

Office Use Only	8/8/24	\$472 <sup>40</sup>	P2C-24-28561
	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):

5301 210th St. NE

Parcel Number(s) (legal description must also be attached): 0134451003

The area to be rezoned is comprised of 1.81 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.

Doug Black

Name of Owner

Name of Applicant (if different)

Applicant Street Address (including City, State, Zip)

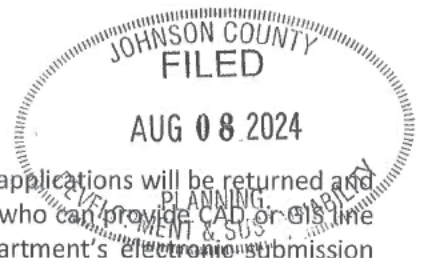
Applicant Phone

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)**



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: \$472.40)		
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	
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>	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.**JOHNSON COUNTY  
FILED

AUG 08 2024

SUSTAINABILITY

1 August 2024

Mr. Josh Busard  
Johnson County Zoning Director

Re: Rezoning A to R, for Doug Black, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for the Doug Black.

At this time the Doug would like to rezone this portion of his property for the existing house and area around. This parcel has access to 210<sup>th</sup> ST. NE, water and sewer systems are established.

If you have questions or if you require further information you may contact myself or Doug Black.

Respectfully Submitted,

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

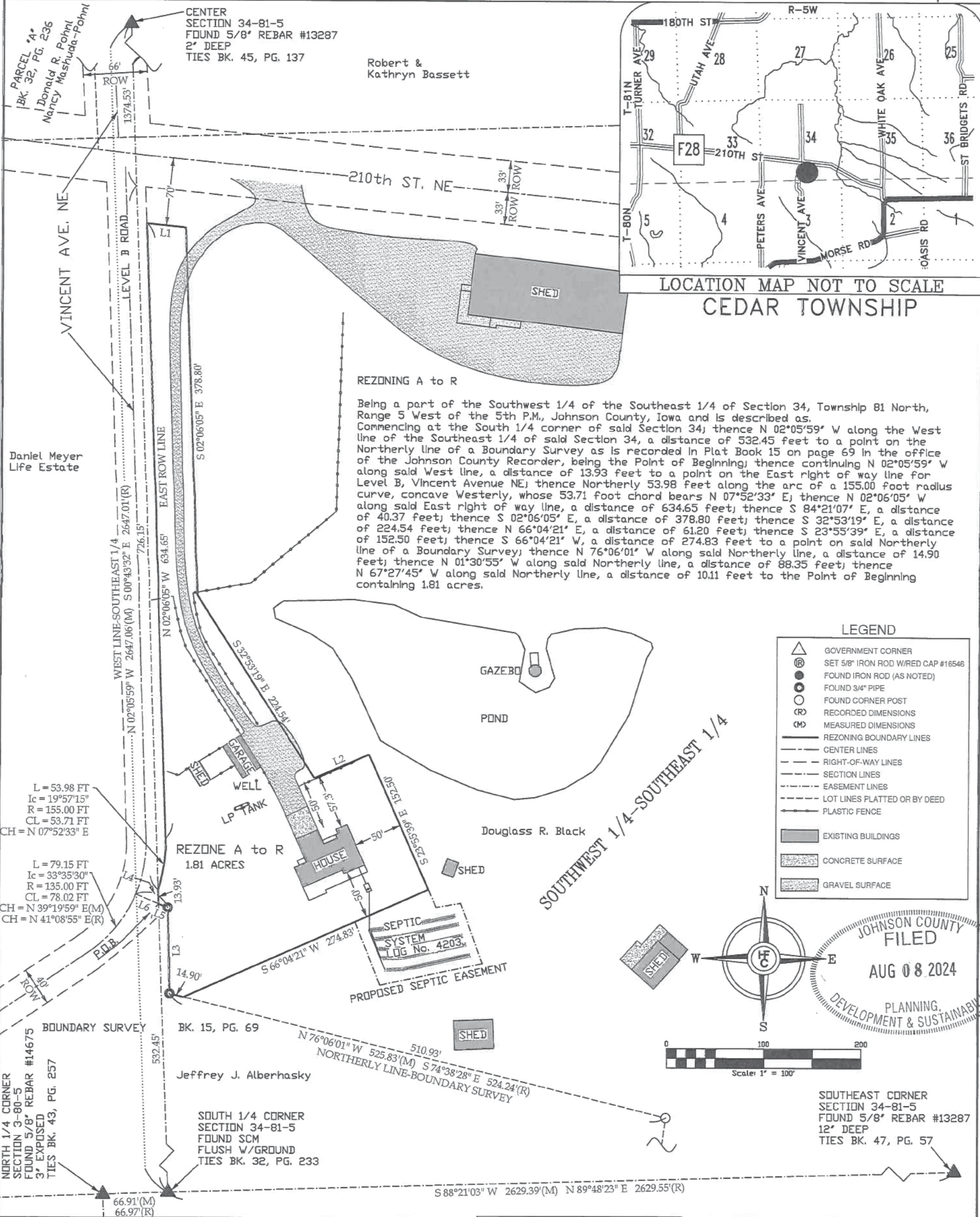
C: Mr. Doug Black  
HFCfile





# HART-FREDERICK CONSULTANTS P.C.

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

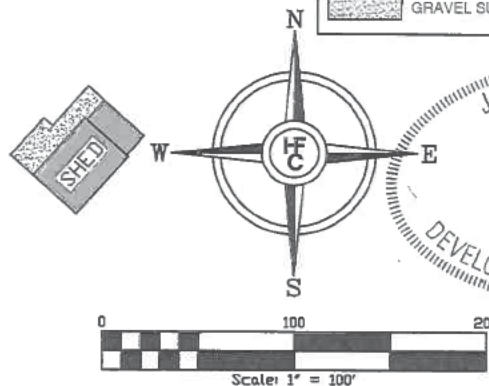


## REZONING A to R

Being a part of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as:  
Commencing at the South 1/4 corner of said Section 34; thence N 02°05'59" W along the West line of the Southeast 1/4 of said Section 34, a distance of 532.45 feet to a point on the Northerly line of a Boundary Survey as is recorded in Plat Book 15 on page 69 in the office of the Johnson County Recorder, being the Point of Beginning; thence continuing N 02°05'59" W along said West line, a distance of 13.93 feet to a point on the East right of way line for Level B, Vincent Avenue NE; thence Northerly 53.98 feet along the arc of a 155.00 foot radius curve, concave Westerly, whose 53.71 foot chord bears N 07°52'33" E; thence N 02°06'05" W along said East right of way line, a distance of 634.65 feet; thence S 84°21'07" E, a distance of 40.37 feet; thence S 02°06'05" E, a distance of 378.80 feet; thence S 32°53'19" E, a distance of 224.54 feet; thence N 66°04'21" E, a distance of 61.20 feet; thence S 23°55'39" E, a distance of 152.50 feet; thence S 66°04'21" W, a distance of 274.83 feet to a point on said Northerly line of a Boundary Survey; thence N 76°06'01" W along said Northerly line, a distance of 14.90 feet; thence N 01°30'55" W along said Northerly line, a distance of 88.35 feet; thence N 67°27'45" W along said Northerly line, a distance of 10.11 feet to the Point of Beginning containing 1.81 acres.

## LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- FOUND 3/4" PIPE
- FOUND CORNER POST
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- REZONING BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- PLASTIC FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE
- GRAVEL SURFACE



SOUTHEAST CORNER  
SECTION 34-81-5  
FOUND 5/8" REBAR #13287  
12" DEEP  
TIES BK. 47, PG. 57

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



NUMBER	DIRECTION	DISTANCE
L1	S 84°21'07" E	40.37'
L2	N 66°04'21" E	61.20'
L3	N 01°30'55" W	88.35' (M)
	S 01°28'32" E	92.75' (R)
L4	N 67°27'45" W	35.40' (M)
	S 65°38'49" E	35.40' (R)
L5	N 67°27'45" W	10.11'
L6	N 67°27'45" W	25.29'

REZONING EXHIBIT A to R A RESIDENTIAL PARCEL SPLIT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T-81-N, R-5-W JOHNSON COUNTY, IOWA		
DATE: 07/24	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 247121	