

Office Use Only	8/8/24	\$410.80	P2C-24-28559
	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):

2741 Rhine Creek Way NW

Parcel Number(s) (legal description must also be attached): 0518430001

The area to be rezoned is comprised of 0.80 total acres.

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

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.

Brian Rustand *Julie Rustand*
Name of Owner

Name of Applicant (if different)

[Redacted]
Applicant Street Address (including City, State, Zip)

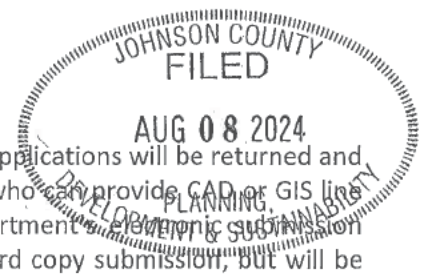
[Redacted]
Applicant Phone

[Redacted]
Applicant Email

Brian Rustand
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: \$ <u>710.80</u>)		
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> - 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	

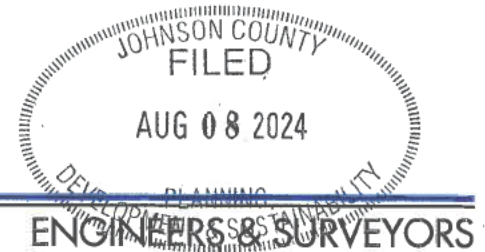
Items Required – <u>for Text Amendments</u>	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (\$750)		
This application form with all information completed		(2)
Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested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



1 August 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R in Lot 10 & R to A in Lot 1, for Brian & Julie Rustand.

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for the Brian & Julie Rustand.

At this time they would like to rezone this portion to come into compliance with zoning area and at the same time allowing him to build a shed on the area outside his Lot 1 area, being on what is know as Lot 10. This parcel has access to Rhine Creek Way NW, water and sewer systems are established.

If you have questions or if you require further information you may contact myself, Brian Rustand or Julie Rustand.

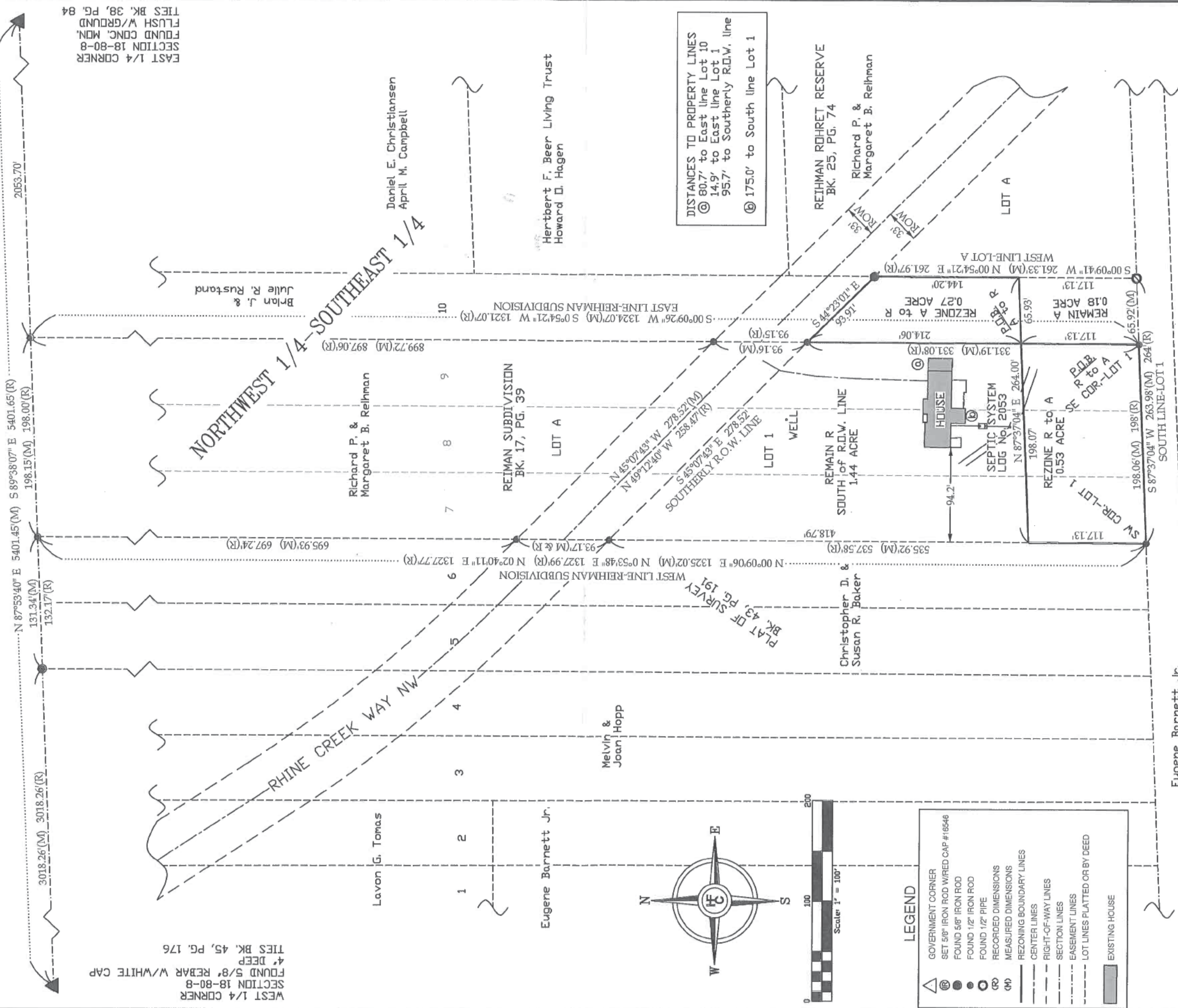
Respectfully Submitted,

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

C: Mr. Brian Rustand
Mrs. Julie Rustand
HFCfile



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



SEE DESCRIPTIONS AND LOCATION MAP ON PAGE 2



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.

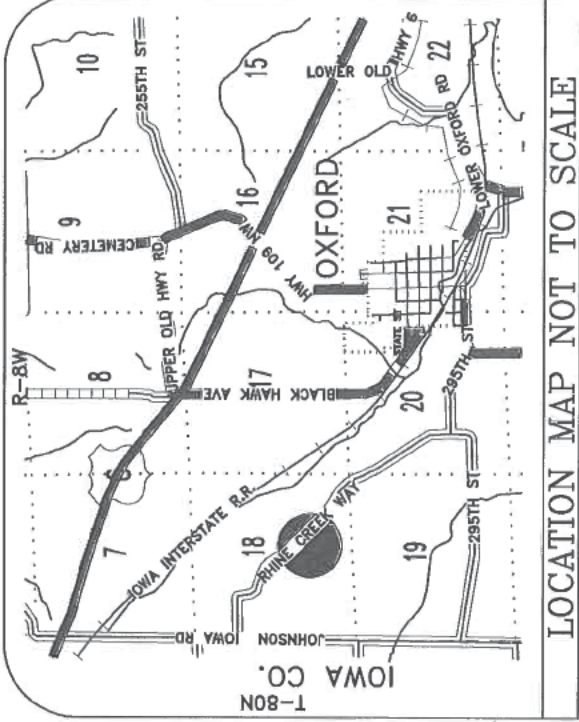
J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY

Date

REZONING EXHIBIT (PAGE 1 of 2)
R to A
PART OF LOT 1, REIHMAN SUBDIVISION
A to R
PART OF LOT 10, SUBDIVISION OF NW-SE
OF SECTION 18, T-80-N, R-8-W
JOHNSON COUNTY, IOWA

LOT 1
WHEELER SUBDIVISION
BK. 33, PG. 172

DATE: 07/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247130



REZONING A to R

Being a part of Lot 10 of the Subdivision of the NW-SE of Section 18, Township 80 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Southeast corner of Lot 1 of Reihman Subdivision as is recorded in Plat Book 17 on page 39 in the office of the Johnson County Recorder; thence N 00°09'26" E along the East line of said Lot 1, a distance of 117.13 feet to the Point of Beginning; thence continuing N 00°09'26" E along said East line, a distance of 214.06 feet to a point on the Southerly right of way line for Rhine Creek Way NW; thence S 44°23'01" E along said Southerly right of way line, a distance of 93.91 feet to a point on the West line of Lot A of Reihman Rohret Reserve as is recorded in Plat Book 25 on page 74 in the office of the Johnson County Recorder; thence S 00°09'41" W along said West line, a distance of 144.20 feet; thence S 87°37'04" W, a distance of 65.93 feet to the Point of Beginning containing 0.27 acre.

REZONING R to A

Being a part of Lot 1 of Reihman Subdivision as is recorded in Plat Book 17 on page 39 in the office of the Johnson County Recorder, located in the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 80 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as:
Beginning at the Southeast corner of said Lot 1 of Reihman Subdivision; thence S 87°37'04" W along the South line of said Lot 1, a distance of 198.06 feet to the Southwest corner of said Lot 1; thence N 00°09'06" E along the West line of said Reihman Subdivision, a distance of 117.13 feet; thence N 87°37'04" E, a distance of 198.07 feet to a point on the East line of said Reihman Subdivision; thence S 00°09'26" W along said East line, a distance of 117.13 feet to the Point of Beginning containing 0.53 acre.

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 2 of 2)
R to A
PART OF LOT 1, REIHMAN SUBDIVISION
A to R
PART OF LOT 10, SUBDIVISION OF NW-SE
OF SECTION 18, T-80-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 07/24 FLD BK: GPS DRN: JSR APP: 247130