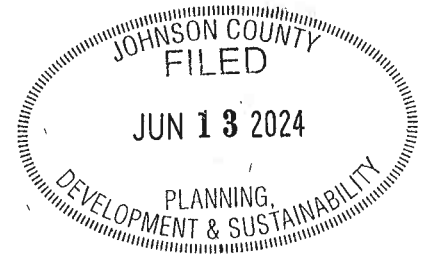


Office Use Only	6/13/24	\$466.00	PZC-24-28534
	Date Filed	Fee	Application Number



**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):

3857 Ivy Ave. SW

Parcel Number(s) (legal description must also be attached): 1117176001

The area to be rezoned is comprised of 1.65 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.

Laurel R. Neuzil  
 Name of Owner

Susan Hoyt P.O.A.  
 Name of Applicant (if different)

3857 Ivy Ave. SW Oxford, IA. 52322  
 Applicant Street Address (including City, State, Zip)

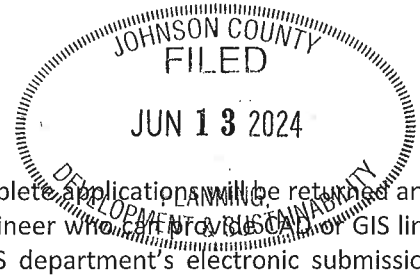
319-330-3537  
 Applicant Phone

ivyacres@outlook.com  
 Applicant Email

*Susan Hoyt*  
 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 provides 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: \$466.00)		
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	
<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>	N/A	

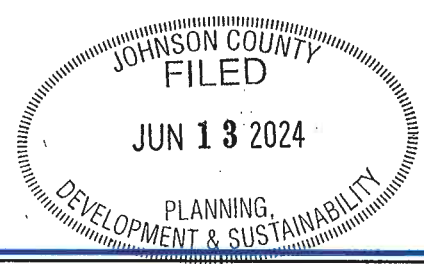
Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested		
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

28 May 2024

Mr. Josh Busard  
Johnson County Zoning Director

Re: Rezoning A to R, for Laurel Neuzil, Susan Hoyt P.O.A., a Residential  
Subdivision

Dear Josh:

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

At this time the Neuzil family would like to rezone their property for a 2 lot  
subdivision. This parcel has access to Ivy Avenue SW, water and sewer  
systems are established for this area.

If you have questions or if you require further information you may contact  
myself, Attorney: Jay Sigafoose or Susan Hoyt P.O.A.

Respectfully Submitted,

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

C: Mrs. Susan Hoyt  
Mr. Jay Sigafoose  
HFCfile

Y:\2024 SURVEYS\247090 Neuzil 1, Laurel\Drawings\247090 Neuzil 1, Laurel\Final\247090 Neuzil 1, Laurel\247090 Neuzil 1, Laurel.dwg 4/14/24 AM



# HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 580 TIFFIN, IOWA 52340-0580 Phone: (319) 545-7215 www.hart-frederick.com



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

NUMBER	DIRECTION	DISTANCE
L1	N 89°02'54" E	33.87'
L2	N 44°02'54" E	14.14'

NORTHEAST CORNER SECTION 17-79-7 SET CUT X IN PAVEMENT PER PREVIOUSLY LOCATED POSITION

**NORTHEAST 1/4-NORTHEAST 1/4**

AUDITOR'S PARCEL A BK. 32, PG. 130

James D. II & Nancy Neuzil

SOUTHWEST CORNER-NORTHEAST 1/4-NORTHEAST 1/4 SECTION 17-79-7 FOUND 5/8" REBAR #7036 FLUSH W/GROUND

NORTHEAST CORNER-SOUTHEAST 1/4-NORTHEAST 1/4 SECTION 17-79-7 SET 5/8" REBAR W/CAP 3" DEEP

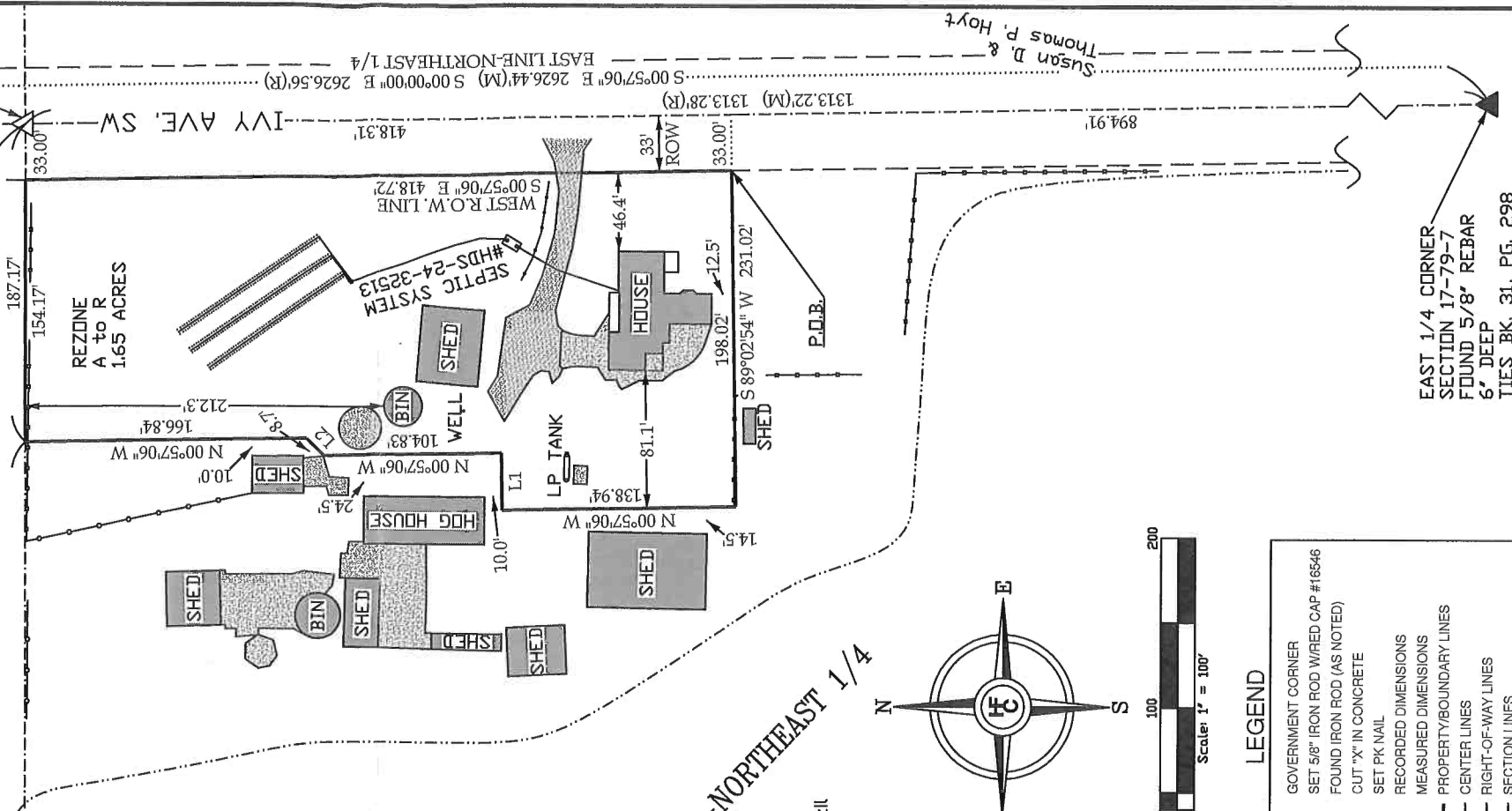
SOUTH LINE-AUDITOR'S PARCEL A NORTH LINE-SOUTHEAST 1/4-NORTHEAST 1/4 N 89°45'11" E 1336.67(M) N 89°17'30" W 1336.87(R)

### REZONING A to R

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:

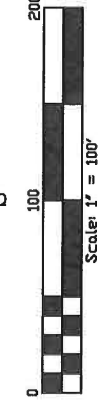
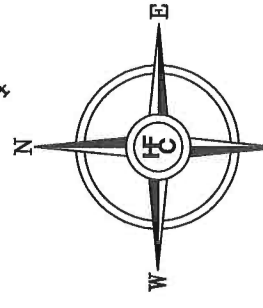
Commencing at the East 1/4 corner of Section 17, Township 79 North, Range 7 West; thence N 00°57'06" W along the East line of the Northeast 1/4 of said Section 17, a distance of 894.91 feet; thence S 89°02'54" W, a distance of 33.00 feet to a point on the West right of way line for Ivy Avenue SW, being the Point of Beginning; thence continuing S 89°02'54" W, a distance of 198.02 feet; thence N 00°57'06" W, a distance of 138.94 feet; thence N 89°02'54" E, a distance of 33.87 feet; thence N 00°57'06" W, a distance of 104.83 feet; thence N 44°02'54" E, a distance of 14.14 feet; thence N 00°57'06" W, a distance of 166.84 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence N 89°45'11" E along said North line, a distance of 154.17 feet to a point on said West right of way line for Ivy Avenue SW; thence S 00°57'06" E along said West right of way line, a distance of 418.72 feet to the Point of Beginning containing 1.65 acres.

REZONE A to R 1.65 ACRES



Laurel R. Neuzil

**SOUTHEAST 1/4-NORTHEAST 1/4**



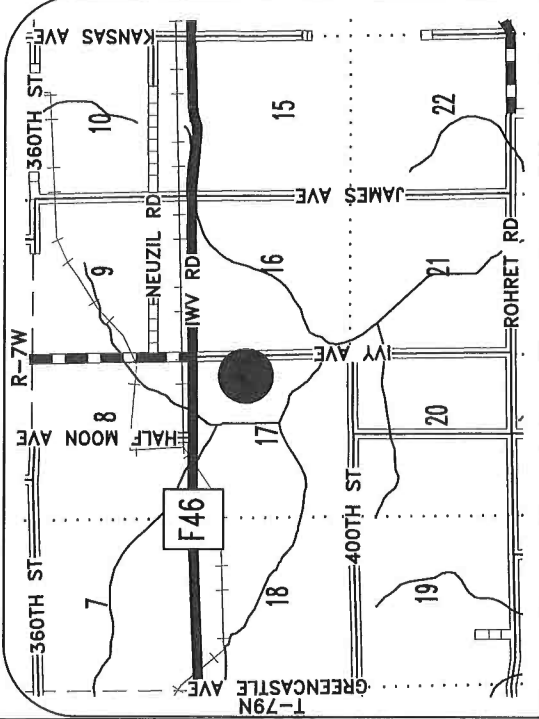
### LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD WIRED CAP #16546
- FOUND IRON ROD (AS NOTED)
- CUT "X" IN CONCRETE
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- WOOD FENCE
- VINYL FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- ASPHALT SURFACE

EAST 1/4 CORNER SECTION 17-79-7 FOUND 5/8" REBAR 6" DEEP TIES BK. 31, PG. 298

REZONING EXHIBIT A to R  
A RESIDENTIAL PARCEL SPLIT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T-79-N, R-7-W JOHNSON COUNTY, IOWA

DATE: 05/24 DRN: JSR APP: FLD BK: GPS PROJ. NO: 247090



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.  
Iowa License Number: 16546  
My license renewal date is December 31, 2024.  
Pages covered by this seal: THIS SHEET ONLY

