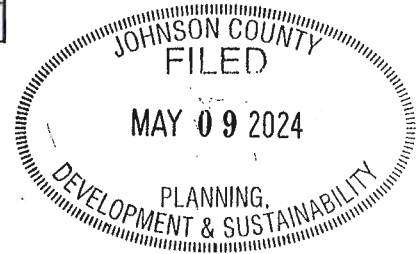


Office Use Only	5/9/24	\$479.60	P2C-24-28521
	Date Filed	Fee	Application Number



**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):

2935 Buchmayer Bend NE, Iowa City

Parcel Number(s) (legal description must also be attached): 0724176001

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.

Daniel J. & Leslie S. Kehl

Name of Owner

Name of Applicant (if different)

3184 Hwy 22, Riverside, IA 52327

Applicant Street Address (including City, State, Zip)

910-470-2363

Applicant Phone

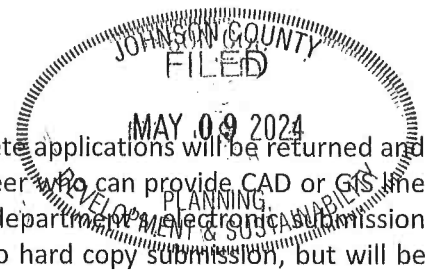
dan.kehl@ecresorts.com

Applicant Email

*[Handwritten Signature]*  
Applicant Signature

**[See back page for Application Submittal Requirements and Checklist](#)**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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>479.60</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
<u>For requests to rezone to RE-Renewable Energy:</u> <ul style="list-style-type: none"> <li>• Completed “Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)”, accompanied by all information outlined on said checklist.</li> <li>• Electronic Submission of all materials is required.</li> </ul>		

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.		

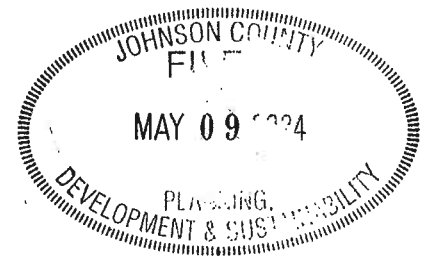
**Electronic Submission Requirements for CAD line work:**

- 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.

Office Use Only	5/9/24 Date Filed	\$479.60 Fee	P2C-24-28521 Application Number
-----------------	----------------------	-----------------	------------------------------------



**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: ZONING AMENDMENT**



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- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

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**Parcel Number(s)** (legal description must also be attached): 0724176001

The area to be rezoned is comprised of 1.99 total acres.

**Current Zoning Classification(s):** A      **Proposed Zoning Classification(s):** R

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Daniel J. & Leslie S. Kehl

*Name of Owner*

*Name of Applicant (if different)*

3184 Hwy 22, Riverside, IA 52327

*Applicant Street Address (including City, State, Zip)*

910-470-2363

*Applicant Phone*

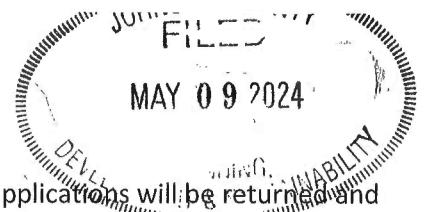
dan.kehl@ecresorts.com

*Applicant Email*

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**

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



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<b>Items Required – for Map Amendments</b>	<b>Electronic Copy (PDF unless otherwise noted)</b>	<b>Hard Copy</b>
Application Fee (varies based on application. Fee: \$ <u>479.60</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"> <li>Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>Electronic Submission of all materials is required.</li> </ul>		

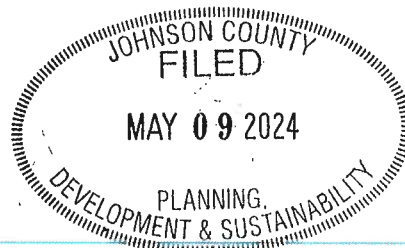
<b>Items Required – for Text Amendments</b>	<b>Electronic Copy (PDF unless otherwise noted)</b>	<b>Hard Copy</b>
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested		
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- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



**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

May 9, 2024

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

RE: Letter of Intent for Greener Pastures Subdivision

Dear Josh:

We are submitting a rezoning application and preliminary plat for Greener Pastures Subdivision on behalf of Dan and Leslie Kehl for the property located at 2935 Buchmayer Bend NE. The subdivision would create a historic rezone lot around the existing house on the property, along with road right-of-way for Dragonfly Lane NE for access to the new lot from Buchmayer Bend NE. The new lot would be rezoned from A – Agricultural to R – Residential.

The existing house on the property will be rehabilitated with a possible addition to make the house livable again. In addition, the owner would like to build an accessory building with living space (shouse) on the lot. A new private well and onsite septic system will serve both buildings.

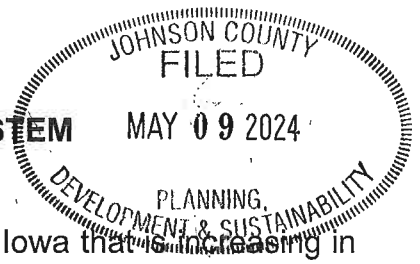
A new roadway, Dragonfly Lane NE, will be constructed to residential collector road standards to serve this lot with the potential to serve other adjacent properties within the residential growth areas in the future. The right-of-way for this road will be included in the subdivision and will replace the existing driveway access to the existing house. The house at 2939 Buchmayer Bend NE will also utilize the new roadway for access to Buchmayer Bend NE.

A sensitive areas report has been compiled and is attached to this application for review. A waiver of stormwater requirements was submitted and approved on May 8, 2024.

Respectfully submitted,

Scott Pottorff, P.E.

**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

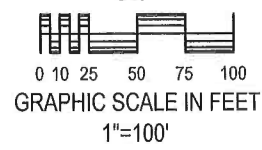
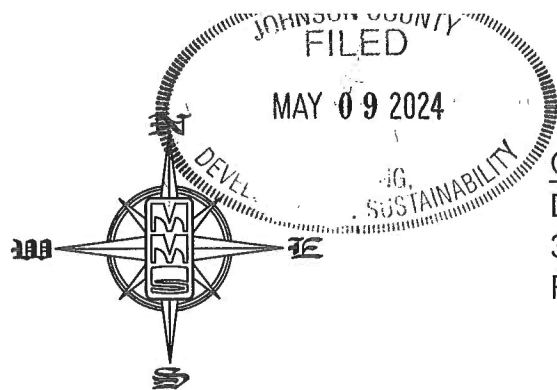
**3184 Hwy 22, Riverside, IA 52327, 910-470-2363**

Address and Phone Number

Subscribed and sworn to before me on this 9th day of May, 2024, 2024.

Notary Public, in & for the State of Iowa.



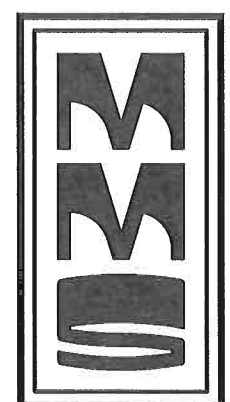


**OWNER/APPLICANT:**  
**DANIEL J KEHL & LESLIE S KEHL**  
 3184 HWY 22  
 RIVERSIDE IA 52327

**OWNER'S ATTORNEY:**  
**STEVEN C. ANDERSON**  
 568 HIGHWAY 1 WEST  
 IOWA CITY, IOWA 52246

# REZONING EXHIBIT

A PORTION OF THE SOUTHEAST QUARTER OF THE  
 NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 80  
 NORTH, RANGE 6 WEST, OF THE FIFTH P.M.  
**JOHNSON COUNTY, IOWA**



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
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[www.mmsconsultants.net](http://www.mmsconsultants.net)

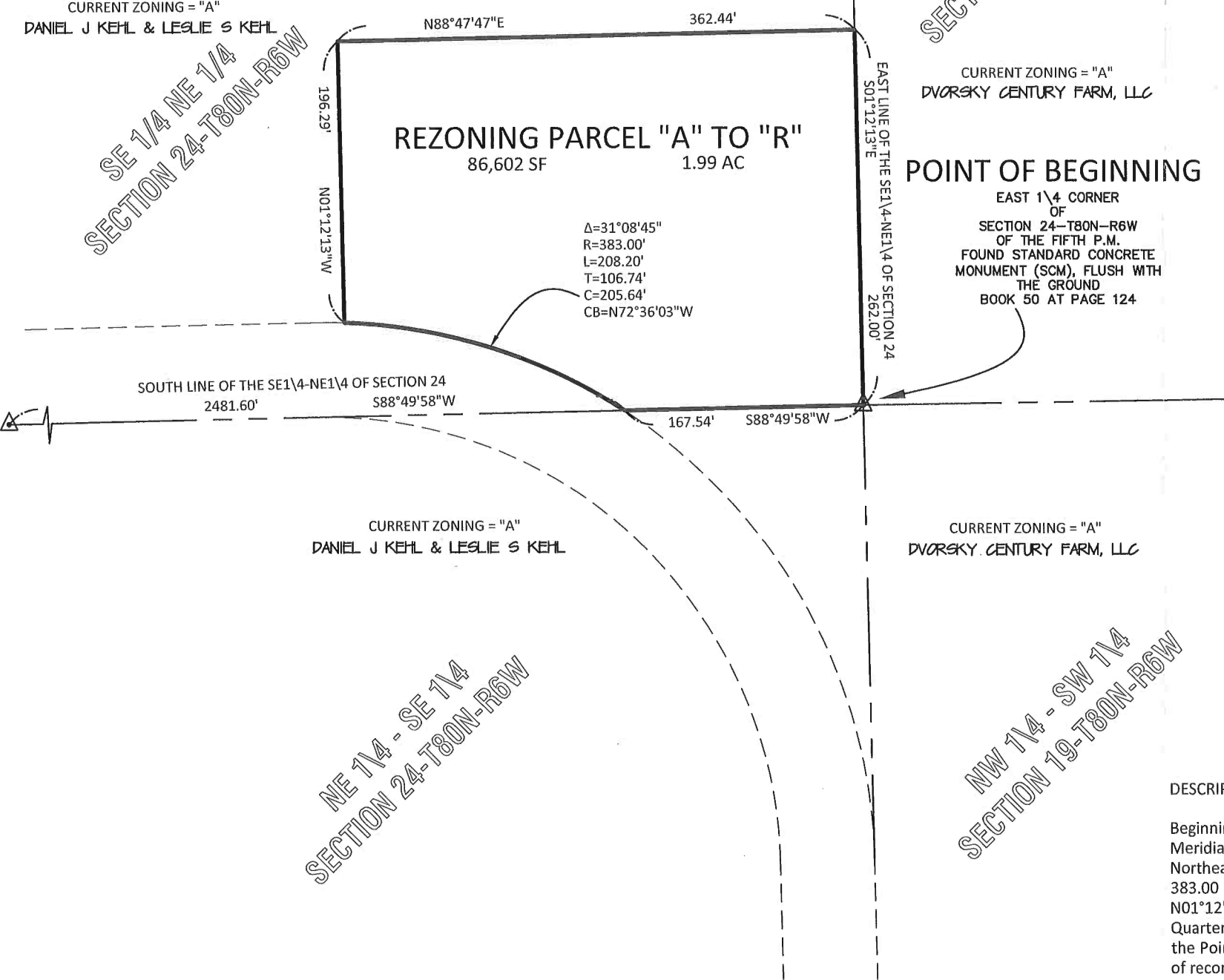
CURRENT ZONING = "A"  
**DANIEL J KEHL & LESLIE S KEHL**

## "RETRACEMENT" PLAT OF SURVEY

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT  
 PAGE 284 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

CURRENT ZONING = "A"  
**DANIEL J KEHL & LESLIE S KEHL**

SE 1/4 NE 1/4  
 SECTION 24-T80N-R6W

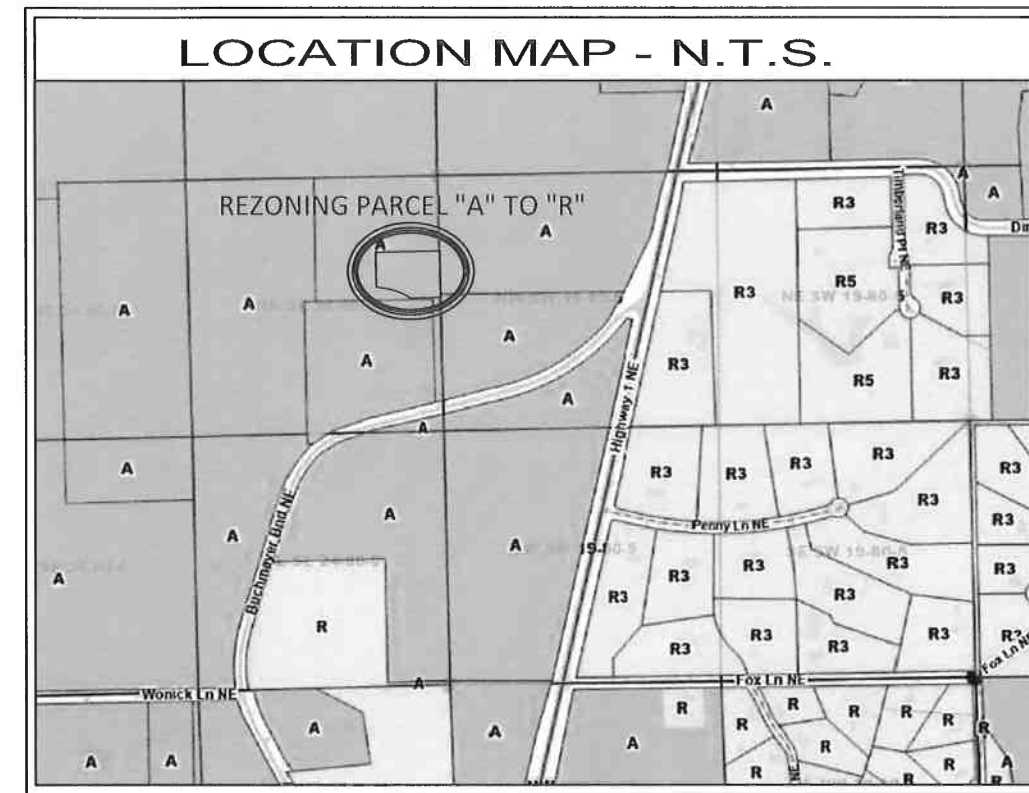


CURRENT ZONING = "A"  
**DVORSKY CENTURY FARM, LLC**

**POINT OF BEGINNING**  
 EAST 1/4 CORNER  
 OF  
 SECTION 24-T80N-R6W  
 OF THE FIFTH P.M.  
 FOUND STANDARD CONCRETE  
 MONUMENT (SCM), FLUSH WITH  
 THE GROUND  
 BOOK 50 AT PAGE 124

CURRENT ZONING = "A"  
**DVORSKY CENTURY FARM, LLC**

NW 1/4 - SW 1/4  
 SECTION 19-T80N-R6W



### LEGEND AND NOTES

- △ - CONGRESSIONAL CORNER, FOUND
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ - 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

**DESCRIPTION - REZONING "A" TO "R"**

Beginning at the East Quarter Corner of Section 24, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S88°49'58"W, along the South Line of the Southeast Quarter of the Northeast Quarter of said Section 24, a distance of 167.54 feet; Thence Northwesterly, 208.20 feet, along a 383.00 foot radius curve, concave Southwesterly, whose 205.64 foot chord bears N72°36'03"W; Thence N01°12'13"W, 196.29 feet; Thence N88°47'47"E, 362.44 feet, to a Point on the East Line of the Southeast Quarter of the Northeast Quarter of said Section 24; Thence S01°12'13"E, along said East Line, 262.00 feet, to the Point of Beginning. Said Rezoning Parcel contains 1.99 Acres, and is subject to easements and restrictions of record.

Date	Revision

## REZONING EXHIBIT

CITY  
 JOHNSON COUNTY  
 IOWA

### MMS CONSULTANTS, INC.

Date:	05-08-2024
Designed by:	Field Book No: SBP 1377
Drawn by:	Scale: RLW 1"=100'
Checked by:	Sheet No: RRN 1
Project No:	of: IC 11880-001 1