

Office Use Only	9/12/24	\$300 ⁰⁰	PJC-24-28581
	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):

TBD HWY RD SW Fair City Iowa 52240

Parcel Number(s) (legal description must also be attached): Parcel ID # 1111376 002

11-7-7

The area to be rezoned is comprised of 38.27 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): Agri tourism

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.

64 Farms LLC + CTM Holdings LLC

Name of Owner

CASEY MAXTED + Matt Tobin

Name of Applicant (if different)

31924 Stage Rd Worthington IA 52278

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

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.

September 5, 2024

Johnson County Planning and Zoning
913 S. Dubuque Street
Iowa City, IA 52240



ALCON,

I am writing to request the rezoning of the parcel located at Lot 1111376002 (38.72 acres), owned by 64 Farms LLC, for agricultural tourism purposes. Our business plan involves converting 38.72 acres of agricultural land into a premier agri-tourism destination that will feature a versatile event venue, a picturesque vineyard, a diverse orchard, and an on-site barrel house producing whiskey from corn grown on the property. This project aims to promote local agriculture, attract tourists and event planners, and generate sustainable revenue.

Executive Summary:

The agri-tourism destination we envision will combine agricultural experiences with event hosting. Our 40-acre site will include:

- A multi-functional event venue for weddings, corporate events, and local festivals.
- A 5-acre vineyard that will produce grapes for local wineries.
- A 5-acre orchard featuring a variety of fruit and nut trees.
- A barrel house on site, where we will produce whiskey from corn grown on the property, offering visitors a unique tasting and educational experience. Whiskey will be available for purchase on site.

By showcasing local produce, wines, and whiskey, we aim to create an attractive experience for both tourists and locals while generating sustainable income.

Mission Statement:

Our mission is to create a unique agri-tourism experience that celebrates local agriculture, fosters community engagement, and provides a scenic and versatile venue for events, while promoting sustainability and supporting local wineries, distilleries, and restaurants.

Vision Statement:

We aim to become the leading agri-tourism destination in the region, known for our beautiful vineyard, diverse orchard, on-site whiskey barrel house, and exceptional event hosting services.

Objectives:

1. Establish a profitable agri-tourism business within three years.
2. Develop a scenic and functional event venue that can host various gatherings.
3. Cultivate a vineyard that supports local wineries.

4. Maintain an orchard with diverse offerings to attract visitors.
5. Produce whiskey from corn grown on-site and offer tastings and tours.
6. Promote sustainable farming and environmental stewardship.



Market Analysis:

The agri-tourism industry is growing as consumers seek authentic rural experiences. Our target market includes event planners, tourists, local visitors, local wineries and distilleries, and educational institutions.

Business Model:

Revenue will be generated through event hosting, vineyard and whiskey sales, U-pick experiences from the orchard, and agri-tourism activities such as guided tours and workshops.

Operational Plan:

The site will feature an event venue, a 5-acre vineyard, a 5-acre orchard, and a barrel house. We will implement sustainable farming practices, maintain walking paths, and ensure that all facilities support both events and tourism.

Financial Plan:

Startup costs are estimated at \$4 million for land preparation, vineyard and orchard planting, venue and barrel house construction, and initial staffing. We expect to break even within the first three years.

Sustainability and Community Impact:

Our commitment to sustainability includes organic farming practices, waste reduction, and promoting local products. This project will create jobs, support local wineries and distilleries, and provide educational opportunities for the community.

Conclusion:

The proposed rezoning will allow us to transform this agricultural land into a thriving agri-tourism business that benefits both the community and the local economy. We respectfully request that the Johnson County Zoning Board approve our rezoning application for Lot 1111376002.

Thank you for your consideration. I am available to provide additional information or answer any questions.

Respectfully,
Casey Maxted
64 Farms LLC

