

Office Use Only	10/10/24	\$	PZC-24-28597
	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):

2760 520th St. SW

Parcel Number(s) (legal description must also be attached): 1416476001

The area to be rezoned is comprised of 1.75 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.

Dale & Edith Marlene Schrock

Name of Owner

Name of Applicant (if different)

4600 Kansas Ave. SW Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

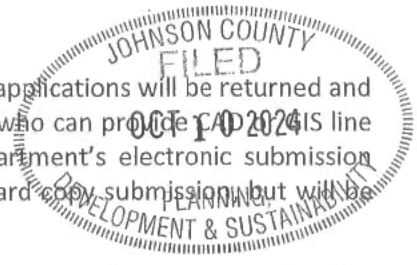
Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyia.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 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: \$ <u>470</u>)		
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"> 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. 	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.



HART-FREDERICK CONSULTANTS P.C.

PLEASE RETURN TO
JOHNSON COUNTY ENGINEERS & SURVEYORS
PDS

1 October 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Dale & Edith Marlene Schrock, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Dale & Edith Marlene Schrock. At this time they would like to rezone this portion of their property for the existing house and area around. This parcel has access to 520th ST. SW, water and sewer systems are established.

If you have questions or if you require further information you may contact myself, Attorney: Michael Brenneman or Dale Schrock.

Respectfully Submitted,

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

C: Mr. Dale Schrock
Mr. Michael Brenneman
HFCfile

JOHNSON COUNTY
 PDS



HART-FREDERICK CONSULTANTS P.C.

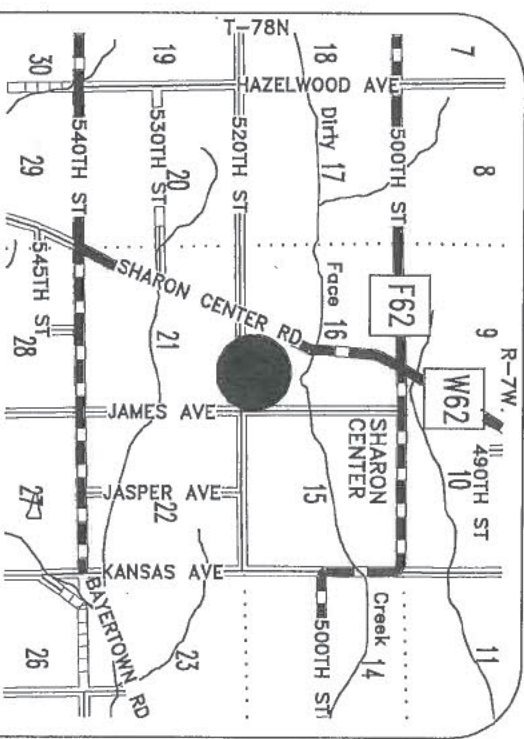
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



REZONING A to R

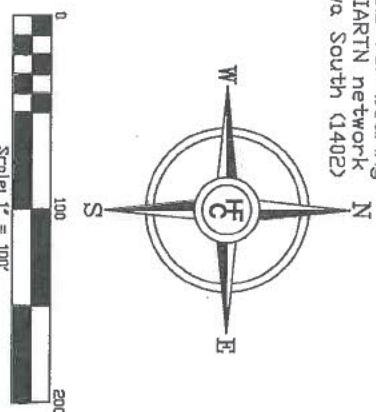
Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 78 North, Range 7 West, thence N 00°20'53" W along the East line of Truman First Subdivision as is recorded in Plat Book 51 on page 316 in the office of the Johnson County Recorder, a distance of 33.00 feet to a point on the North right of way line for 520th Street SW, being the Point of Beginning; thence continuing N 00°20'53" W along said East line, a distance of 236.75 feet; thence continuing N 00°20'53" W along said East line, a distance of 236.75 feet; thence N 88°57'26" E, a distance of 319.73 feet; thence S 01°02'34" E, a distance of 269.73 feet to a point on said North right of way line for 520th Street SW; thence S 88°57'26" W along said North right of way line, a distance of 323.00 feet to the Point of Beginning containing 1.75 acres.



LOCATION MAP NOT TO SCALE
 SHARON TOWNSHIP

Basis for bearing
 is IARIN network
 Iowa South (1402)



SUBDIVIDORS/OWNERS: DALE & EDITH MARLENE SCHROCK
 4600 KANSAS AVE, SW
 IOWA CITY, IA, 52240

ATTORNEY: MICHAEL BRENNEMAN
 330 E COURT ST.
 IOWA CITY, IA, 52240

Anna & Jack
 Tilttison

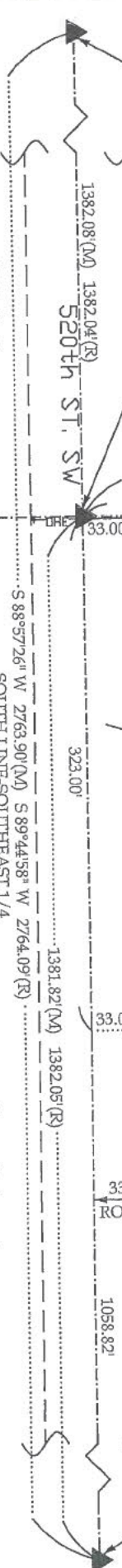
Dale & Edith Marlene
 Schrock

Wilbur &
 Lucille Shetter

LOT 1
 TRUMAN FIRST SUBDIVISION
 BK, 51, PG. 316

SOUTH 1/4 CORNER
 SECTION 16-78-7
 FOUND PK NAIL
 IN SEAL COPE ROAD
 TIES BK, 52, PG. 337

SOUTHWEST CORNER-
 SOUTHWEST 1/4-
 SOUTHWEST 1/4
 SECTION 16-78-7
 FOUND 5/8" REBAR #16546
 3" DEEP



	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/RED CAP #16546
	FOUND 5/8" IRON ROD #16546
	CUT "X" IN CONCRETE
	SET PK NAIL
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	REZONE BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	LOCATED STANDARD FENCE
	LOCATED VINYL FENCE
	FIELD LINES
	EXISTING BUILDINGS
	CONCRETE SURFACE

SOUTHWEST CORNER
 SECTION 16-78-7
 FOUND 5/8" REBAR
 6" DEEP
 TIES BK, 39, PG. 277

Dean M. &
 Julie A. Miller

Dean M. &
 Julie A. Miller

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



REZONING EXHIBIT
 REZONE A to R
 A RESIDENTIAL PARCEL SPLIT
 OF THE SOUTHWEST 1/4-SOUTHWEST 1/4
 JOHNSON COUNTY, IOWA

DATE: 10/24 DRN: JSR APP:
 FLD BK: GPS PROJ NO: 247173