

Office Use Only	10/10/24	\$	P2C-24-28598
	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):

2367 Highway 6 NW

Parcel Number(s) (legal description must also be attached): 0630151001 0630127001 0630177002

The area to be rezoned is comprised of 57.86 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.

Carew Enterprises, LLC

Jeff Carew

Name of Owner

Name of Applicant (if different)

2905 W Penn St. North Liberty, IA. 52317

Applicant Street Address (including City, State, Zip)

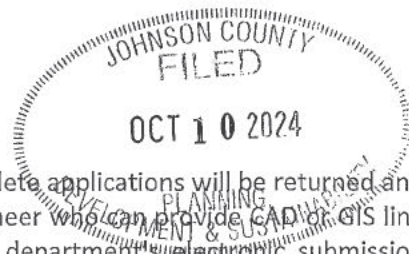
Applicant Phone

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: \$ ^{2714.40})		
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.



10 October 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, for Carew Enterprises, LLC, a Residential Subdivision

Dear Josh:

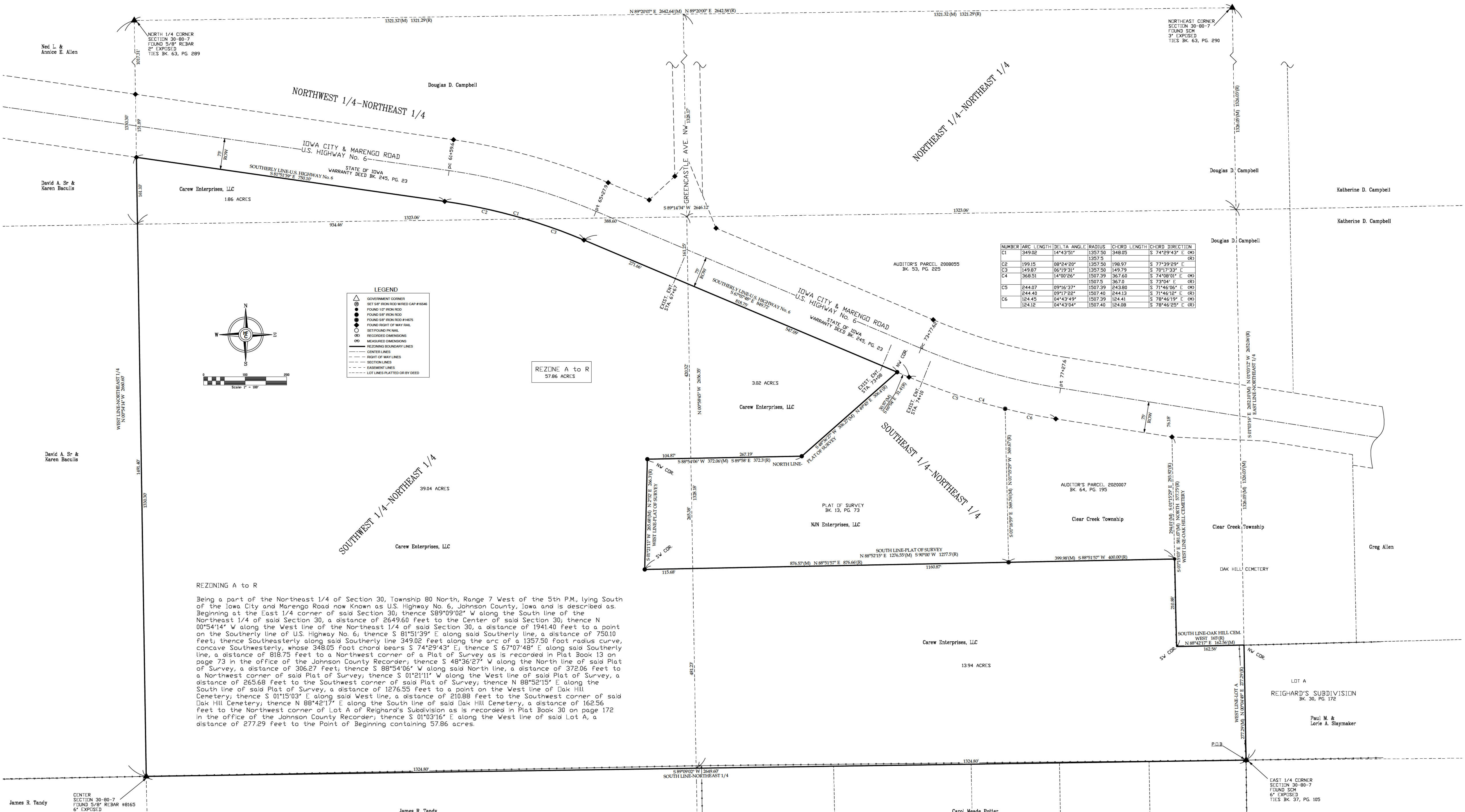
Attached please find the application and accompanying documents for a Rezoning application for Carew Enterprises, LLC. At this time they would like to rezone this property for a future residential subdivision. This parcel has access to Highway 6 NW.

If you have questions or if you require further information you may contact myself, Jeff Carew or Dillon Carew.

Respectfully Submitted,

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

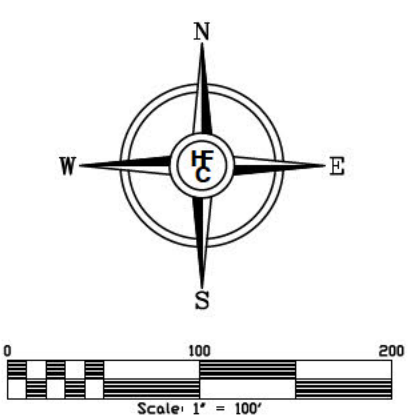
C: Mr. Jeff Carew
Mr. Dillon Carew
HFCfile



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	349.02	14°43'31"	1357.50	348.05	S 74°29'43" E (CR)
C2	199.15	08°24'20"	1357.50	198.97	S 77°39'29" E
C3	149.87	06°19'31"	1357.50	149.79	S 70°17'33" E
C4	368.51	14°00'26"	1507.39	367.60	S 74°08'01" E (CR)
			1507.39	367.0	S 72°04" E (CR)
C5	244.07	09°16'37"	1507.39	243.80	S 71°46'06" E (CR)
	244.40	09°17'22"	1507.40	244.13	S 71°46'18" E (CR)
C6	124.45	04°43'49"	1507.39	124.41	S 78°46'19" E (CR)
	124.12	04°43'04"	1507.40	124.08	S 78°46'25" E (CR)

LEGEND

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/ WIRE CAP #1548
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND 5/8" IRON ROD #1485
- FOUND RIGHT OF WAY PAUL
- SET FOUND P/NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- REZONING BOUNDARY LINES
- CENTER LINES
- RIGHT OF WAY LINES
- SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED



REZONING A to R
 57.86 ACRES

Being a part of the Northeast 1/4 of Section 30, Township 80 North, Range 7 West of the 5th P.M., lying South of the Iowa City and Marengo Road now known as U.S. Highway No. 6, Johnson County, Iowa and is described as: Beginning at the East 1/4 corner of said Section 30; thence S89°09'02" W along the South line of the Northeast 1/4 of said Section 30, a distance of 2649.60 feet to the Center of said Section 30; thence N 00°54'14" W along the West line of the Northeast 1/4 of said Section 30, a distance of 1941.40 feet to a point on the Southerly line of U.S. Highway No. 6; thence S 81°51'39" E along said Southerly line, a distance of 750.10 feet; thence Southeasterly along said Southerly line 349.02 feet along the arc of a 1357.50 foot radius curve, concave Southwesterly, whose 348.05 foot chord bears S 74°29'43" E; thence S 67°07'48" E along said Southerly line, a distance of 818.75 feet to a Northwest corner of a Plat of Survey as is recorded in Plat Book 13 on page 73 in the office of the Johnson County Recorder; thence S 48°36'27" W along the North line of said Plat of Survey, a distance of 306.27 feet; thence S 88°54'06" W along said North line, a distance of 372.06 feet to a Northwest corner of said Plat of Survey; thence S 01°21'11" W along the West line of said Plat of Survey, a distance of 265.68 feet to the Southwest corner of said Plat of Survey; thence N 88°52'15" E along the South line of said Plat of Survey, a distance of 1276.55 feet to a point on the West line of Oak Hill Cemetery; thence S 01°15'03" E along said West line, a distance of 210.88 feet to the Southwest corner of said Oak Hill Cemetery; thence N 88°42'17" E along the South line of said Oak Hill Cemetery, a distance of 162.56 feet to the Northwest corner of Lot A of Reighard's Subdivision as is recorded in Plat Book 30 on page 172 in the office of the Johnson County Recorder; thence S 01°03'16" E along the West line of said Lot A, a distance of 277.29 feet to the Point of Beginning containing 57.86 acres.