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|-----------------|------------|-----|--------------------|
| Office Use Only | 9/13/24 | \$ | P2C24-28582 |
| | 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):

on the north side of Mohawk Avenue NE, approximately 3/8 +/- of a mile east of the intersection of Mohawk Avenue NE and Hickory Hollow Road NE in the SE 1/4 of the NW 1/4 of Sec. 13-T81N-R7W

Parcel Number(s) (legal description must also be attached): 0313276003

on the north side of Mohawk Avenue NE, approximately 3/8 +/- of a mile east of the intersection of Mohawk Avenue NE and Hickory Hollow Road NE in the SE 1/4 of the NW 1/4 of Sec. 13-T81N-R7W

The area to be rezoned is comprised of 1.99 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.

John & Cindy Pansegrau

Name of Owner

Name of Applicant (if different)

1562 Arapaho Trail NE, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

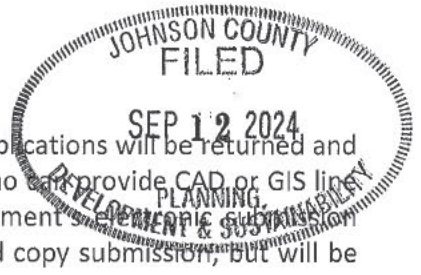
Applicant Phone

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 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>479.60</u>) | | ly ✓ |
| This application form with all information completed | ly | (2) ly ✓ |
| Brief cover letter explaining the application and the intended end use. | ly | ly ✓ |
| Word document with the legal description of each area being rezoned by zoning designation requested | ly | |
| Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below) | ly | ly ✓ |
| Signed and notarized Resolution Affirming the Stability of the Road System | ly | ly ✓ |
| Proof of application to Johnson County Public Health for a Public Health Zoning Application | ly | ly ✓ |
| 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. | | |

| 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.



MMS Consultants, Inc.
Experts in Planning and Development Since 1975



1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

September 12, 2024

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Pansegrau rezoning application

Dear Josh:

John and Cindy Pansegrau wish to rezone a portion of their property (parcel 0313276003) located on the north side of Mohawk Road NE, approximately 3/8 +/- of a mile east of the intersection of Mohawk Road NE and Hickory Hollow Road NE in the SE 1/4 of the NW 1/4 of Sec. 13-T81N-R7W in Johnson County, Iowa. The parcel of land is 1.99 acres and is for a future house to be built. It is currently zoned agricultural and they wish to rezone it to residential.

There is an existing driveway which will be used and a private well. A new septic system will be installed when the house is built.

Respectfully submitted,

Mark A. Stein, PLS

T:\12041\12041-001\12041-001LetterofIntent_Rezone.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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Experts in Planning and Development Since 1975



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LETTER OF TRANSMITTAL

TO: Josh Busard
 Johnson County Planning,
 Development, & Sustainability Dept.

| | |
|-------------------------------------|----------------------|
| Date: 9/12/24 | Project #: 12041-001 |
| From: MMS Consultants, Inc. | |
| RE: John & Cindy Pansegrau Rezoning | |

We are sending you the following attached items: **Via Hand Delivered**

| COPIES | DATE | PROJECT NO. | DESCRIPTION |
|--------|---------|-------------|---|
| 2 | 9/12/24 | 3998-004 | Rezoning Application with Client Check for \$479.60 |
| 1 | 9/12/24 | 3998-004 | Letter of Intent |
| 1 | 9/12/24 | 3998-004 | Road Resolution |
| 1 | 9/12/24 | 3998-004 | Rezoning Exhibit |
| | | | |
| | | | |
| | | | |
| | | | |

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For Approval & Signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned as noted | <input type="checkbox"/> For Recording |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other |

REMARKS:

Mark A. Stein, PLS
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

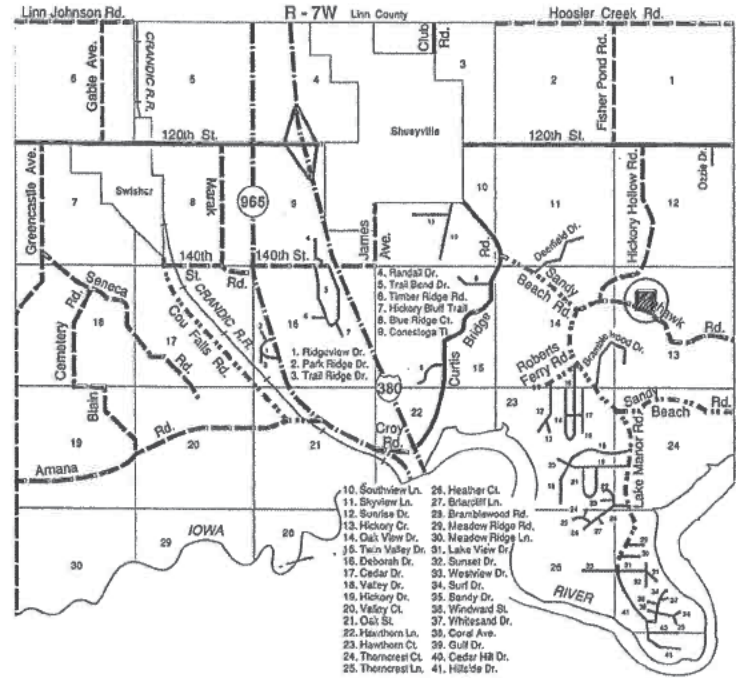
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

REZONING EXHIBIT
JEFFERSON TWP.



LOCATION MAP
NOT TO SCALE

SOILS MAP



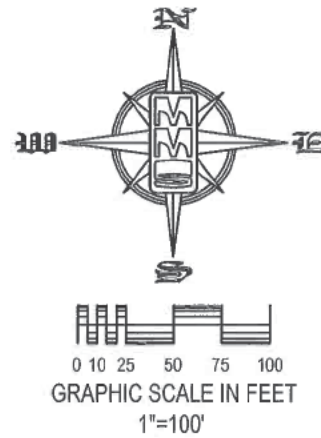
| NO. | SOIL TYPE | SLOPES |
|------|--------------------------------|---------|
| 163B | FAYETTE SILT LOAM | 2-5 % |
| 293C | CHELSEA-LAMONT-FAYETTE COMPLEX | 5-9 % |
| 293E | CHELSEA-LAMONT-FAYETTE COMPLEX | 14-18 % |

LOT 5 FISHER'S SECOND ADDITION PLAT BOOK 17, PAGE 70 IN THE JOHNSON COUNTY RECORDER'S OFFICE

JOHNSON COUNTY FILED
SEP 12 2024
NW CORNER SE 1/4 NW 1/4 SEC. 13-T81N-R7W FOUND 5/8" REBAR NEAR CORNER POS. 4" ± EASEMENT & SUSTAINABILITY

LOT 2, ROTTOR SUBDIVISION JOHNSON COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 32, PAGE 68 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVIVING SPOUSE RECORDED IN BOOK 4154, PAGE 410 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE



SE 1/4 NW 1/4 SEC. 13-T81N-R7W

TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 5344, PAGES 863-864 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 5341, PAGES 355-356 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

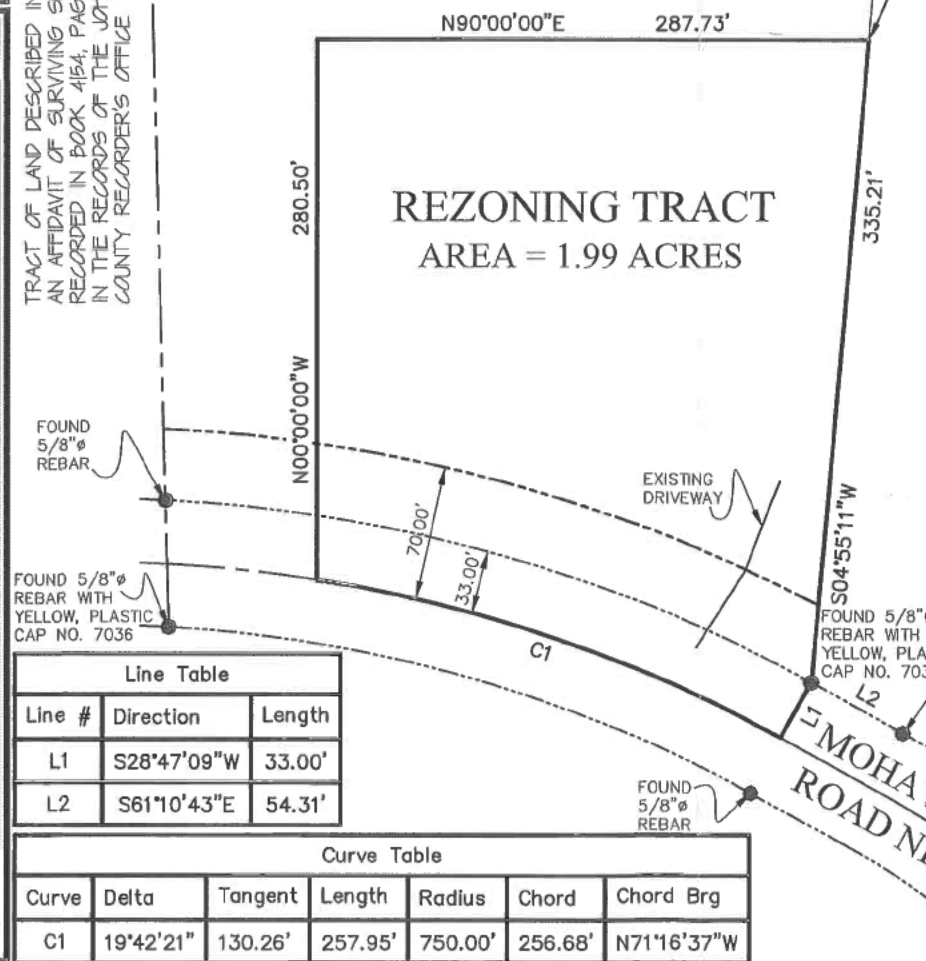
NOTES: 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES. THIS TRACT OF LAND WAS SURVEYED IN 1979 FOR IRENE PETRIK, MMS PROJECT NO. 0559-001. THE PLAT WAS NOT RECORDED AT THE TIME BUT THE DEED DESCRIPTIONS WERE BASED ON THAT SURVEY.

LEGEND AND NOTES

- △ (with dot) - CONGRESSIONAL CORNER, FOUND
- △ (empty) - CONGRESSIONAL CORNER, REESTABLISHED
- (with dot) - CONGRESSIONAL CORNER, RECORDED LOCATION
- (empty) - PROPERTY CORNER(S), FOUND (as noted)
- (with 'X') - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ - CUT "X"
- (solid) - PROPERTY &/or BOUNDARY LINES
- - - (dashed) - CONGRESSIONAL SECTION LINES
- - - (long dashed) - RIGHT-OF-WAY LINES
- - - (short dashed) - CENTER LINES
- - - (dash-dot) - LOT LINES, INTERNAL
- - - (dotted) - LOT LINES, PLATTED OR BY DEED
- - - (long dash short dash) - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - (short dash long dash) - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

REZONING TRACT
AREA = 1.99 ACRES



Line Table

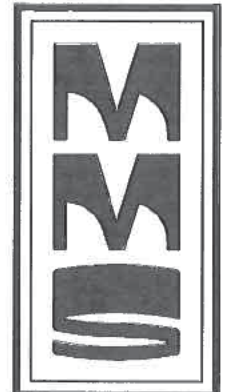
| Line # | Direction | Length |
|--------|-------------|--------|
| L1 | S28°47'09"W | 33.00' |
| L2 | S61°10'43"E | 54.31' |

Curve Table

| Curve | Delta | Tangent | Length | Radius | Chord | Chord Brg |
|-------|-----------|---------|---------|---------|---------|-------------|
| C1 | 19°42'21" | 130.26' | 257.95' | 750.00' | 256.68' | N71°16'37"W |

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNERS/APPLICANTS:
JOHN & CINDY PANSEGRAU
1562 ARAPAHO TRAIL NE
SOLON, IOWA 52333



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

| Date | Revision |
|------|----------|
| | |

REZONING EXHIBIT
A-AGRICULTURAL TO
R-RESIDENTIAL

A PORTION OF THE
SE 1/4 OF THE NW 1/4
OF SEC. 13-T81N-R7W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

| | |
|----------------|-----------|
| Date: | 8/22/2024 |
| Surveyed by: | RRN |
| Field Book No: | 1396 |
| Drawn by: | MAS |
| Scale: | 1" = 100' |
| Checked by: | GDM, MAS |
| Sheet No: | 1 |
| Project No: | 12041-001 |
| of: | 1 |

EXISTING ZONING: A-AGRICULTURAL
PROPOSED ZONING: R-RESIDENTIAL