

Office Use Only	11/14/24	\$	P2C-24-28625
	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):

2976 Black Diamond Rd SW, Iowa City

Parcel Number(s) (legal description must also be attached): 1127401001

The area to be rezoned is comprised of 1.60 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.

Herbet Farms, Inc. c/o Ed Williams
 Name of Owner Name of Applicant (if different)

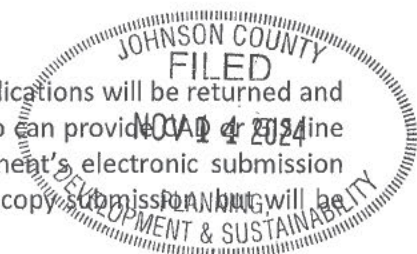
PO Box 409, Iowa City, IA 52244
 Applicant Street Address (including City, State, Zip)

[Redacted] [Redacted]
 Applicant Phone Applicant Email

E.R. Williams
 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 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. Applications 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: \$ <u>464.00</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
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

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 Herbet Farms, Inc. rezoning and preliminary and final plat application

Dear Josh:

Ed Williams wishes to rezone a portion of his property located at 2976 Black Diamond Road SW in Johnson County, Iowa. The parcel of land is 1.60 acres. It is currently zoned agricultural and Ed wishes to rezone it to residential and complete a preliminary and final plat of a one lot historic subdivision.

He wishes to use the existing driveway and eventually replace the home and septic system with a new home and septic system or possibly sell it to someone who will.

Respectfully submitted,

Mark A. Stein, PLS

T:\10901\10901-004\10901-004LetterofIntent_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: 11/14/24	Project #: 10901-004
From: MMS Consultants, Inc.	
RE: Herbet Farms Rezoning	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
2	11/14/24	10901-004	Rezoning Application with Client Check for \$464.00
1	11/14/24	10901-004	Letter of Intent
1	11/14/24	10901-004	Road Resolution
1	11/14/24	10901-004	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
JOHNSON COUNTY, IOWA

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

APPLICANT/OWNER: HERBET FARMS, INC.
C/O ED WILLIAMS
P.O. BOX 409
IOWA CITY, IOWA 52244

EXISTING ZONING: A-AGRICULTURAL
PROPOSED ZONING: R-RESIDENTIAL

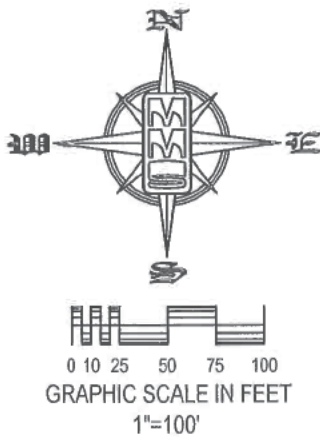
DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

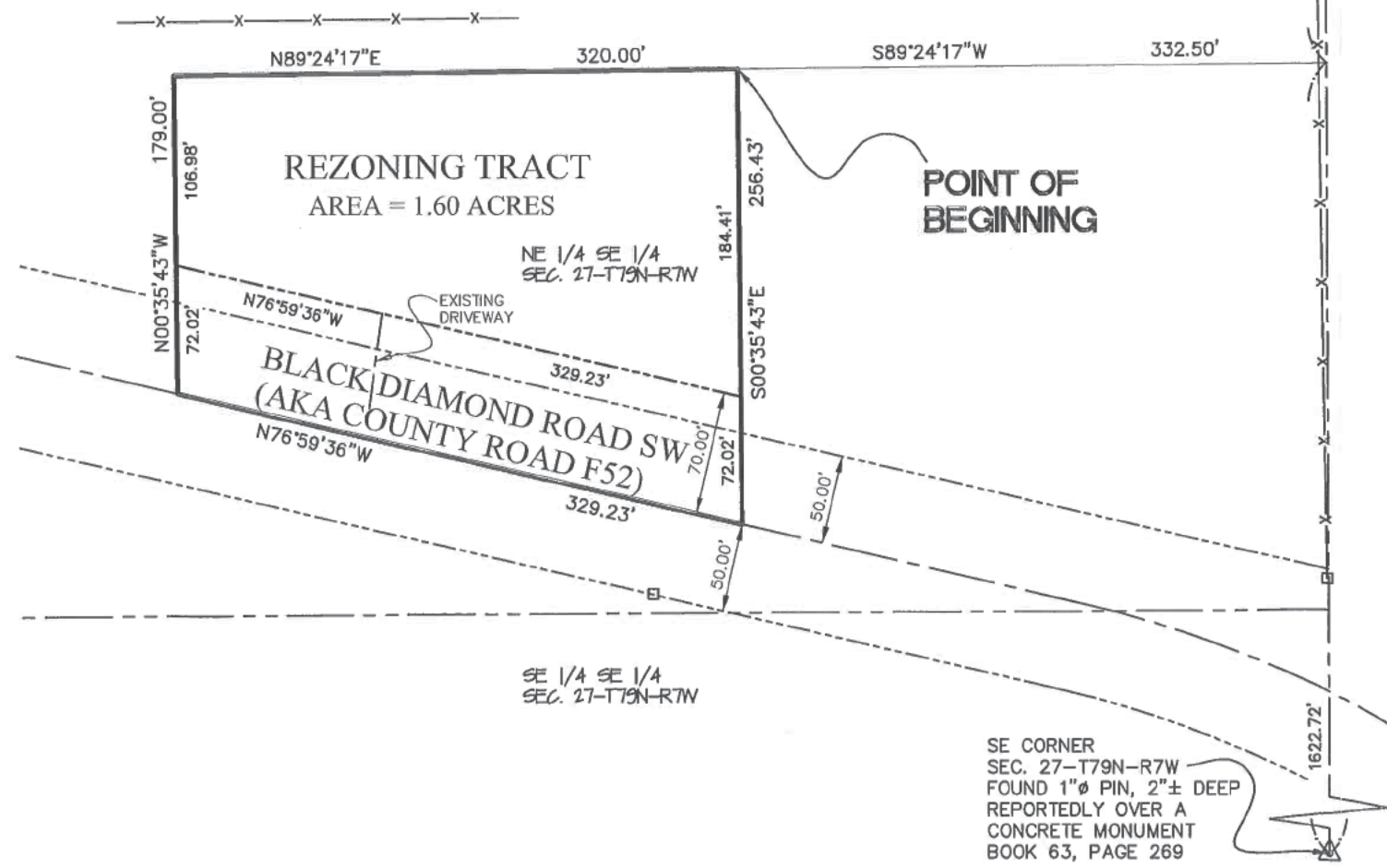
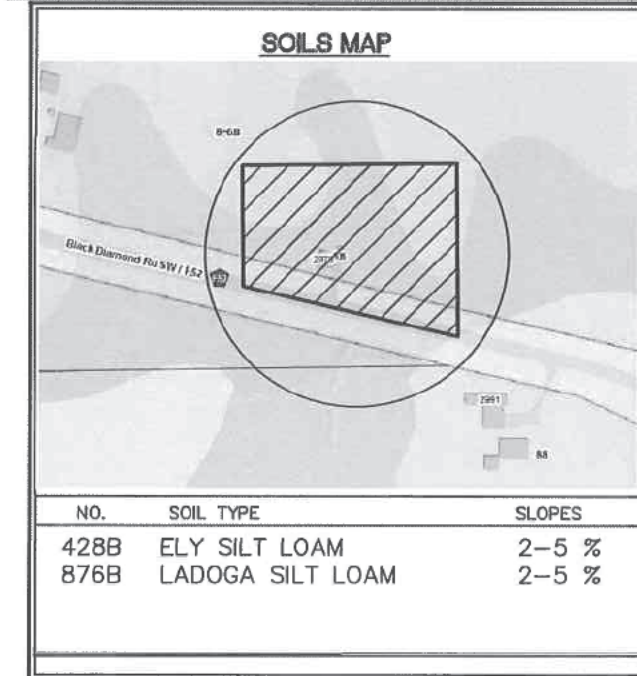
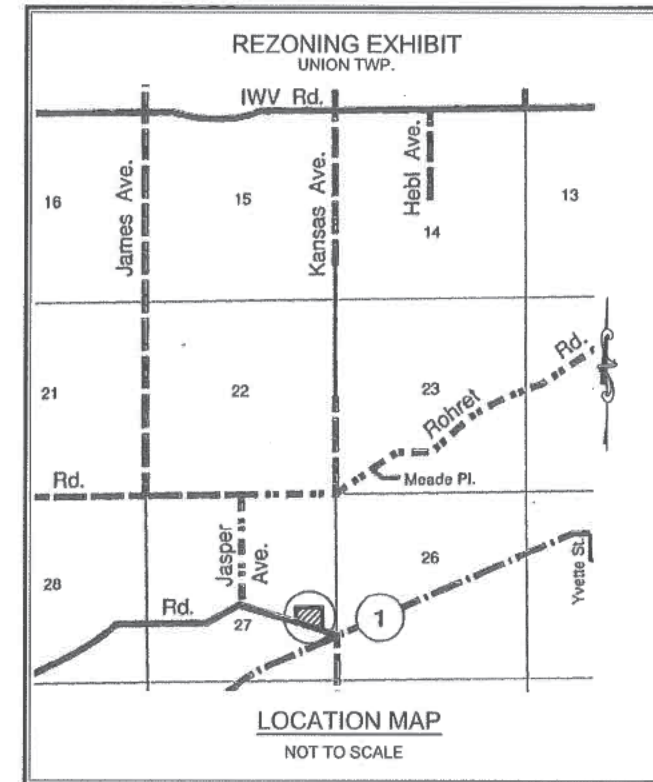
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°19'07"E, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 1007.04 FEET; THENCE S89°24'17"W, 332.50 FEET TO THE POINT OF BEGINNING; THENCE S00°35'43"E, 256.43 FEET TO THE CENTERLINE OF BLACK DIAMOND ROAD SW (ALSO KNOWN AS COUNTY ROAD F52); THENCE N76°59'36"W, ALONG SAID CENTERLINE, 329.23 FEET; THENCE N00°35'43"W, 179.00 FEET; THENCE N89°24'17"E, 320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

- 1) 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 PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) THIS IS A REZONING OF AN ALREADY EXISTING HISTORIC HOUSE SITE. THE INTENT IS FOR THE HOUSE TO BE RAZED AND REPLACED WITH A NEW HOUSE ON THE REZONED LOT.
- 3) THE EXISTING ADDRESS IS 2976 BLACK DIAMOND ROAD SW, IOWA CITY, IOWA.



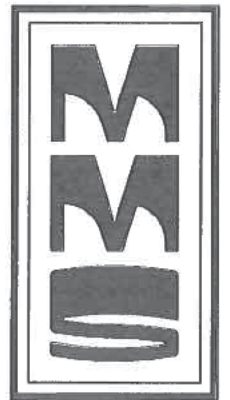
E 1/4 CORNER
SEC. 27-T79N-R7W
FOUND POINTED
LIMESTONE, 8"± DEEP
BOOK 31, PAGE 177



LEGEND AND NOTES

▲	- CONGRESSIONAL CORNER, FOUND
△	- CONGRESSIONAL CORNER, REESTABLISHED
□	- FENCE CORNER / FENCE POST
●	- PROPERTY CORNER(S), FOUND (as noted)
○	- PROPERTY CORNERS SET (5/8"Ø REBAR WITH YELLOW, PLASTIC CAP EMBOSSED WITH "MMS 14675")
⊗	- 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 FENCE LINE
---	- RECORDED DIMENSIONS
---	- MEASURED DIMENSIONS
---	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date	Revision



REZONING EXHIBIT
JOHNSON COUNTY, IOWA

A PORTION OF THE
NE 1/4 OF THE SE 1/4 OF
SEC. 27-T79N-R7W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	9/20/2024
Surveyed by:	JRD
Field Book No.:	1393
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, MAS
Sheet No.:	1
Project No.:	10901-004
of:	1