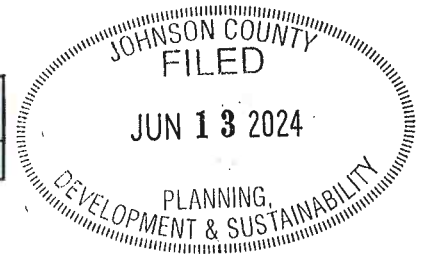


Office Use Only	6/13/24	\$486.40	P2C-24-28535
	Date Filed	Fee	Application Number



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):

3088 Highway 1 NE

Parcel Number(s) (legal description must also be attached): 0830254002

The area to be rezoned is comprised of 2.16 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.

Luke & Erika Driessen

Name of Owner

Name of Applicant (if different)

3088 Highway 1 NE Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

319-432-3956

Applicant Phone

luke@formabuilt.com

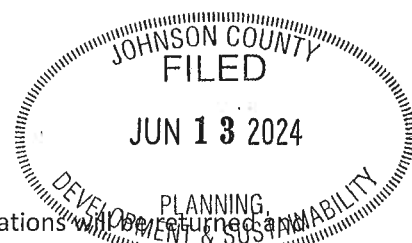
Applicant Email

Luke Driessen

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 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: \$486.40)		
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"> 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	

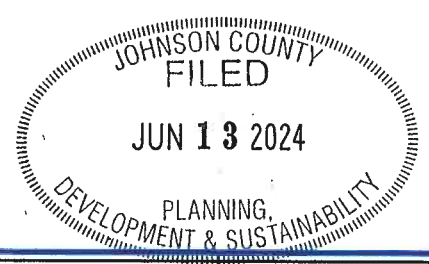
Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested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

29 April 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Luke & Erika Driessen, a Residential Subdivision

Dear Josh:

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

At this time the Driessen's would like to rezone their property for a 2 lot subdivision. This parcel has access to Highway 1 NE, water and sewer systems are established for the north area.

If you have questions or if you require further information you may contact myself or Luke Driessen.

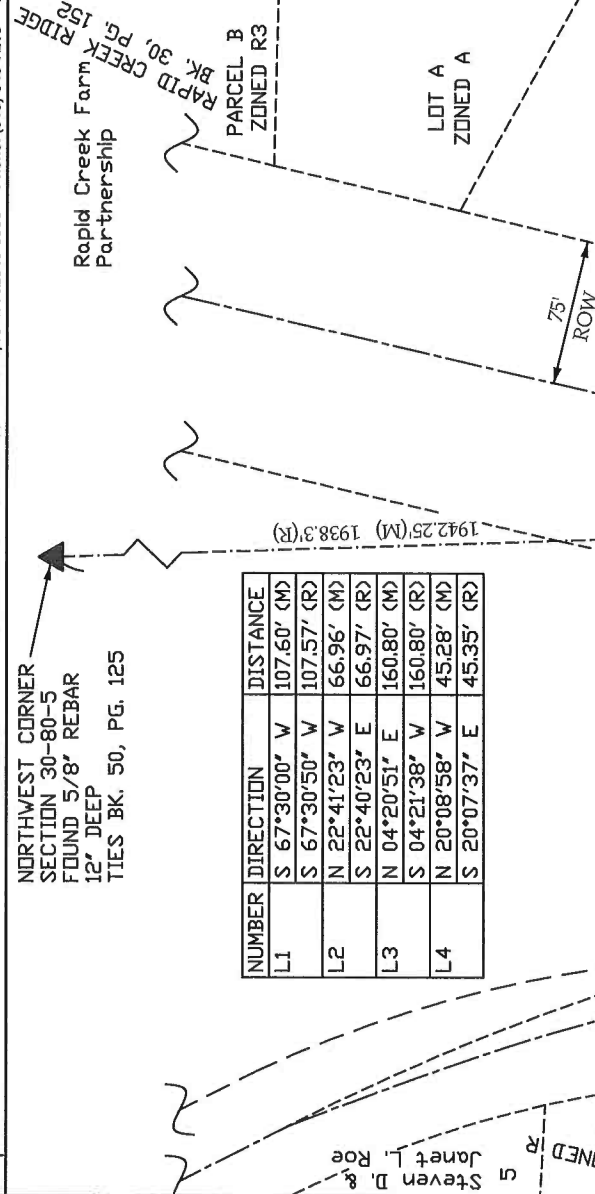
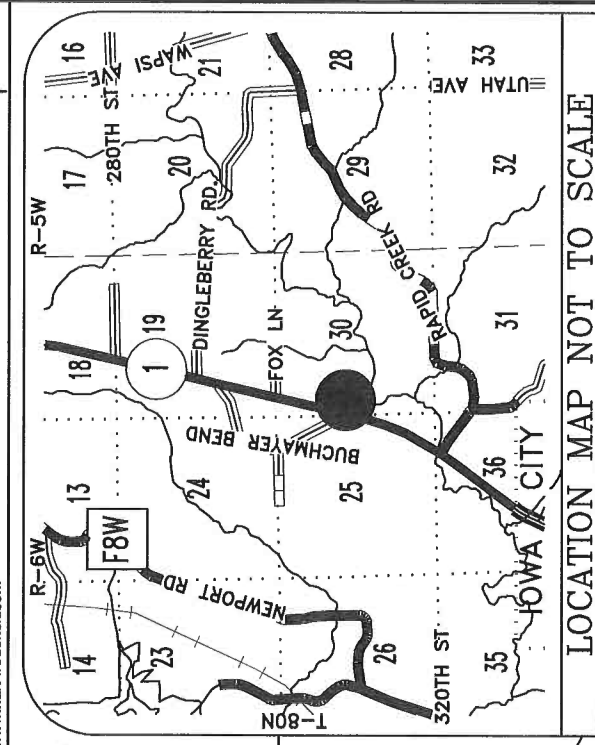
Respectfully Submitted,

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

C: Mr. Luke Driessen
HFCfile



HART-FREDERICK CONSULTANTS P.C.
 www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52240-0560 Phone: (319) 545-7215 www.hart-frederick.com



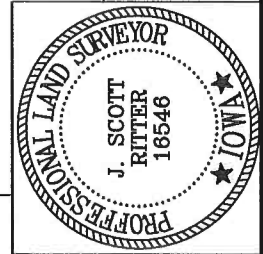
NUMBER	DIRECTION	DISTANCE
L1	S 67°30'00" W	107.60' (M)
L2	S 67°30'50" W	107.57' (R)
L2	N 22°41'23" W	66.96' (M)
L3	S 22°40'23" E	66.97' (R)
L3	N 04°20'51" E	160.80' (M)
L4	S 04°21'38" W	160.80' (R)
L4	N 20°08'58" W	45.28' (M)
L4	S 20°07'37" E	45.35' (R)

LOCATION MAP NOT TO SCALE
 NEWPORT TOWNSHIP

LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD WIRED CAP #16546
- FOUND DOT ALLUM. CAP IRON ROD
- ▬ FOUND RIGHT OF WAY RAIL
- FOUND 1" PIPE
- ⊕ RECORDED DIMENSIONS
- ⊖ MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED FENCE
- ▬ EXISTING BUILDINGS
- ▬ CONCRETE SURFACE

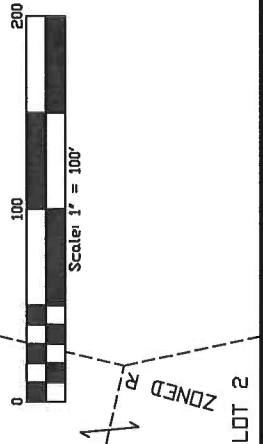
- ① EASEMENT FOR PUBLIC HIGHWAY BK. 4392, PGS. 371-373
- ② EASEMENT FOR PUBLIC HIGHWAY BK. 6278, PG. 764



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

Date _____



REZONING EXHIBIT
 (Page 1 of 2)
 A RESIDENTIAL SUBDIVISION
 REZONE A-AGRICULTURAL to R-RESIDENTIAL
 A PART OF THE SW 1/4 - SW 1/4 OF
 SECTION 30, T-80-N, R-5-W
 JOHNSON COUNTY, IOWA

DATE: 04/24 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 247062

NORTHWEST CORNER
 SECTION 30-80-5
 FOUND 5/8" REBAR
 12" DEEP
 TIES BK. 50, PG. 125

AUDITOR'S PARCEL #2007134
 BK. 52, PG. 306
 ZONED R

H & D, LLC

PLAT OF SURVEY
 BK. 4, PG. 376
 ZONED A

WEST 1/4 CORNER
 SECTION 30-80-5
 FOUND PIPE IN CONC. MON.
 FLUSH W/GROUND
 TIES BK. 50, PG. 125

ZONED R
 Meadow View H.O.A.

ZONED R
 Robin L. &
 David E. Therne

ZONED R
 TRACT 'E'
 BK. 6, PG. 51

Marty J. &
 Ann L. Malers

PARCEL D
 ZONED R3
 Rapid Creek Farm
 Partnership

RAPID CREEK RIDGE
 BK. 30, PG. 152

Jose &
 Monica Garcia

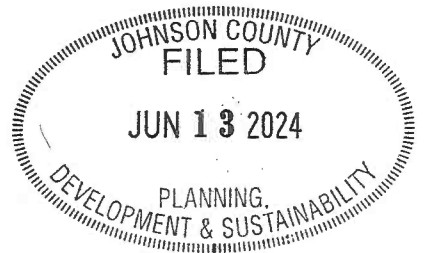
CAMPION SUBDIVISION
 BK. 32, PG. 311
 Gregory H. Koehnke

PLAT OF SURVEY
 BK. 5, PG. 15
 ZONED A

PLAT OF SURVEY
 BK. 4, PG. 208
 REZONE A to R
 2.16 ACRES

LOT 1
 ZONED A

THIS SHEET ONLY



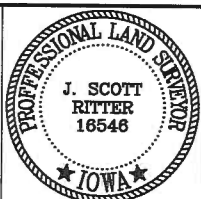
HFC HART-FREDERICK CONSULTANTS P.C.
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

REZONE A to R

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as

Commencing at the Northwest corner of said Section 30; thence S 01°57'33" E along the West line of the Northwest 1/4 of said Section 30, a distance of 1942.25 feet; thence N 88°02'27" E, a distance of 140.87 feet to the Northwest corner of a Plat of Survey as is recorded in Plat Book 4 on page 208 in the office of the Johnson County Recorder, being the Point of Beginning; thence S 68°09'39" E along the Northerly line of said Plat of Survey, a distance of 308.23 feet to the Northeast corner of said Plat of Survey; thence S 03°49'30" W along the Easterly line of said Plat of Survey, a distance of 189.94 feet to the Southeast corner of said Plat of Survey; thence S 67°30'00" W along the Southerly line of said Plat of Survey, a distance of 302.94 feet to a point on the Easterly line of an Easement for Public Highway as is recorded in Book 6278 on pages 371-373 in the office of the Johnson County Recorder; thence N 22°41'23" W along said Easterly line, a distance of 66.96 feet; thence N 04°20'51" E along said Easterly line, a distance of 160.80 feet; thence N 20°08'58" W along said Easterly line, a distance of 45.28 feet to a point on the Westerly line of said Plat of Survey; thence N 12°55'27" E along said Westerly line, a distance of 159.52 feet to the Point of Beginning containing 2.16 acres.

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

REZONING EXHIBIT
(Page 2 of 2)
A RESIDENTIAL SUBDIVISION
REZONE A-AGRICULTURAL to
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