

Office Use Only	10/10/24	\$ 450.80	PZC-24-28602
	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):

3087 Sandy Beach Rd NE, Solon

Parcel Number(s) (legal description must also be attached): 0314207001

The area to be rezoned is comprised of 1.27 total acres.

Current Zoning Classification(s): Agricultural Proposed Zoning Classification(s): Residential

**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.

Michael Eichorn

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

1503 Cou Falls Rd NW, Swisher, IA 52338

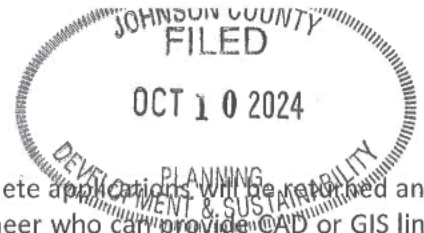
Applicant Street Address (including City, State, Zip) \_\_\_\_\_

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

Applicant Signature Michael Eichorn

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

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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 reworked 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.

<b>Items Required – for Map Amendments</b>	<b>Electronic Copy (PDF unless otherwise noted)</b>	<b>Hard Copy</b>
Application Fee (varies based on application. Fee: \$ <u>450.80</u> )		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
<b><u>For requests to rezone to RE-Renewable Energy:</u></b> <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>		

<b>Items Required – for Text Amendments</b>	<b>Electronic Copy (PDF unless otherwise noted)</b>	<b>Hard Copy</b>
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 Eichorn rezoning application

Dear Josh:

Michael Eichorn wishes to rezone his property located at 3087 Sandy Beach Rd NE, Solon, Iowa. The parcel of land is 1.27. It is currently zoned agricultural and Michael wishes to rezone it to residential.

Michael Eichorn would like to build a house on his land that previously had a house and the rezoning is necessary to comply with county regulations.

This property had a house located on it until 2018. The property utilizes a shared driveway and well with the east adjoiner. It will have its own septic system.

Respectfully submitted,

Mark A. Stein, PLS

T:\3883\3883-005\3883-005Letter of Intent\_Rezone.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

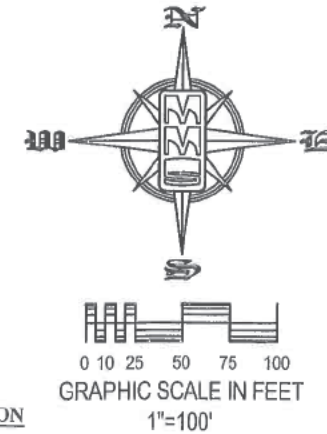
Civil Engineers

# REZONING EXHIBIT JOHNSON COUNTY, IOWA

PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

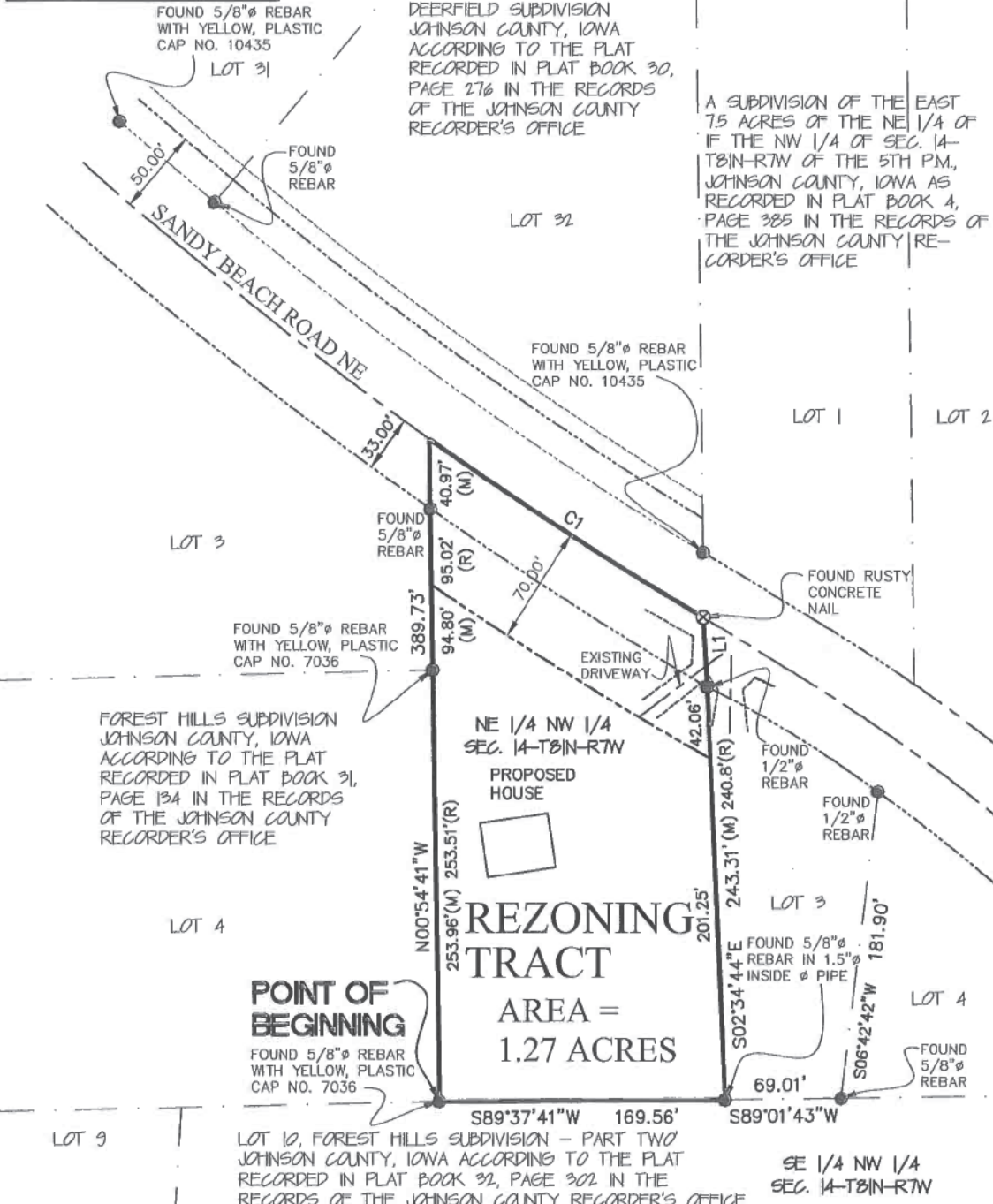
OWNER/APPLICANT:  
MICHAEL EICHORN  
1503 COU FALLS ROAD NW  
SWISHER, IOWA 52338

OWNER'S ATTORNEY:  
JIM HOUGHTON  
ANDERSON AND HOUGHTON LAW  
568 HIGHWAY 1 WEST  
IOWA CITY, IOWA 52246



Curve Table						
Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	4°49'37"	96.62'	193.13'	2292.36'	193.07'	S57°15'20"E

Line Table		
Line #	Direction	Length
L1	S3°21'48"E	41.16'



### DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, FOREST HILLS SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 31, PAGE 134 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N00°54'41"W, ALONG THE EAST LINE OF SAID LOT 4 AND LOT 3 OF SAID FOREST HILLS SUBDIVISION, 389.73 FEET TO A POINT ON THE CENTERLINE OF SANDY BEACH ROAD NE; THENCE SOUTHEASTERLY, 193.13 FEET, ALONG SAID CENTERLINE AND AN ARC OF A 2292.36 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 193.07 FOOT CHORD BEARS S57°15'20"E TO THE MOST SOUTHERLY CORNER OF DEERFIELD SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 30, PAGE 276 IN SAID RECORDER'S OFFICE; THENCE S03°21'48"E, 41.16 FEET TO THE NORTHWEST CORNER OF LOT NO. 3, ACCORDING TO THE SUBDIVISION OF THE EAST 7.5 ACRES OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 4, PAGE 385 IN SAID RECORDER'S OFFICE; THENCE S02°34'44"E, ALONG THE WEST LINE OF SAID LOT NO. 3, A DISTANCE OF 243.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO. 3, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 10, FOREST HILLS SUBDIVISION-PART TWO, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 32, PAGE 302 IN SAID RECORDER'S OFFICE; THENCE S89°37'41"W, ALONG SAID NORTH LINE OF LOT 10, A DISTANCE OF 169.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

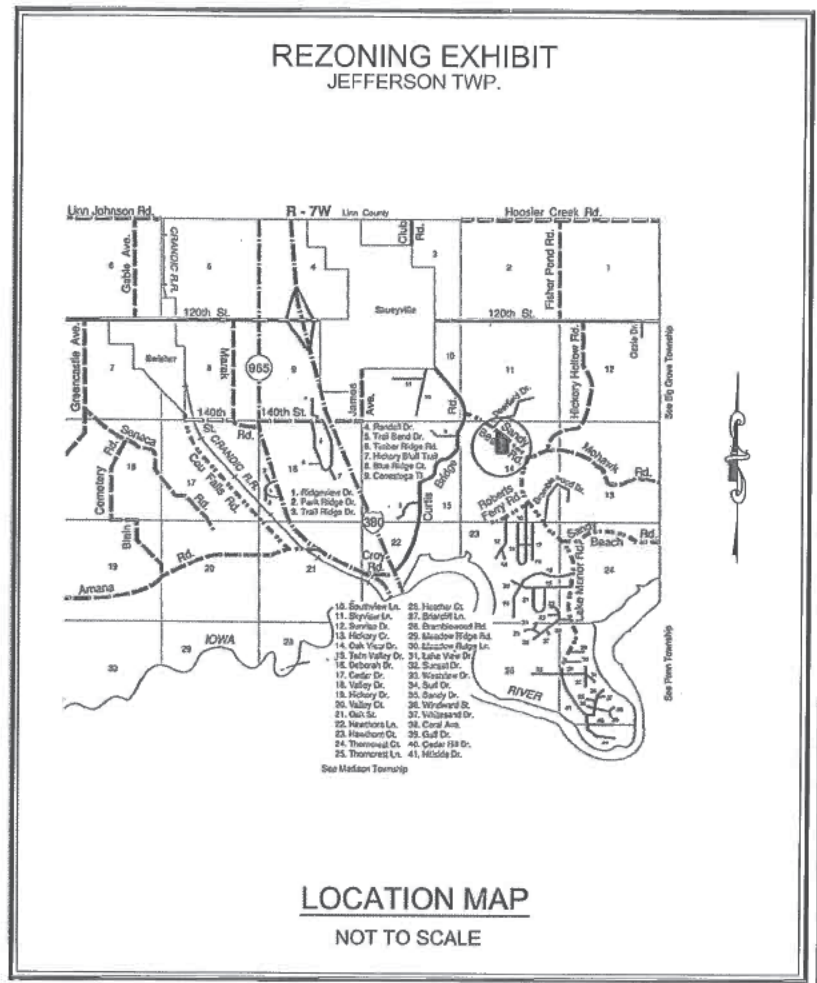
### NOTES:

- BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION, USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- THE DEED OF RECORD IS A WARRANTY DEED RECORDED IN BOOK 546, PAGE 279 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

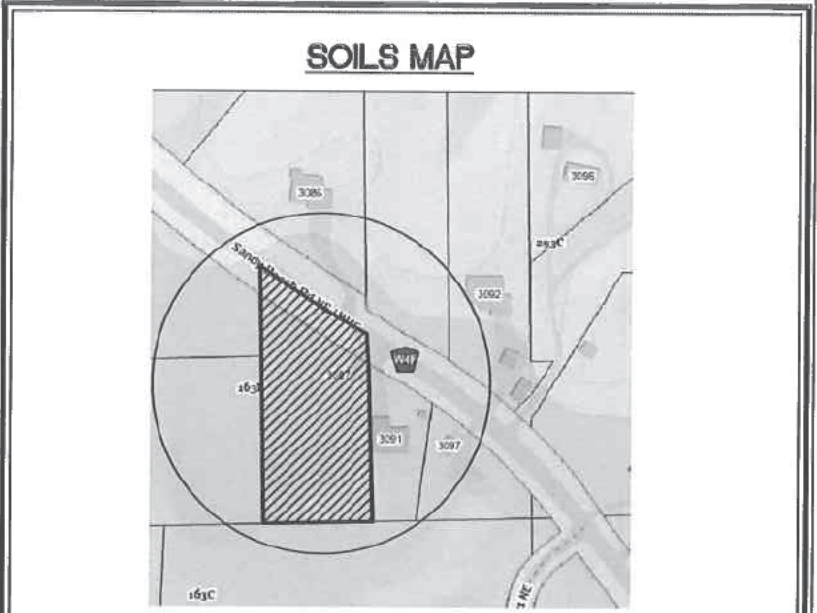
### LEGEND AND NOTES

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

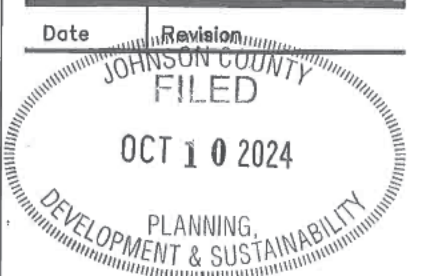
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



LOCATION MAP  
NOT TO SCALE



NO.	SOIL TYPE	SLOPES
163B	FAYETTE SILT LOAM	2-5 %
163C	FAYETTE SILT LOAM	5-9 %

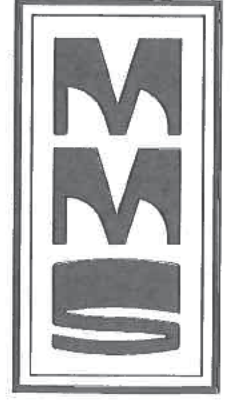


## REZONING EXHIBIT JOHNSON COUNTY, IOWA

A PORTION OF THE  
NE 1/4 OF THE NW 1/4  
OF SEC. 14-T81N-R7W  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	9/27/2024
Surveyed by:	JRD
Field Book No.:	1393
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, MAS
Sheet No.:	1
Project No.:	3883-005
of:	1



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
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