

Office Use Only	10/10/24	\$473.60	P2C - 24 - 28599
	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):

1621 Utah Ave. NE

Parcel Number(s) (legal description must also be attached): 0121126002 0121101003

The area to be rezoned is comprised of 1.84 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.

Audrey M. Bartlett Estate
 Name of Owner

Mitch Olson
 Name of Applicant (if different)

1621 Utah Ave. NE Solon, IA. 52333
 Applicant Street Address (including City, State, Zip)

[Redacted]
 Applicant Phone

[Redacted]
 Applicant Email

MJ3 au
 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: \$ ^{473.60})		
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	
<u>For requests to rezone to RE-Renewable Energy:</u> <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.



1 October 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning Request, for Mitch Olson, on behalf of the Audrey M. Bartlett Estate, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Mitch Olson.

In the will for Audrey M. Bartlett, Mitch is to receive 3.23 acres, which the plat represents.

At this time they would like to split off this portion of their property for this existing residence and area around. This lot has access to Utah Ave. NE with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: James McCarragher or Mitch Olson.

Respectfully Submitted,

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

C: Mr. Mitch Olson
Mr. James McCarragher
HFCfile



Aaron K. & Loretta A. Basten

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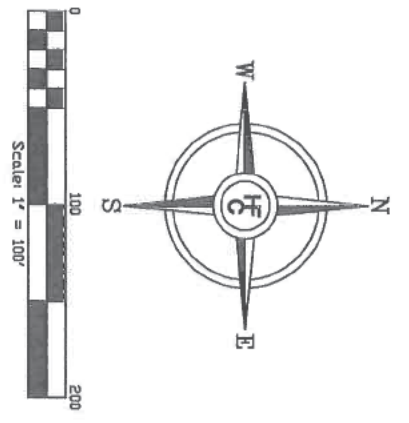
NORTH 1/4 CORNER SECTION 21-81-5 FOUND 5/8" REBAR #15749 FLUSH W/ROAD TIES BK. 46, PG. 143

NORTHEAST CORNER-NORTHWEST 1/4-NORTHEAST 1/4 SECTION 21-81-5 SET 5/8" REBAR W/CAP 3" DEEP

BARTLETT'S THIRD SUBDIVISION BK. 46, PG. 104

Sara M. & Steven T. Kurtz

NORTHEAST CORNER SECTION 21-81-5 FOUND 3/4" PIPE 8" DEEP TIES BK. 46, PG. 194



NORTHWEST 1/4-NORTHEAST 1/4

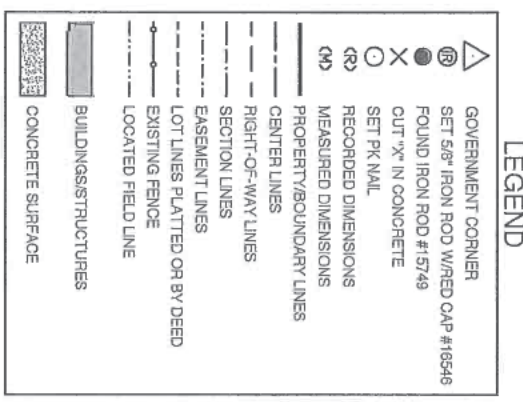
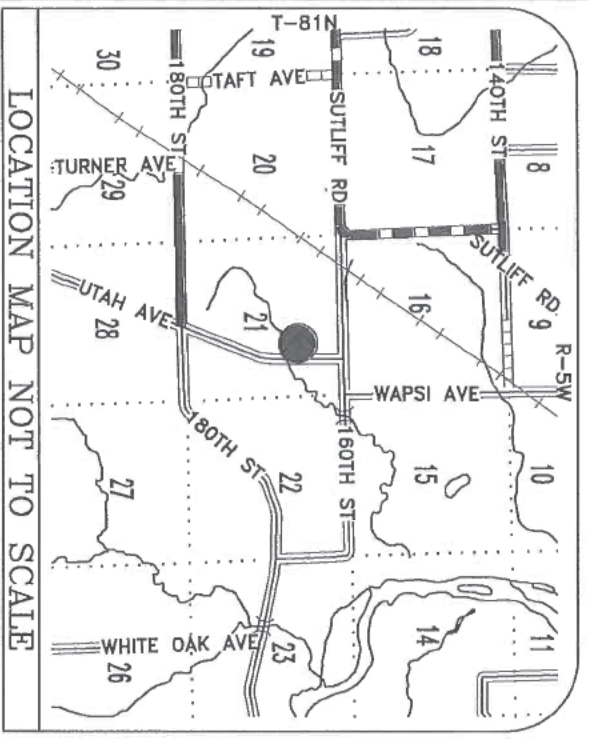
NORTHEAST 1/4-NORTHEAST 1/4

Audrey M. Bartlett Estate

REZONE A to R

Being a part of the Northwest 1/4 of the Northeast 1/4 and of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 81 North, Range 5 West of the 5th PM, Johnson County, Iowa and is described as:

Commencing at the North 1/4 corner of Section 21, Township 81 North, Range 5 West; thence N 88°12'25" E along the North line of the Northeast 1/4 of said Section 21, a distance of 1303.06 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence S 02°53'40" E along the East line of the West 1/2 of the Northeast 1/4 of said Section 21, a distance of 759.47 feet to the Point of Beginning; thence S 88°47'42" E, a distance of 64.22 feet to a point on the West right of way line for Utah Avenue NE; thence S 01°12'57" E along said West right of way line, a distance of 247.23 feet; thence S 88°47'03" W, a distance of 258.78 feet; thence N 57°15'15" W, a distance of 75.00 feet; thence N 02°46'12" W, a distance of 205.41 feet; thence N 85°23'46" E, a distance of 136.33 feet; thence S 88°47'42" E, a distance of 126.42 feet to the Point of Beginning containing 1.84 acres.



1314.11' S 88°19'04" W 2628.22'

1314.11'

EAST 1/4 CORNER SECTION 21-81-5 FOUND 5/8" REBAR #8165 FLUSH W/GROUND TIES BK. 55, PG. 242

WEST R.O.W. LINE

UTAH AVE. NE

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: 18546
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY



NOTE: THREE OTHER STRUCTURES ARE WITNESSED, AT THE TIME OF THIS SURVEY, BUT ARE ON SKIDS AND MOVABLE.

REZONING EXHIBIT
A-AGRICULTURAL to R-RESIDENTIAL

PART OF THE N 1/2 - NE 1/4 OF SECTION 21, T-81-N, R-5-W JOHNSON COUNTY, IOWA

DATE: 10/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247172