

Office Use Only	4/11/24	\$479.60	PZC-24-28510
	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):

4262 120th St NE, Solon

Parcel Number(s) (legal description must also be attached): 0202376001

The area to be rezoned is comprised of 1.99 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.

Chase M. Steggall

Name of Owner

Name of Applicant (if different)

1717 Seven Sisters Rd, Ely, IA 52227

Applicant Street Address (including City, State, Zip)

319-270-5402

Applicant Phone

chase.steggall@peoplescompany.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)



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

April 11, 2024



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

RE: Letter of Intent for Steggall rezoning application

Dear Josh:

Chase Steggall wishes to rezone a portion of his property located at 4262 120th St. NE, Solon, Iowa. The parcel of land is 1.99 acres and is in the southern portion of his property. It is currently zoned agricultural and Chase wishes to rezone it to its historical use of residential.

There is an existing house, well, and septic system on the property. A new septic system is being installed. Chase will continue to utilize the existing access on the south side of the property from 120th St. NE.

Respectfully submitted,

Mark A. Stein, PLS

T:\11913\11913-001\11913-001Letter of Intent_Rezone.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

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: \$ ^{479.60})		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
<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. 		

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.

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the **Iowa Code**, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

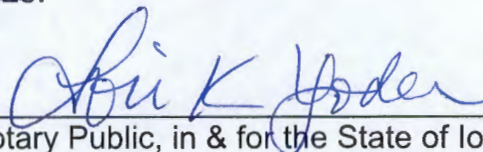


Signature of Owner, Contract Owner, Option Purchaser

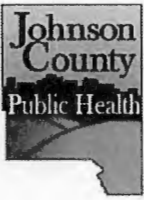
1717 Seven Sisters Rd, Ely, IA 52227 319-270-5402

Address and Phone Number

Subscribed and sworn to before me on this 5th day of April, 2024,
~~2023~~.



Notary Public, in & for the State of Iowa.



FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

Johnson County Public Health Zoning Application

Applicant Name: Chase M. Steggall		Phone Number: () 319-270-5402	
Address: 1717 Seven Sisters Rd		City: Ely	State: Zip: IA 52227

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input checked="" type="checkbox"/> Zoning reclassification from <u>A</u> to <u>R</u>	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
	*Outlots Exempt



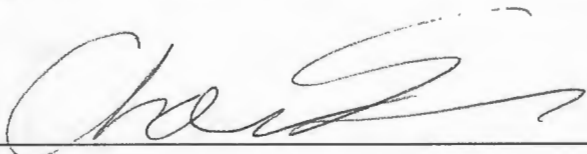
Application Fee \$75.00 + Lot Fee (if applicable)
 (Number of lots _____ Minus Number of Outlots = _____ x \$20.00 Fee Per Lot)
 = Enclosed Fee \$75.00

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant:  Date: 4-5-24



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

LETTER OF TRANSMITTAL

TO: Josh Busard
 Johnson County Planning,
 Development, & Sustainability Dept.

Date: 4/11/24	Project #: 11913-001
From: MMS Consultants, Inc.	
RE: Chase Steggall Rezoning	

We are sending you the following attached items: **Via Hand Delivered**

COPIES	DATE	PROJECT NO.	DESCRIPTION
2	4/11/24	11913-001	Rezoning Application with Client Check for \$479.60
1	4/11/24	11913-001	Letter of Intent
1	4/11/24	11913-001	Road Resolution
1	4/11/24	11913-001	JCPH Rezoning Application
1	4/11/24	11913-001	Rezoning Exhibit

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For Approval & Signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned as noted | <input type="checkbox"/> For Recording |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other |

REMARKS:

Mark A. Stein, PLS
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____



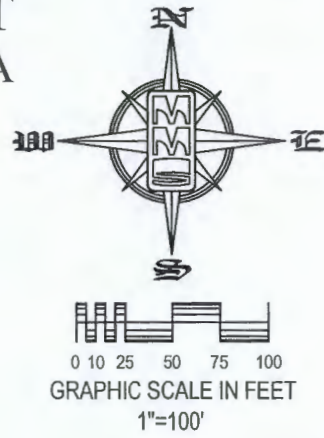
IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

REZONING EXHIBIT JOHNSON COUNTY, IOWA

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

APPLICANT/REQUESTED BY:
CHASE STEGGALL
1717 SEVEN SISTERS ROAD
ELY, IOWA 52227

REZONING CHANGE
EXISTING A-AGRICULTURAL
PROPOSED R-RESIDENTIAL

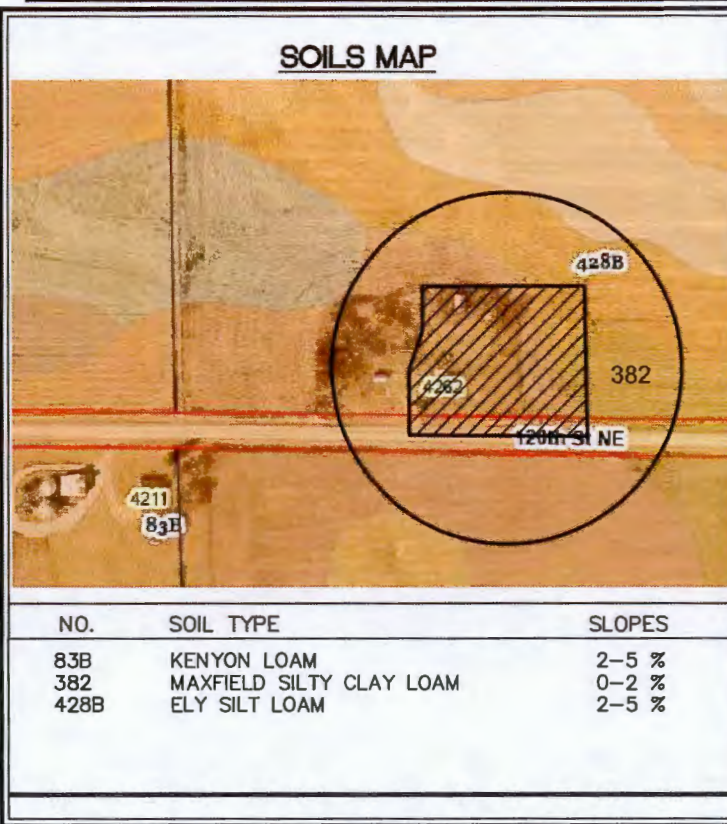
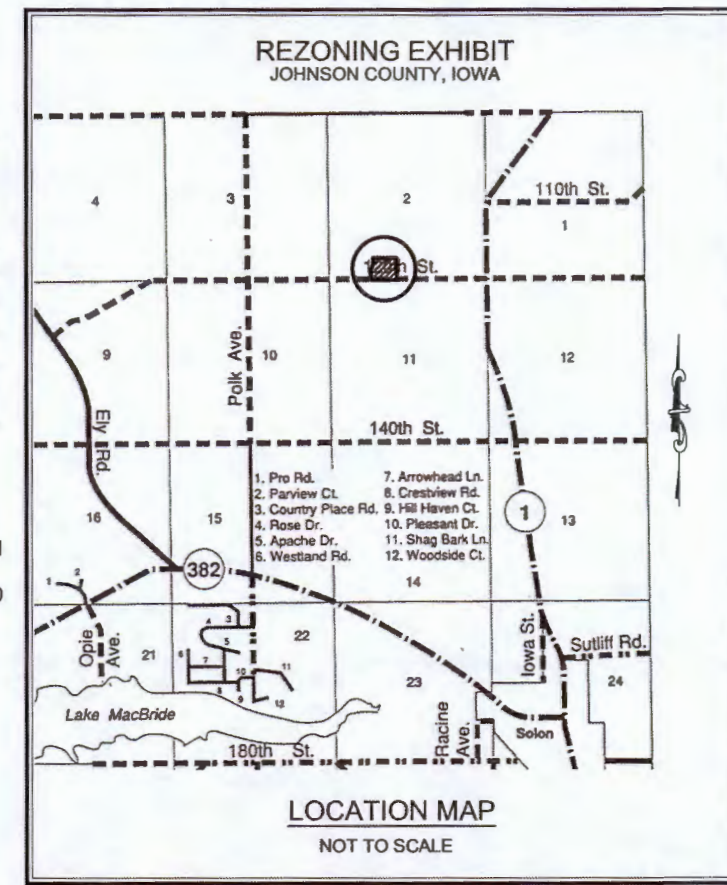


DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 2, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N89°25'39"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 571.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, N89°25'39"W, ALONG SAID SOUTH LINE, 328.50 FEET; THENCE N00°00'00"W, 120.00 FEET; THENCE N18°49'17"E, 77.58 FEET; THENCE N00°00'00"W, 80.00 FEET; THENCE N90°00'00"E, 299.00 FEET; THENCE S00°55'20"E, 276.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.99 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) THE DISTANCE NOTED AS (R*) WAS TAKEN FROM A UNITED STATES PUBLIC SECTION CORNER CERTIFICATION AND LAND CORNER SURVEY RECORDED IN PLAT BOOK 44, PAGE 103 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

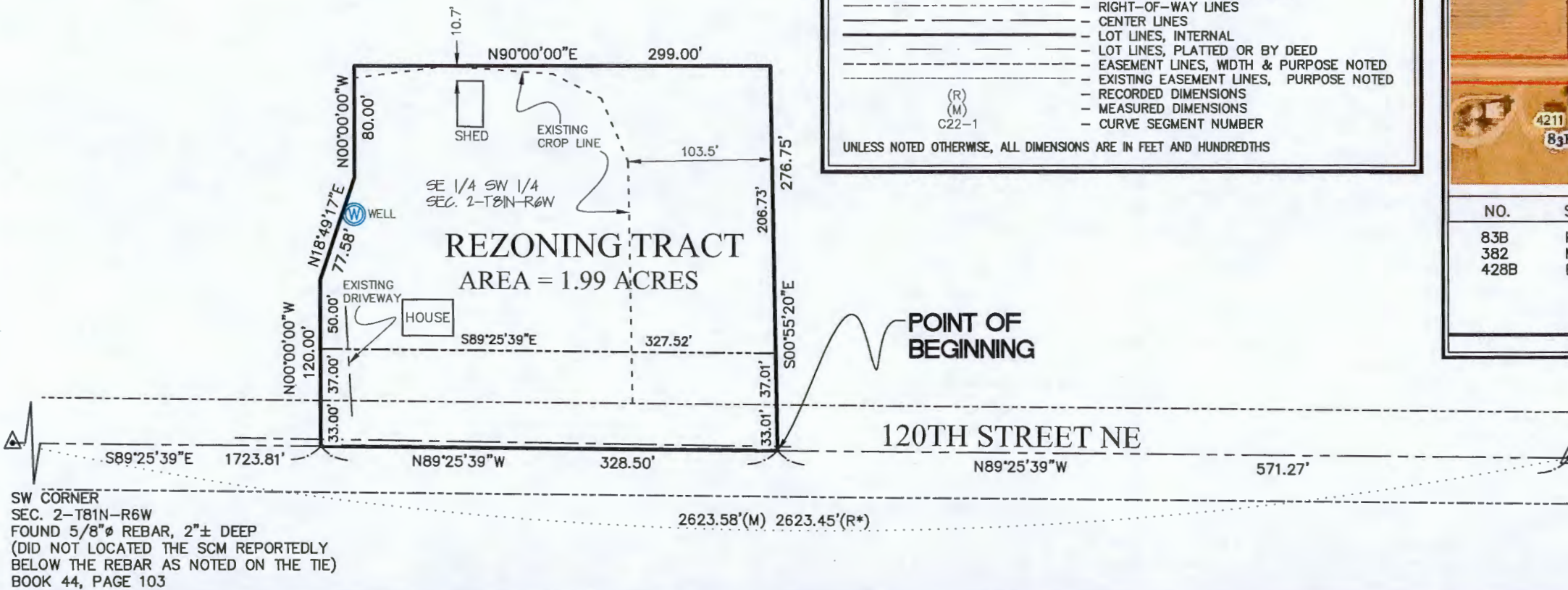


LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- △ CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 14675")
- ⊗ 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
- - - RECORDED DIMENSIONS, PURPOSE NOTED
- - - MEASURED DIMENSIONS
- - - CURVE SEGMENT NUMBER

(R)
(M)
C22-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



S 1/4 CORNER
SEC. 2-T81N-R6W
FOUND 5/8" REBAR, 4"± DEEP
REPORTEDLY OVER A STANDARD
CONCRETE MONUMENT (SCM) WITH
A PIN ON THE SOUTH SIDE FOR
DETECTION PURPOSES
BOOK 44, PAGE 103



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

JOHNSON COUNTY
FILED
APR 11 2024
PLANNING,
DEVELOPMENT & SUSTAINABILITY

REZONING EXHIBIT A TO R REZONING

A PORTION OF THE
SE 1/4 OF THE SW 1/4
OF SEC. 2-T81N-R6W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 3/29/2024

Surveyed by:	Field Book No:
JRD	1388
Drawn by:	Scale:
MAS	1" = 100'
Checked by:	Sheet No:
GDM	1
Project No:	of:
11913-001	1