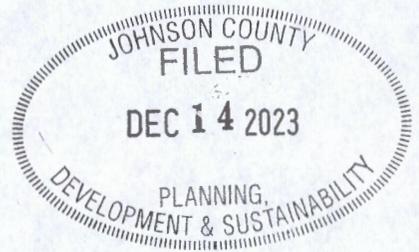


Office Use Only	12/14/23	\$475 ⁰⁰	Prc-23-28462
	Date Filed	Fee	Application Number



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):

3366 120th St. NE

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

0301476001

The area to be rezoned is comprised of 1.89 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.

Rudy L. & Shannon L. Velky

Name of Owner

Name of Applicant (if different)

3366 120th St. NE Solon, IA. 52333

Applicant Street Address (including City, State, Zip)

865-803-1371

Applicant Phone

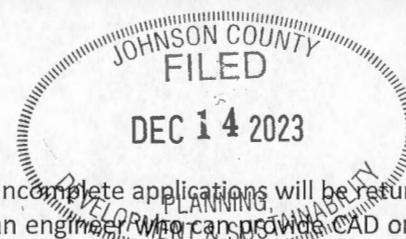
lvelky@pattisonsign.com

Applicant Email

R. L. Velky
 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: \$475.60)		
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	
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. 	N/A	

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

11 December 2023

Mr. Josh Busard
Johnson County Zoning Director



Re: Rezoning A to R for Lee & Shannon Velky @ 3366 120th St. NE

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for the Velky's.

At this time the Velky family would like to rezone a portion of their property of the existing house and area.

This parcel has access to 120th Steet NE via an existing drive.

If you have questions or if you require further information you may contact myself or Lee & Shannon Velky.

Respectfully Submitted,

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

C: Mr. & Mrs. Velky

HFCfile



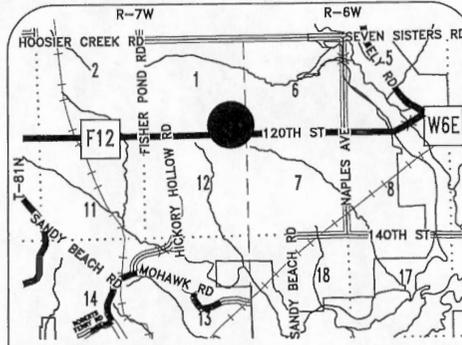
HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 580 TIFFIN, IOWA 62340-0580 Phone: (319) 545-7215 www.hart-frederick.com



REZONE A-AGRICULTURAL to R-RESIDENTIAL

Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:
 Commencing at the Southeast corner of Section 1, Township 81 North, Range 7 West; thence S 88°56'43" W along the South line of the Southeast 1/4 of said Section 1, a distance of 815.57 feet; thence N 01°03'17" W, a distance of 70.00 feet to the Point of Beginning; thence continuing N 01°03'17" W, a distance of 80.00 feet; thence N 11°28'36" E, a distance of 100.00 feet; thence N 02°11'48" E, a distance of 100.00 feet; thence N 13°58'38" E, a distance of 100.00 feet; thence N 17°22'26" W, a distance of 100.00 feet; thence N 17°22'26" W, a distance of 66.66 feet; thence S 17°22'26" W, a distance of 78.92 feet; thence S 88°56'43" W, a distance of 66.66 feet to the Point of Beginning containing 1.89 acres.

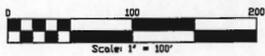
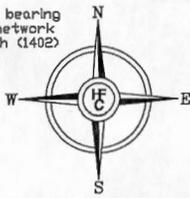


LOCATION MAP NOT TO SCALE
JEFFERSON TOWNSHIP

SOUTHEAST 1/4-SOUTHEAST 1/4

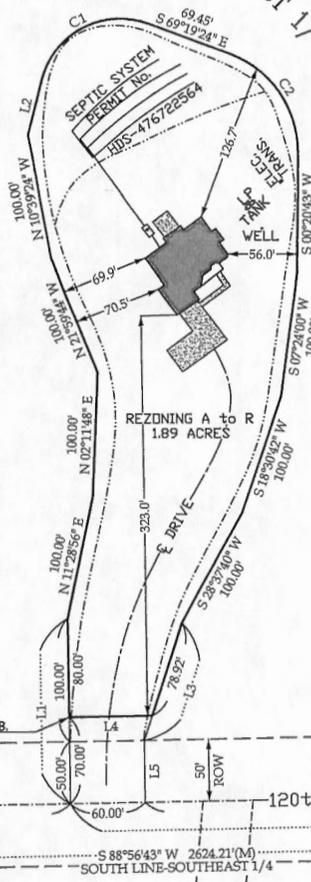
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	109.70	96°42'00"	65.00	97.14	N 62°19'37" E
C2	103.36	69°40'07"	85.00	97.10	S 34°29'20" E

Basis for bearing is IARTN network Iowa South (1402)



NUMBER	DIRECTION	DISTANCE
L1	N 01°03'17" W	150.00'
L2	N 13°58'38" E	45.65'
L3	S 17°22'26" W	100.00'
L4	S 88°56'43" W	66.66'
L5	S 01°03'17" E	50.00'

RUDY L. & SHANNON L. VELKY



RUDY L. & SHANNON L. VELKY

LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- CRD RECORDED DIMENSIONS
- CHD MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - FIELD/MOW LINE
- EXISTING HOUSE
- ▨ CONCRETE SURFACE

SOUTH 1/4 CORNER SECTION 1-81-7 FOUND 5/8" REBAR #8165 1" DEEP TIES BK. 49, PG. 57

SOUTHEAST CORNER SECTION 1-81-7 FOUND PK NAIL 3" DEEP TIES BK. 52, PG. 324

THOMAS J. & JENNIFER E. MOORE

MARY JO MEGGERS

LOT 2

LOT 1

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. Date
 Iowa License Number: 16548
 My license renewal date is December 31, 2024.
 Pages covered by this seal: THIS SHEET ONLY

OSBORN ADDITION BK. 20, PG. 49

REZONING EXHIBIT
 REZONE A-AGRICULTURAL to R-RESIDENTIAL
 PART OF THE SE 1/4-SE 1/4 OF SECTION 1, T-81-N, R-7-W JOHNSON COUNTY, IOWA

DATE: 11/23	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 237209	