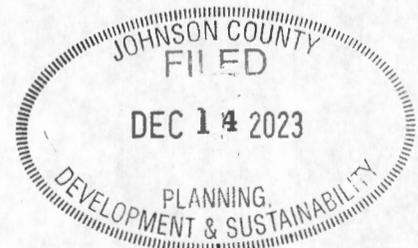
As we continue to share our farm with the community, we always think of new creative and low-impact ways to expand our unique offerings.

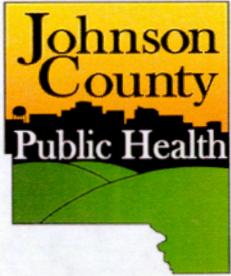
We would like to explore the potential of hosting overnight outdoor stays in a furnished "glamping" tent. This would be a non-permanent structure that we hope to offer seasonally from April through October.

The rezoning to Ag-T is a more accurate reflection of how we utilize the land in sharing with the public and would be an asset to our community in our creative endeavors to offer visitors unique experiences on our farm.

Thank you kindly,

Kahle & Andy Boutte

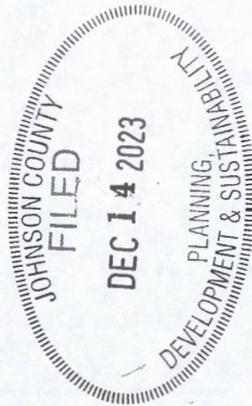




JOHNSON COUNTY PUBLIC HEALTH

855 S Dubuque St, Suite 113
Iowa City, IA 52240

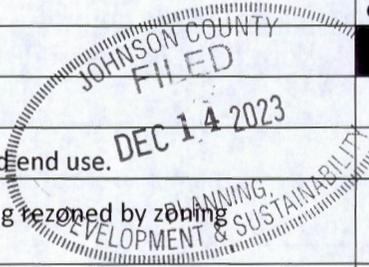
Date	12/7/2023		Receipt #	2368
Received From	Prairie Patch Farm LLC, Andrew Boutte, Kahle Boutte			
Address	2991 120th St. NE, Cedar Rapids			
Dollars	\$75.00	For	ZONING	
Check #	5167		Received By:	CH



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 – for Map Amendments	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ _____)		
This application form with all information completed		(2) AB
Brief cover letter explaining the application and the intended end use.		AB
Word document with the legal description of each area being rezoned by zoning designation requested		
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)		
Signed and notarized Resolution Affirming the Stability of the Road System		AB
Proof of application to Johnson County Public Health for a Public Health Zoning Application		AB
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. 	NA	NA



Items Required – for Text Amendments	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.