

Office Use Only	11/14/24	\$	PZC-24-28624
	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):

1605 SENECA RD NW, SWISHER

Parcel Number(s) (legal description must also be attached): 0320201001

The area to be rezoned is comprised of 1.99 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.

Nancy Brown

David Brown

Name of Owner

Name of Applicant (if different)

1605 SENECA RD NW, Swisher, IA 52338

Applicant Street Address (including City, State, Zip)

[Redacted]

Applicant Phone

[Redacted]

Applicant Email

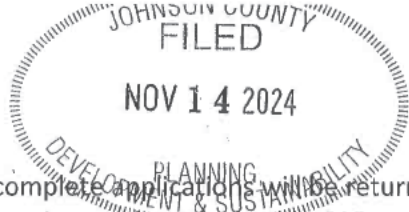
David A. Brown

Digitally signed by David A. Brown
Date: 2024.11.12 15:31:23 -05'00'

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: \$ ^{479.60})		LSS
This application form with all information completed	LSS	(2) LSS
Brief cover letter explaining the application and the intended end use.	LSS	LSS
Word document with the legal description of each area being rezoned by zoning designation requested	LSS	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	LSS	LSS
Signed and notarized Resolution Affirming the Stability of the Road System	LSS	LSS
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	LSS
<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. 		

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

November 14, 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 1605 Seneca Road NW - Rezone

Dear Josh:

David Brown, on behalf of Nancy Brown, is submitting a rezoning application to complete rezone 1.99 acres of ground from Agriculture to Residential for subsequent submittal of a 1 Lot [Historic Residential] subdivision.

An existing home, well, septic, and driveway exist on the property and will continue to be utilized. Please reach out with any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

10831-002_LetterofIntent_Rezone.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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LETTER OF TRANSMITTAL

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

Date: 11/14/2024	Project #: 10831-002
From: Lacey Stutzman	
RE: 1605 Seneca Road - Rezoning	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
2			Rezoning Application with MMS Check for \$479.60
1			Letter of Intent
1			Road Resolution
1			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:

Mark A. Stein, PLS
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

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

Environmental Specialists

Landscape Architects

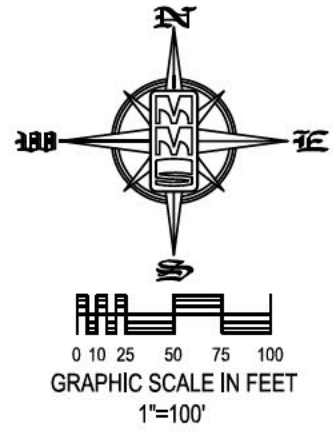
Land Planners

Land Surveyors

Civil Engineers

REZONING EXHIBIT SENECA ACRES JOHNSON COUNTY, IOWA

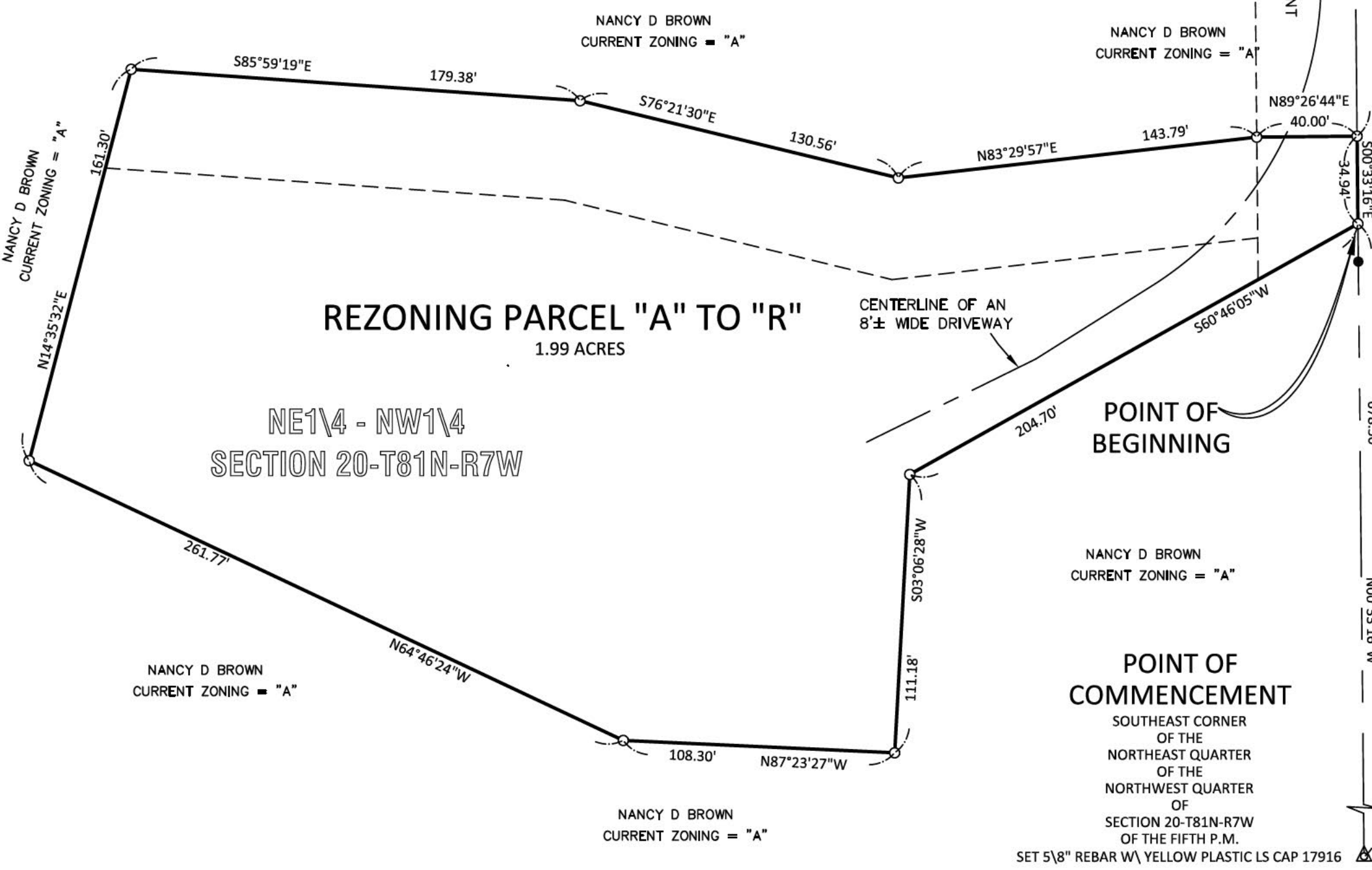
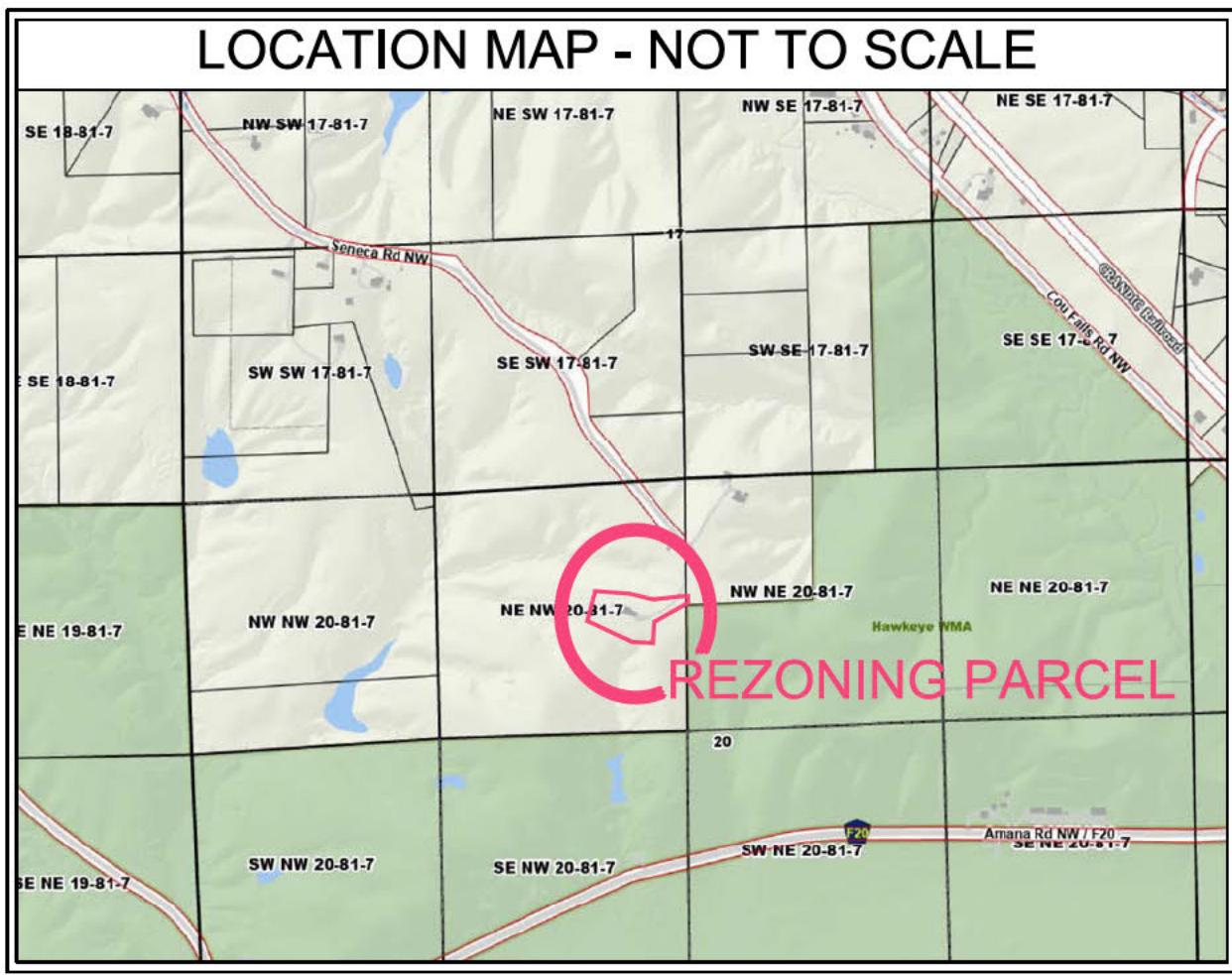
LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: DAVID A. BROWN 6150 VILLAGE ROAD DRIVE, SUITE 113 DES MOINES, IOWA 50266
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: TIMOTHY C. HOGAN 3101 INGERSOLL AVENUE DES MOINES, IOWA 50312-3918
DATE OF SURVEY: 07-26-2024	PROPRIETOR OR OWNER: NANCY D BROWN 1805 SENECA ROAD NW SWISHER, IOWA 52338
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17-T81N-R7W OF THE FIFTH P.M. FOUND SCM BOOK 50 AT PAGE 255

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- 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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



WAYNE D & JUDY E SLEZAK
CURRENT ZONING = "A"

REZONING DESCRIPTION
Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 20, Township 81 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence N00°33'16"W, along the East Line of said Northeast Quarter of the Northwest Quarter, 678.50 feet, to the POINT OF BEGINNING; Thence S60°46'05"W, 204.70 feet; Thence S03°06'28"W, 111.18 feet; Thence N87°23'27"W, 108.30 feet; Thence N64°46'24"W, 261.77 feet; Thence N14°35'32"E, 161.30 feet; Thence S85°59'19"E, 179.38 feet; Thence S76°21'30"E, 130.56 feet; Thence N83°29'57"E, 143.79 feet; Thence N89°26'44"E, 40.00 feet, to a Point on the East Line of said Northeast Quarter of the Northwest Quarter; Thence S00°33'16"E, along said East Line, 34.94 feet, to the POINT OF BEGINNING. Said Rezoning Parcel contains 1.99 Acres, and is subject to easements and restrictions of record.

JOHNSON COUNTY IOWA MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net		CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SPECIALISTS	REZONING EXHIBIT	SENECA ACRES
			Date: 11-12-2024 per rtm review - rtw Revision:	Project No: 10831-002 Sheet No: 1 of 1