

Office Use Only	9/13/24	\$	PRC-24-28583
	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):

3883 LOCUST RIDGE RD NE, NORTH LIBERTY, IA

Parcel Number(s) (legal description must also be attached): 0716303013

The area to be rezoned is comprised of 0.23 total acres.

Current Zoning Classification(s): R **Proposed Zoning Classification(s):** RUB

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.

Randy & Lora Miller

 Name of Owner Name of Applicant (if different)

3883 LOCUST RIDGE RD NE, NORTH LIBERTY, IOWA 52317

 Applicant Street Address (including City, State, Zip)

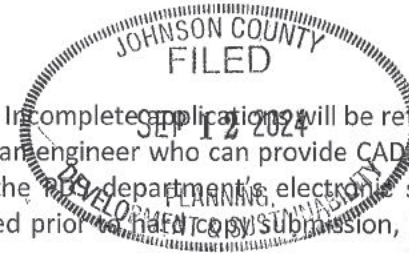
 Applicant Phone Applicant Email

Randy Miller

 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 department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to a 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: \$ ^{409.20})		LSS ✓
This application form with all information completed	LSS	(2) LSS ✓
Brief cover letter explaining the application and the intended end use.	LSS	LSS ✓
Word document with the legal description of each area being rezoned by zoning designation requested	LSS	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	LSS	LSS ✓
Signed and notarized Resolution Affirming the Stability of the Road System	LSS	LSS ✓
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	LSS ✓
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 Miller rezoning application

Dear Josh:

Randy and Lora Miller wish to rezone their property located at 3883 Locust Ridge Road North Liberty, Iowa from R to RUB. The property is 0.23 acres in size and rezoning to RUB would allow them to submit a boundary line adjustment application to rectify the existing lot line between a portion of Lot 16 and Lot 17 of Second Bane Subdivision which makes up their current property. Specifically, the RUB zoning would allow them to complete the BLA and have enough remaining property of Lot 16 Second Bane Subdivision to keep it in compliance of minimum standards under the RUB zoning.

Please reach out with any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman





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 mms@mmsconsultants.net

LETTER OF TRANSMITTAL

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

Date: 9/12/2024	Project #: 3170-017
From: MMS Consultants, Inc.	
RE: Randy Miller Rezoning - 3883 Locust Ridge Road	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
2	9/12/2024	3170-017	Rezoning Application with Client Check for \$409.20
1	9/12/2024	3170-017	Letter of Intent
1	9/12/2024	3170-017	Road Resolution
1	9/12/2024	3170-017	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:

Lacey Stutzman
 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

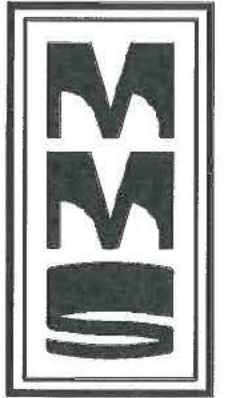
Civil Engineers

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

OWNER/APPLICANT :
RANDY M MILLER & LORA M MILLER
3885 LOCUST RIDGE RD NE
NORTH LIBERTY IA 52317

REZONING EXHIBIT

LOT 17 AND A PORTION OF LOT 16 SECOND BANE SUBDIVISION
JOHNSON COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

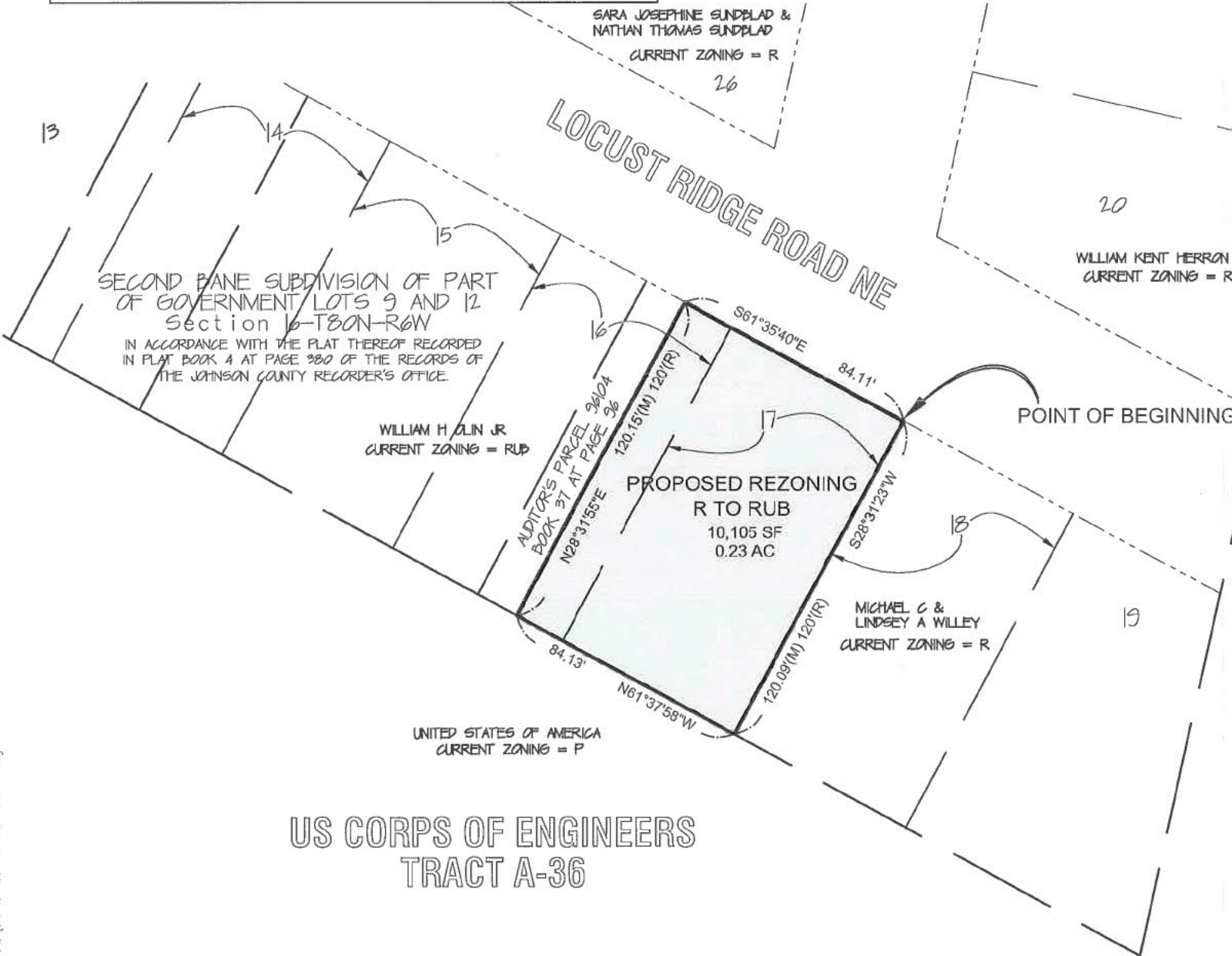
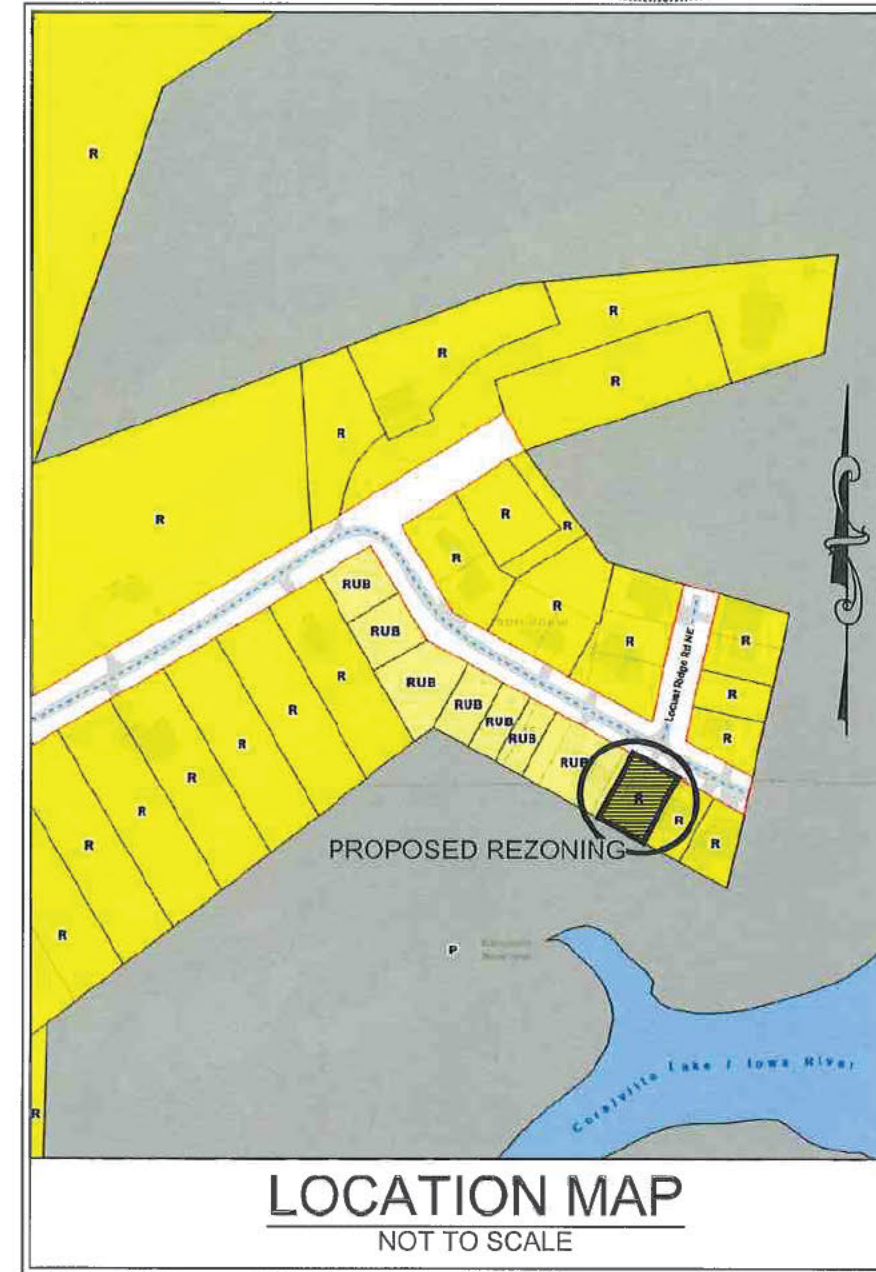
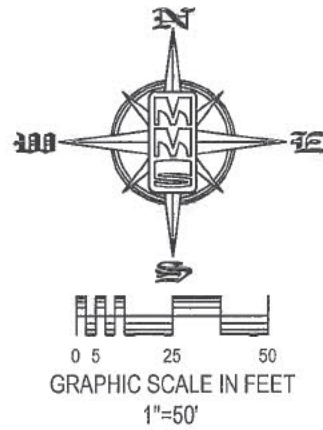
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

LEGEND AND NOTES

- ▲ - CONGRESSIONAL CORNER, FOUND
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNERS SET
(5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊗ - CUT "X"
- - PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - 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 HUNDRETHS



US CORPS OF ENGINEERS
TRACT A-36

Date	Revision

REZONING EXHIBIT

REZONING DESCRIPTION "R" TO "RUB"

BEGINNING at the Northeast Corner of Lot 17 of Second Bane Subdivision of Part of Government Lots 9 and 12 Section 16-T80N-R6W, in accordance with the Plat thereof Recorded in Plat Book 4 at Page 380 of the Records of the Johnson County Recorder's Office; Thence S28°31'23"W, along the Easterly Line of said Lot 17, a distance of 120.09 feet, to the Southeast Corner thereof; Thence N61°37'58"W, along the Southerly Line of said Lot 17, and the Southerly Line of Lot 16 of said Second Bane Subdivision of Part of Government Lots 9 and 12 Section 16-T80N-R6W, 84.13 feet, to the Southeast Corner of Auditor's Parcel 96104, in accordance with the Plat thereof Recorded in Plat Book 37 at Page 96 of the Records of the Johnson County Recorder's Office; Thence N28°31'55"E, along the Easterly Line of said Auditor's Parcel 96104, a distance of 120.15 feet, to the Northeast Corner thereof, and a Point on the North Line of said Lot 16; Thence S61°35'40"E, along said North Line, and the North Line of said Lot 17, a distance of 84.11 feet, to the POINT OF BEGINNING. Said Rezoning Parcel contains 0.23 Acre (10,105 square feet), and is subject to easements and restrictions of record.

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	08-28-2024	
Designed by:	LS	Field Book No: 1396
Drawn by:	RLW	Scale: 1"=50'
Checked by:	RRN	Sheet No: 1
Project No:	IC 3170-017	of: 1