

Office Use Only	10/17/24	\$	BOA - 24 28609
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: CONDITIONAL USE PERMIT**

Application is hereby made for approval of a (official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Long term Care facility for the treatment of individuals with Eating Disorders.  
There will be ~~no~~ structural changes to the building.

Address of Location: 2025 McHalley Bridge Rd NE, Solon, IA 52333

Subdivision name and lot number (if applicable): \_\_\_\_\_

Current Zoning: R- Residential Parcel Number: 0233126001

**PLEASE PRINT OR TYPE**

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.

Douglas + Melinda Green  
Name of Owner

\_\_\_\_\_  
Name of Applicant (if different)

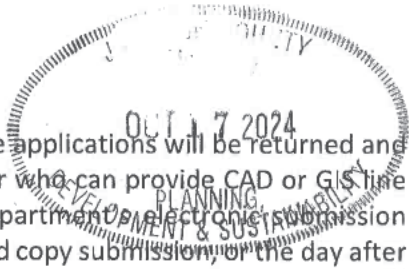
2025 McHalley Bridge Rd NE, Solon, IA. 52333  
Applicant Street Address (including City, State, Zip)

\_\_\_\_\_  
Applicant Phone

\_\_\_\_\_  
Applicant Email

[Signature]  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**



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, or the day after the posted submission deadline.

**Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

X A letter of intent explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of public expected on site any one time, provisions for water and wastewater, type of equipment to be used, signage, etc.

X A location map for the proposed site showing County roads serving the site as well as surrounding properties.

X Three (3) copies of the required site plan identifying the access, any structure(s) for the proposed use, parking areas, signage location, and any Supplemental Conditions as required by Chapter 8:1.23.

Asseccory  
pa'ntants  
Included

The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

X Application Fee (\$250) is due at the time of submittal.

*For uses which are required by Chapter 8:1.23 to comply with Environmental Standards (found in Chapter 8:3), the application must include the following (if not required, write N/A):*

\_\_\_\_\_ **Either** one (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance **OR** an approved Sensitive Areas waiver.

\_\_\_\_\_ **Either** one (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations **OR** an approved Stormwater Management waiver.

N/A Official comment or waiver from any City located within two (2) miles of the proposed use.

- For applications located within two (2) miles of any city, the applicant must obtain official comment or waiver from the City Council (or the Council's duly authorized representative) before the Johnson County Board of Adjustment will hear the request.

Included  
Copy

Proof of application to the Johnson County Health Depart for a Public Health Zoning Application.

**(Optional) Electronic Submission Requirements** – If an electronic submission of a building site plan or other line work related to a Conditional Use Permit is being submitted, it should conform with the following:

N/A Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).

- Submission must be saved in AutoCAD 2007 or older format.
- Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
- If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

Green Counseling Services  
2240 9<sup>th</sup> Street  
Coralville, IA 52241



The purpose of the conditional use permit is to allow us to open a long-term care facility to help individuals with eating disorders. We feel as though this service is in great need in the state of Iowa. There are no facilities like this in the state and patients must travel to different parts of the country to receive this service. There will be 6-8 staff members on site during normal business hours. The plan is to have public hours from 8:00 to 5:00 Monday through Friday and 8:00 to 12:00 on Saturday. There will be up to 10 clients at the facility at any given time. There will be no structural changes inside or outside of the building to accommodate the conditional use permit. No special equipment is to be required for this facility. We will work with the county to establish proper parking on the property to suit the needs of the facility. There will be a small monument sign at the end of the driveway stating the name of the facility. We will work with the county to ensure that it meets all signage requirements. We will use the current septic system that is on site. This septic system is serviced by Miene Septic out of Cedar Rapids Iowa. We have Included applications for both the conditional use permit and the Johnson County Public Health Zoning Application.

A handwritten signature in black ink, appearing to read "Doug Green".

Doug Green

Chief Financial Officer

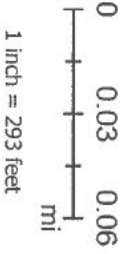
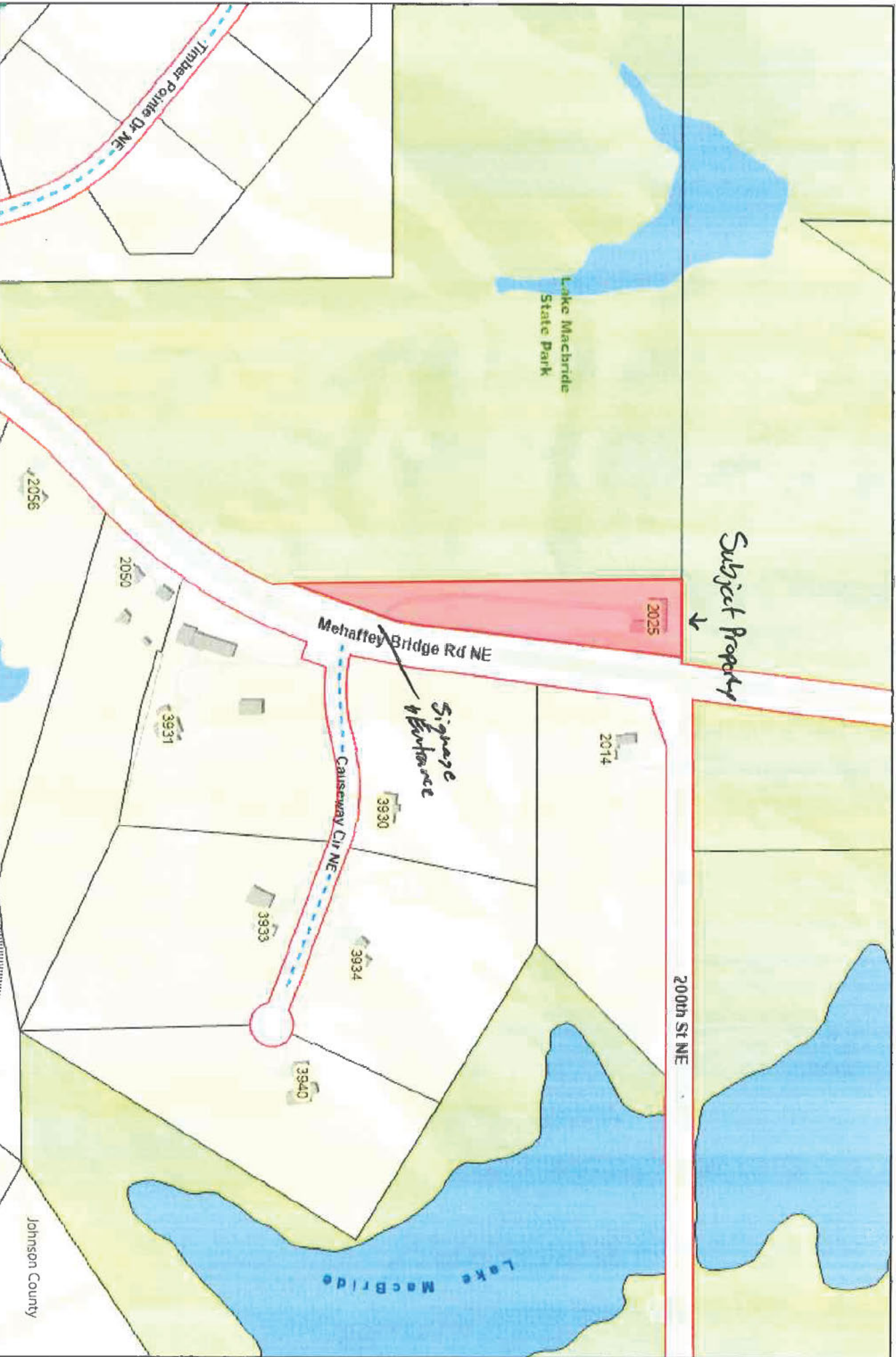




**Johnson County GIS  
Web Printing**

My Map

Printed: 10/16/2024



JOHNSON COUNTY  
FILED  
OCT 17 2024  
PLANNING  
DEVELOPMENT & SUSTAINABILITY



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



# Johnson County GIS Web Printing

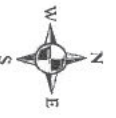
My Map

Printed: 10/16/2024



*Subject Property*

*Entrance to Signage*



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

Johnson County



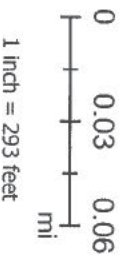
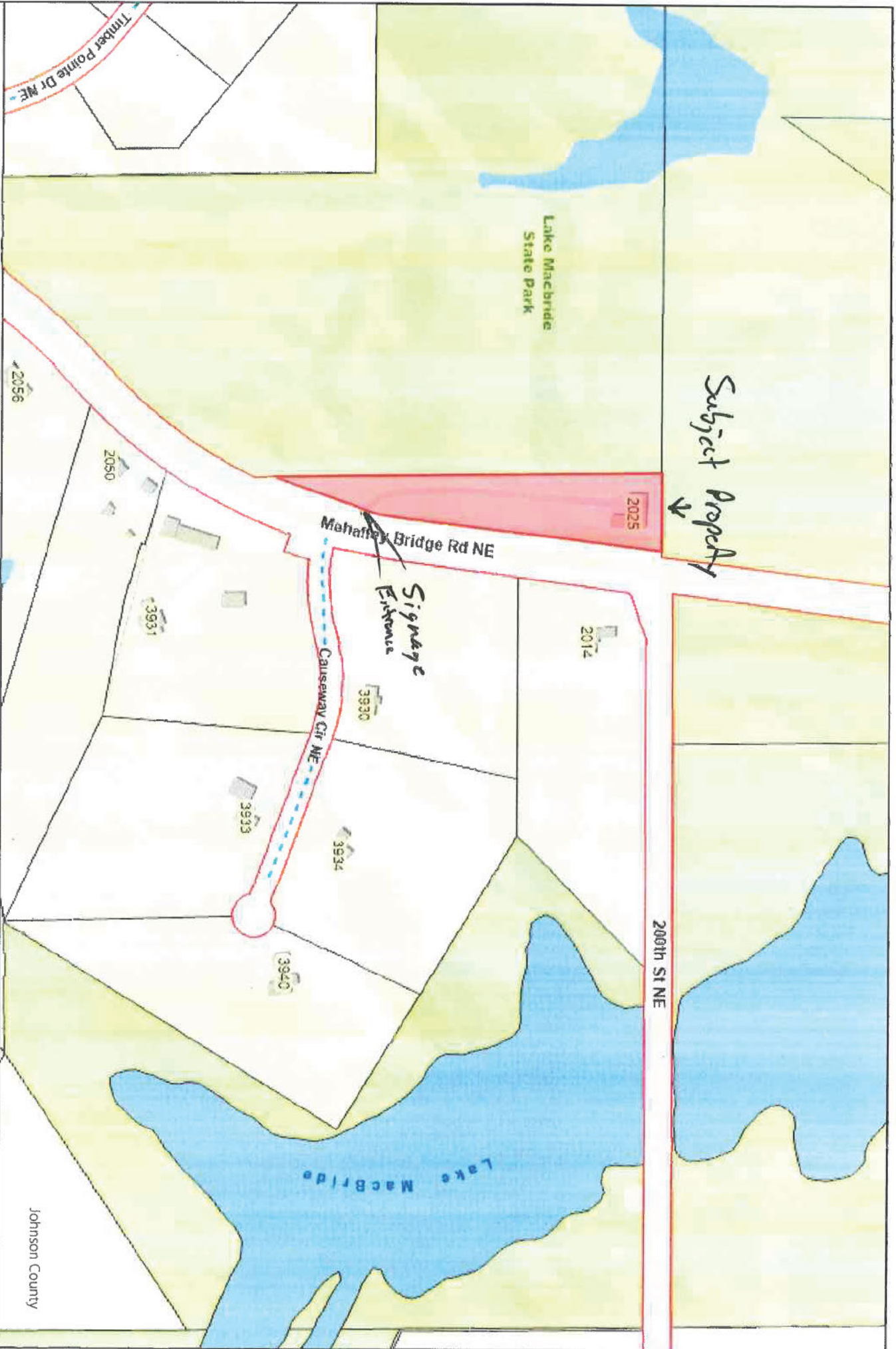


# Johnson County GIS Web Printing

My Map

Printed: 10/16/2024

*Subject Property* ↓



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

Measure distance

Total distance: 391.55 ft (119.34 m)





Measure distance

Total distance: 226.42 ft (69.01 m)

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 ft





Google

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

Measure distance

Total distance: 308.98 ft (94.18 m)



Measure distance

Total distance: 499.70 ft (152.31 m)

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

Google





# Johnson County, IA

## Summary



**Parcel ID** 0233128003  
**Property Address** 3931 Causeway Cir NE  
 Solon IA 52333  
**Brief Tax Description** WAZIRI 1ST ADDITION LOT 6 & INCL THAT PART OF LOT 7 DESC AS AUDITOR'S PARCEL 2009023 IN SURVEY BK 54 PG 298  
 (Note: Not to be used on legal documents)  
**Neighborhood #** 40513-PINEBROOK  
**Section & Plat** N/A  
**Property Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Taxing District** BIG GROVE-SOLON

## Owners

**Deed Holder**  
 Collingwood, Michael

**Contract Holder**  
**Mailing Address**  
 Michael Collingwood  
 3931 Causeway Cir NE  
 Solon IA 52333

## Land

**Lot Area** 5.07 Acres;220,849 SF

## Residential Dwellings

# Johnson County, IA

## Summary

**Parcel ID** 0233127001  
**Property Address** 3930 Causeway Cir NE  
 Solon IA 52333  
**Brief Tax Description** WAZIRI 1ST ADDITION LOT 2  
 (Note: Not to be used on legal documents)  
**Neighborhood #** 40513-PINEBROOK  
**Section & Plat** N/A  
**Property Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Taxing District** BIG GROVE-SOLON



## Owners

**Deed Holder**  
 Knudson, David R  
  
 Knudson, Sharon S  
**Contract Holder**  
**Mailing Address**  
 David R & Sharon S Knudson  
 3930 Causeway Cir NE  
 Solon IA 52333

## Land

**Lot Area** 4.35 Acres; 189,486 SF

## Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** Newer Conventional  
**Year Built** 1992  
**Roof** Asph / Gable  
**Flooring** Carpet  
**Foundation** Formed Conc 8"  
**Exterior Material** Vinyl  
**Interior Material** Drywall  
**Brick or Stone Veneer**  
**Total Above Grade Living Area** 1,537 SF  
**Main Area Square Feet** 1521  
**Attic Type** None;  
**Number of Rooms** 6 above; 0 below  
**Number of Bedrooms** 3 above; 0 below  
**Basement Area** 1,521  
**Basement Finished Area** 1,300 - (4) Living Qtrs+  
**Plumbing** 1 Sink; 2 4-Fix;  
**Appliances** 1 Dishwasher;  
**Central Air** Yes  
**Heat** FHA - Gas  
**Fireplaces** 1 Freestanding;  
**Additions** 1 Story Frame (16 SF);  
**Garages** 552 SF - Att Frame (Built 1992);



# Johnson County, IA

## Summary

**Parcel ID** 0233102001  
**Property Address** 2014 Mehaffey Bridge Rd NE  
 Solon IA 52333  
**Brief** WAZIRI 1ST ADDITION LOT 1 SUBJ TO  
**Tax Description** JOHNSONCOUNTY ROW EASEMENTDESC IN BK  
 3042 PG724  
 (Note: Not to be used on legal documents)  
**Neighborhood #** 40517-BIG GROVE ACRE  
**Section & Plat** N/A  
**Property Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Taxing District** BIG GROVE-SOLON



## Owners

**Deed Holder**  
 Longou, Abdelaziz R

Longou, Angela M  
**Contract Holder**  
**Mailing Address**  
 Abdelaziz R & Angela M Longou  
 2014 Mehaffey Bridge Rd NE  
 Solon IA 52333

## Land

**Lot Area** 4.83 Acres ;210,395 SF

## Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** Newer Conventional  
**Year Built** 1983  
**Roof** Asph / Gable  
**Flooring** Vinyl / Hardwood  
**Foundation** Formed Conc 8"  
**Exterior Material** Cement Fiber  
**Interior Material** Drywall  
**Brick or Stone Veneer**  
**Total Above Grade Living Area** 1,560 SF  
**Main Area Square Feet** 1560  
**Attic Type** None;  
**Number of Rooms** 6 above; 0 below  
**Number of Bedrooms** 1 above; 3 below  
**Basement Area** 1,560  
**Basement Finished Area** 1,560 - (4)Living Qtrs+  
**Plumbing** 2 3-Fix; 1 4-Fix;  
**Appliances** 1 Dishwasher;  
**Central Air** Yes  
**Heat** FHA - Gas  
**Fireplaces** 1 Prefab;  
**Additions**  
**Garages** 421 SF - Att Frame (Built 1983);  
 676 SF - Att Frame (Built 2018);

# Johnson County, IA

## Summary

**Parcel ID** 0233151005  
**Property Address** 2050 Mehaffey Bridge Rd NE  
 Solon IA 52333  
**Brief Tax Description** WAZIRI 1ST ADDITION LOT 7 EXC THAT  
 LANDDESC AS AUDITOR'S PARCEL #2009023  
 INSURVEY BK 54 PG 298  
 (Note: Not to be used on legal documents)  
**Neighborhood #** 40517-BIG GROVE ACRE  
**Section & Plat** N/A  
**Property Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Taxing District** BIG GROVE-SOLON



## Owners

**Deed Holder**  
 Langtimm, Deborah S

Langtimm, Kevin E  
**Contract Holder**  
**Mailing Address**  
 Kevin E & Deborah S Langtimm  
 2050 Mehaffey Bridge Rd NE  
 Solon IA 52333

## Land

**Lot Area** 4.71 Acres ;205,168 SF

## Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** Newer Conventional  
**Year Built** 1991  
**Roof** Asph / Gable  
**Flooring** Carpet / Ceramic / Wood  
**Foundation** Formed Conc 8"  
**Exterior Material** Vinyl  
**Interior Material** Drywall  
**Brick or Stone Veneer**  
**Total Above Grade Living Area** 1,384 SF  
**Main Area Square Feet** 1224  
**Attic Type** None;  
**Number of Rooms** 4 above; 2 below  
**Number of Bedrooms** 2 above; 1 below  
**Basement Area** 1,224  
**Basement Finished Area** 876 - (4) Living Qtrs+  
**Plumbing** 3 3-Fix; 1 Sink;  
**Appliances** 1 Dishwasher; 1 Microwave;  
**Central Air** Yes  
**Heat** FHA - Gas  
**Fireplaces** 1 Gas;  
**Additions** 1 Story Frame (160 SF);  
**Garages** 556 SF - Att Frame (Built 1991);





Johnson County Public Health  
855 S. Dubuque Street Suite 217 \* Iowa City, Iowa 52240 \* 319/356-6040 \* Fax: 319/356-6044

FOR OFFICE USE ONLY:  
**ZONING NUMBER:** \_\_\_\_\_



*COPY*

### Johnson County Public Health Zoning Application

Applicant Name: <i>Douglas &amp; Melinda Green</i>		Phone Number: [REDACTED]	
Address: <i>2025 McHaffey Bridge Rd NE</i>	City: <i>Solon</i>	State: <i>IA</i>	Zip: <i>52333</i>

**NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.**

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

**\*Outlots Exempt**

Application Fee 25.00 + Lot Fee (if applicable)  
 (Number of lots 1 Minus Number of Outlots = \_\_\_\_\_ x \$20.00 Fee Per Lot)  
 = Enclosed Fee 45.00

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH  
 855 S. DUBUQUE STREET SUITE 217  
 IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: *[Signature]* Date: *10/16/24*

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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

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 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.

	Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
	Application Fee (varies based on application. Fee: \$ <u>45.00</u> )		DSG
	This application form with all information completed		(2) DSG
	Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc		DSG
	Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	No changes to Structures or Lot	
	If working with an engineer: CAD line work of the site plan, following the guidance below		
	Proof of application to the Johnson County Health Department for a Public Health Zoning Application		
	<u>For requests to establish Utility Scale Solar</u> (use area of 20 acres or less): <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
	<u>For requests for Commercial Communications Towers</u> , include the following: <ul style="list-style-type: none"> <li>Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver.</li> <li>Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver</li> </ul>		

**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.