

Office Use Only	8/8/21	\$ 43.60	P26-24-28560
	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):

1440 Angle Rd SW

Parcel Number(s) (legal description must also be attached): 1328251009

The area to be rezoned is comprised of 0.89 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): RUA

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.

Richard Schooley

Name of Owner

Name of Applicant (if different)

Applicant Street Address (including City, State, Zip)

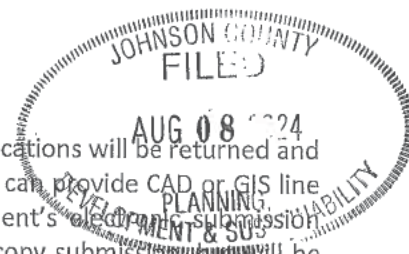
Applicant Phone

Applicant Email

Richard Schooley
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: \$ ^{435.60})		
This application form with all information completed	TF	(2)
Brief cover letter explaining the application and the intended end use.	TF	
Word document with the legal description of each area being rezoned by zoning designation requested	TF	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	TF	
Signed and notarized Resolution Affirming the Stability of the Road System	TF	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	TF	
For requests to rezone to RE-Renewable Energy: <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.



HFC

CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING, PLANNING & DEVELOPMENT

HART-FREDERICK CONSULTANTS P.C.



31 July 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to RUA for Richard Schooley.

Dear Mr Busard:

Attached please find the application and accompanying documents for a Rezoning application for the Richard Schooley.

At this time the Schooleys would like to rezone this portion to add to the parcel with their house at 1440 Angle Rd SW. The house parcel has access to Angle RD SW, water and sewer systems are established.

If you have questions or if you require further information you may contact myself, or Richard Schooley.

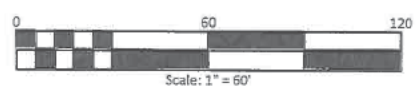
Respectfully Submitted,

ANTHONY D. FREDERICK, PLS
Hart-Frederick Consultants P.C.

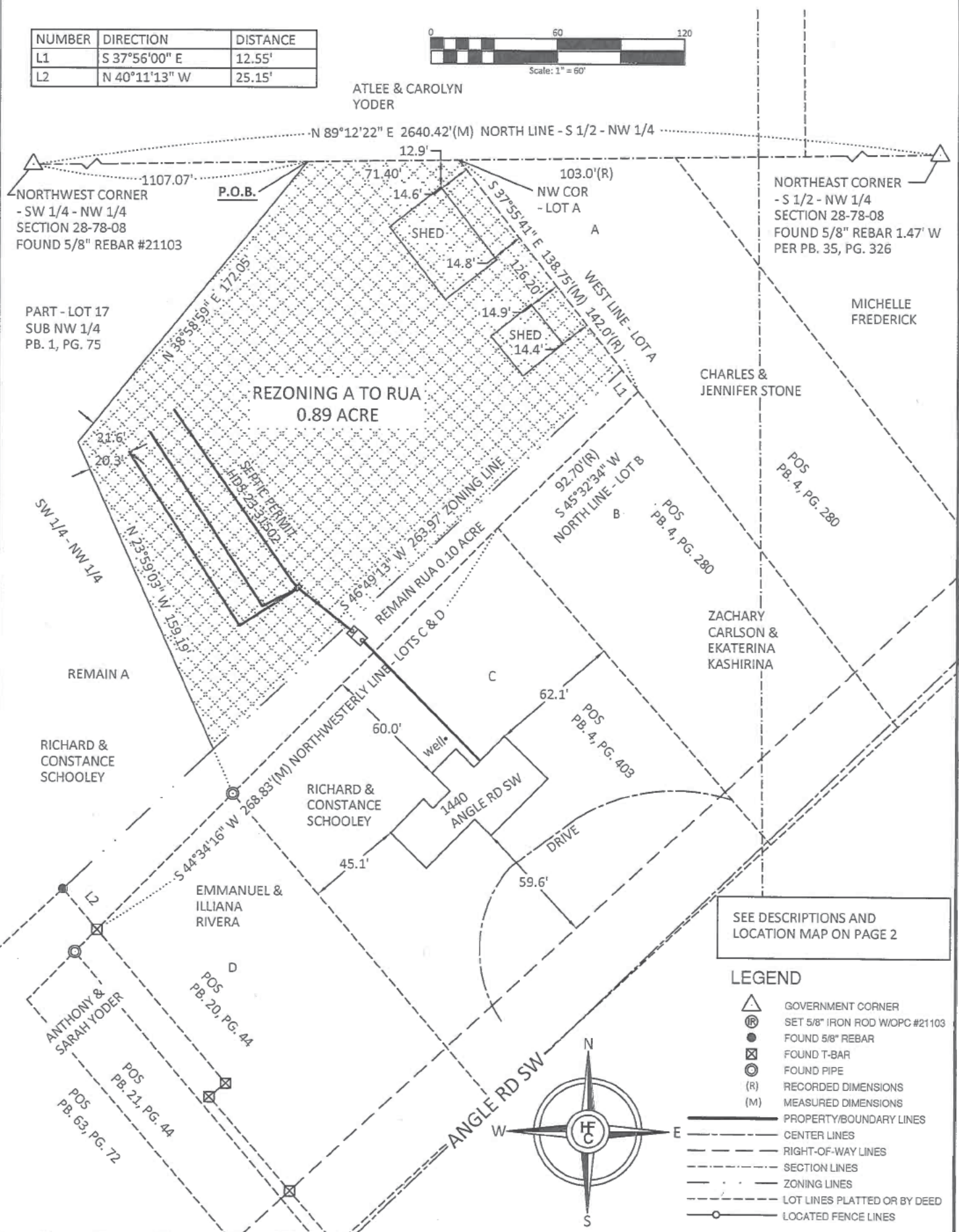
C: Mr. RICHARD SCHOOLEY
HFCfile

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

NUMBER	DIRECTION	DISTANCE
L1	S 37°56'00" E	12.55'
L2	N 40°11'13" W	25.15'



ATLEE & CAROLYN
YODER



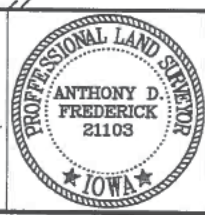
SEE DESCRIPTIONS AND
LOCATION MAP ON PAGE 2

- LEGEND**
- △ GOVERNMENT CORNER
 - ⊙ SET 5/8" IRON ROD W/OPC #21103
 - FOUND 5/8" REBAR
 - ⊗ FOUND T-BAR
 - ⊙ FOUND PIPE
 - (R) RECORDED DIMENSIONS
 - (M) MEASURED DIMENSIONS
 - PROPERTY/BOUNDARY LINES
 - CENTER LINES
 - RIGHT-OF-WAY LINES
 - SECTION LINES
 - ZONING LINES
 - LOT LINES PLATTED OR BY DEED
 - LOCATED FENCE LINES

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.

Anthony D. Frederick, P.L.S.
Iowa License Number: 21103
My license renewal date is December 31, 2025.
Pages covered by this seal: **THIS SHEET ONLY**

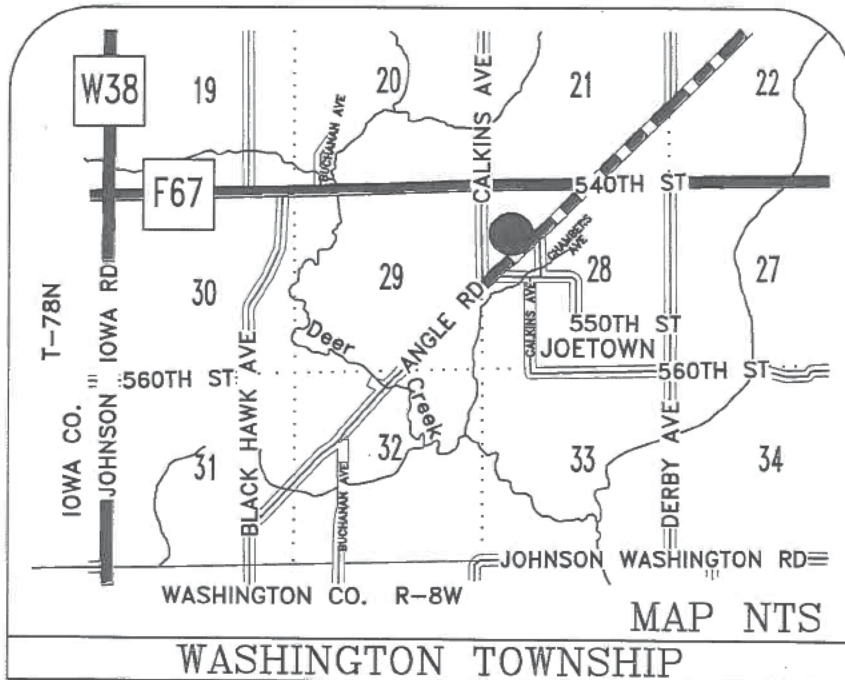
Date _____



REZONING EXHIBIT (PAGE 1 of 2)
A TO RUA
PART - LOT 17 IN THE SUBDIVISION OF THE NW 1/4
SECTION 28-78-08
JOHNSON COUNTY, IOWA

BASIS OF BEARING
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

DATE: 7/24 DRN: ADF APP: FLD BK: GPS PROJ. NO: SCHOOLEY



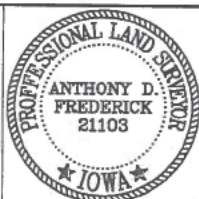
REZONE A TO RUA

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 8 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE N 89°12'22" E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 1107.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°12'22" E ALONG SAID NORTH LINE, A DISTANCE OF 71.40 FEET TO THE NORTHWEST CORNER OF LOT A AS RECORDED IN PLAT BOOK 4 ON PAGE 280 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; THENCE S 37°55'41" E ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 126.20 FEET; THENCE S 46°49'13" W, A DISTANCE OF 263.97 FEET; THENCE N 23°59'03" W, A DISTANCE OF 159.19 FEET; THENCE N 38°58'59" E, A DISTANCE OF 172.05 FEET TO THE POINT OF BEGINNING CONTAINING 0.89 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.

Anthony D. Frederick, P.L.S.
Iowa License Number: 21103
My license renewal date is December 31, 2025.
Pages covered by this seal: THIS SHEET ONLY

Date



BASIS OF BEARING
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

REZONING EXHIBIT (PAGE 2 of 2)

A TO RUA

PART - LOT 17 IN THE SUBDIVISION OF THE NW 1/4
SECTION 28-78-08

JOHNSON COUNTY, IOWA

DATE: 7/24 | DRN: ADF | APP: | FLD BK: GPS | PROJ. NO: SCHOOLEY