

Office Use Only	10/10/24	\$	P2C-2428601
	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):

SE 1/4 of the SE 1/4 of Sec. 11-T79N-R7W Johnson County

Parcel Number(s) (legal description must also be attached): 1111476001

The area to be rezoned is comprised of 9.14 total acres.

Current Zoning Classification(s): A **Proposed Zoning Classification(s):** C-AG

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.

64 Farms, LLC & CTM Holdings, LLC

Fiddlehead Gardens LLC

Name of Owner

Name of Applicant (if different)

PO Box 621, Iowa City, IA 52244

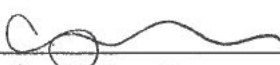
Applicant Street Address (including City, State, Zip)

[Redacted]

Applicant Phone

[Redacted]

Applicant Email

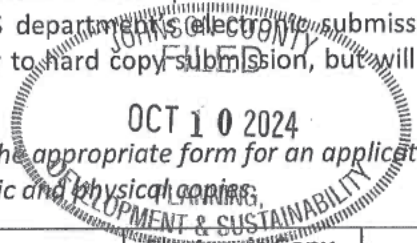

Applicant Signature

[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: \$ ^{765.60})		ly
This application form with all information completed	ly	(2) ly
Brief cover letter explaining the application and the intended end use.	ly	ly
Word document with the legal description of each area being rezoned by zoning designation requested	ly	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	ly	ly
Signed and notarized Resolution Affirming the Stability of the Road System	ly	ly
Proof of application to Johnson County Public Health for a Public Health Zoning Application	ly	ly
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

October 10, 2024

Mr. Josh Busard
 Jo. Co. Planning, Development, & Sustainability Dept.
 913 S. Dubuque St, Suite 204
 Iowa City, IA 52240

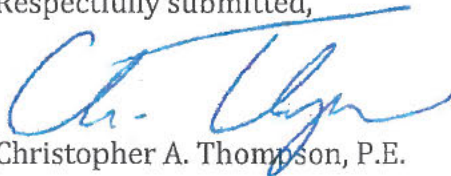
RE: Letter of Intent for Fiddlehead Gardens rezoning application

Dear Josh:

Fiddlehead Gardens LLC wishes to rezone a portion of the property located in the SE ¼ of the SE ¼ of Sec. 11-T79N-R7W IWV Road SW in Johnson County, Iowa. The parcel of land is 9.14 acres. It is currently zoned agricultural and Fiddlehead Gardens LLC wishes to rezone it to agri-business.

Curtis and Cassidy Schoenthaler intend to follow this rezoning with a site plan for a landscaping building which will move their current operations from the Waterfront Drive area.

Respectfully submitted,



Christopher A. Thompson, P.E.

T:\10656\10656-002\10656-002LetterofIntent_Rezone.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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Experts in Planning and Development Since 1975



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 mms@mmsconsultants.net

LETTER OF TRANSMITTAL

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

Date: 10/10/24	Project #: 10656-002
From: MMS Consultants, Inc.	
RE: Fiddlehead Gardens Rezoning	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
2	10/10/24	10656-002	Rezoning Application with Client Check for \$765.60
1	10/10/24	10656-002	Letter of Intent
1	10/10/24	10656-002	Road Resolution
1	10/10/24	10656-002	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:

Christopher A. Thompson, PE
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

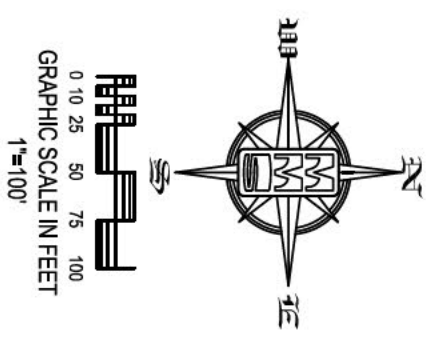
Landscape Architects

Land Planners

Land Surveyors

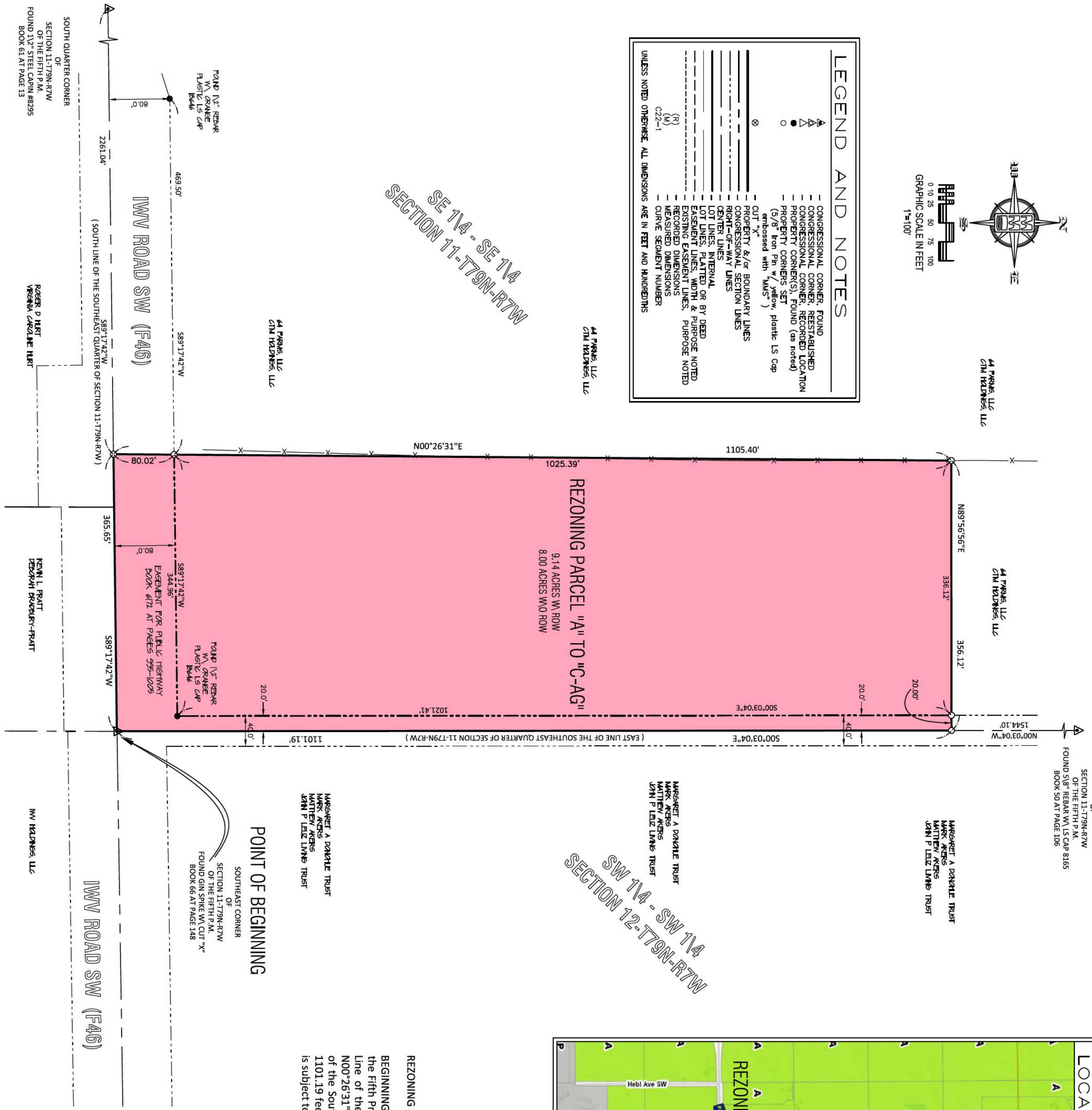
Civil Engineers

LOCATION:	A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.
APPLICANT:	FIDU HEAD GARDENS, LLC PROPERTY #2 IOWA CITY, IOWA 52244
LAND SURVEYOR:	RICHARD B. NOWOTNY P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319.351.4282
PROPRIETOR OR OWNER:	64 FARMS, LLC CTM HOLDINGS, LLC 31924 STEGER ROAD WORTHINGTON, IOWA 52708
DOCUMENT RETURN INFORMATION:	DATE OF SURVEY: 09-24-2024



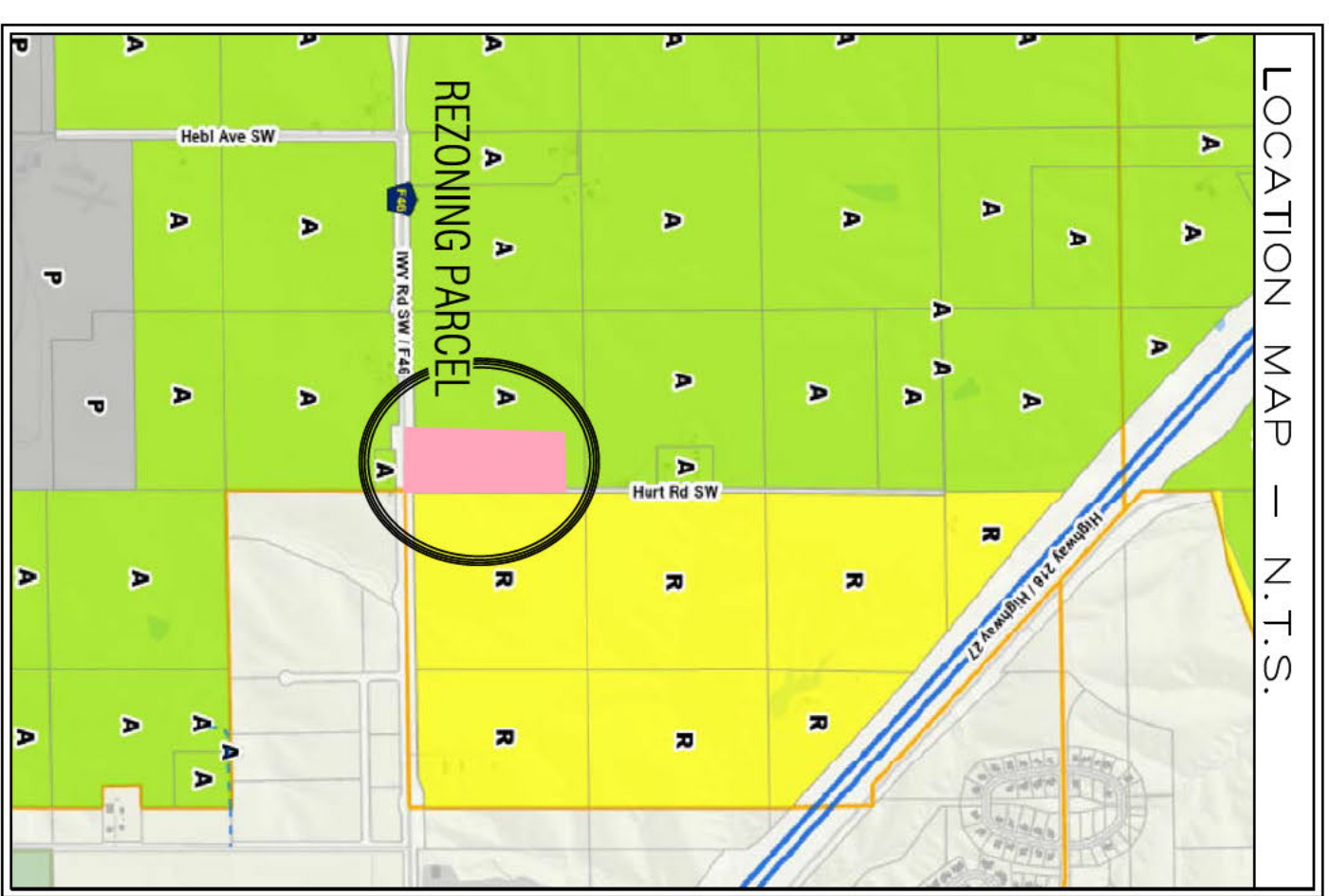
LEGEND AND NOTES	
	— CONGREGIONAL CORNER, FOUND
	— CONGREGIONAL CORNER, RESTABLISHED
	— CONGREGIONAL CORNER, RECORDED LOCATION
	— PROPERTY CORNER(S), FOUND (as noted)
	— PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	— CUT X
	— PROPERTY &/or BOUNDARY LINES
	— CONGREGIONAL SECTION LINES
	— RIGHT-OF-WAY LINES
	— CENTER LINES
	— LOT LINES, INTERNAL
	— LOT LINES, PLATTED OR BY DEED
	— EASEMENT LINES, WIDTH & PURPOSE NOTED
	— EASEMENT DIMENSIONAL
	— MEASURED DIMENSIONS
	— CURVE SEGMENT NUMBERS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



REZONING EXHIBIT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN JOHNSON COUNTY, IOWA



REZONING DESCRIPTION - "A" TO "C-AG"

BEGINNING at the Southeast Corner of Section 11, Township 79 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°17'42"W, along the South line of the Southeast Quarter of said Section 11, a distance of 356.12 feet; Thence N00°26'31"E, 1105.40 feet; Thence N89°56'56"E, 356.12 feet, to a Point on the East Line of the Southeast Quarter of said Section 11; Thence S00°03'04"E, along said East Line, 1101.19 feet, to the POINT OF BEGINNING. Said Rezoning Parcel contains 9.14 Acres, and is subject to easements and restrictions of record.

JOHNSON COUNTY

MMS CONSULTANTS, INC.

Date: 10-02-2024

Designed by: CT Field Book No. 139611397

Drawn by: RLW Scale: 1"=100'

Checked by: RRN Sheet No. 1

Project No. IOWA CITY

10656-002

CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

LANDSCAPE ARCHITECTS

ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-4282
www.mmsconsultants.net

Date: 10-07-2024
Revision: PER RRN REVIEW - RLW

REZONING EXHIBIT