

Office Use Only	12/10/24 <i>Date Filed</i>	\$	P2C-24-28636 <i>Application Number</i>
		<i>Fee</i>	



**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):

6305 Sioux Ave SE, Lone Tree

**Parcel Number(s)** (legal description must also be attached): 1813401002

The area to be rezoned is comprised of 1.94 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.

James & Debra Warden  
*Name of Owner*

Brett & Jennifer Kiene  
*Name of Applicant (if different)*

6305 Sioux Ave SE, Lone Tree, IA 52755

*Applicant Street Address (including City, State, Zip)*

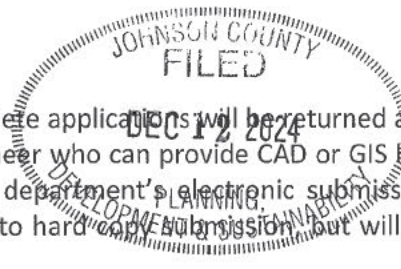
[Redacted]  
*Applicant Phone*

[Redacted]  
*Applicant Email*

*Brett Kiene*  
*Applicant Signature*

**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 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: \$ <u>477.60</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"> <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>		

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

December 12, 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 Kiene rezoning and Preliminary and Final Plat application

Dear Josh:

Brett and Jennifer Kiene wish to rezone a portion of their property located at 6305 Sioux Ave SE, Lone Tree, Iowa. The parcel of land is 1.94 acres and is in the northeast quarter of the southeast quarter of Section 13-T77N-R6W. It is currently zoned agricultural and they wish to rezone it to residential.

There is a historic house which they plan to replace with a new house. There will be a new septic system installed. The existing well is shown on the plat. An existing driveway will be utilized and has been approved by Johnson County Secondary Roads.

Respectfully submitted,

David M. West, PLS

T:\12099\12099-001\12099-001LetterofIntent.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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 mms@mmsconsultants.net

## LETTER OF TRANSMITTAL

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

Date: 12/12/24	Project #: 12099-001
From: MMS Consultants, Inc.	
RE: Kiene Rezoning	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
2	12/12/24	12099-001	Rezoning Application with Client Check for \$477.60
1	12/12/24	12099-001	Letter of Intent
1	12/12/24	12099-001	Road Resolution
1	12/12/24	12099-001	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:

David M. West, 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

## DESCRIPTION

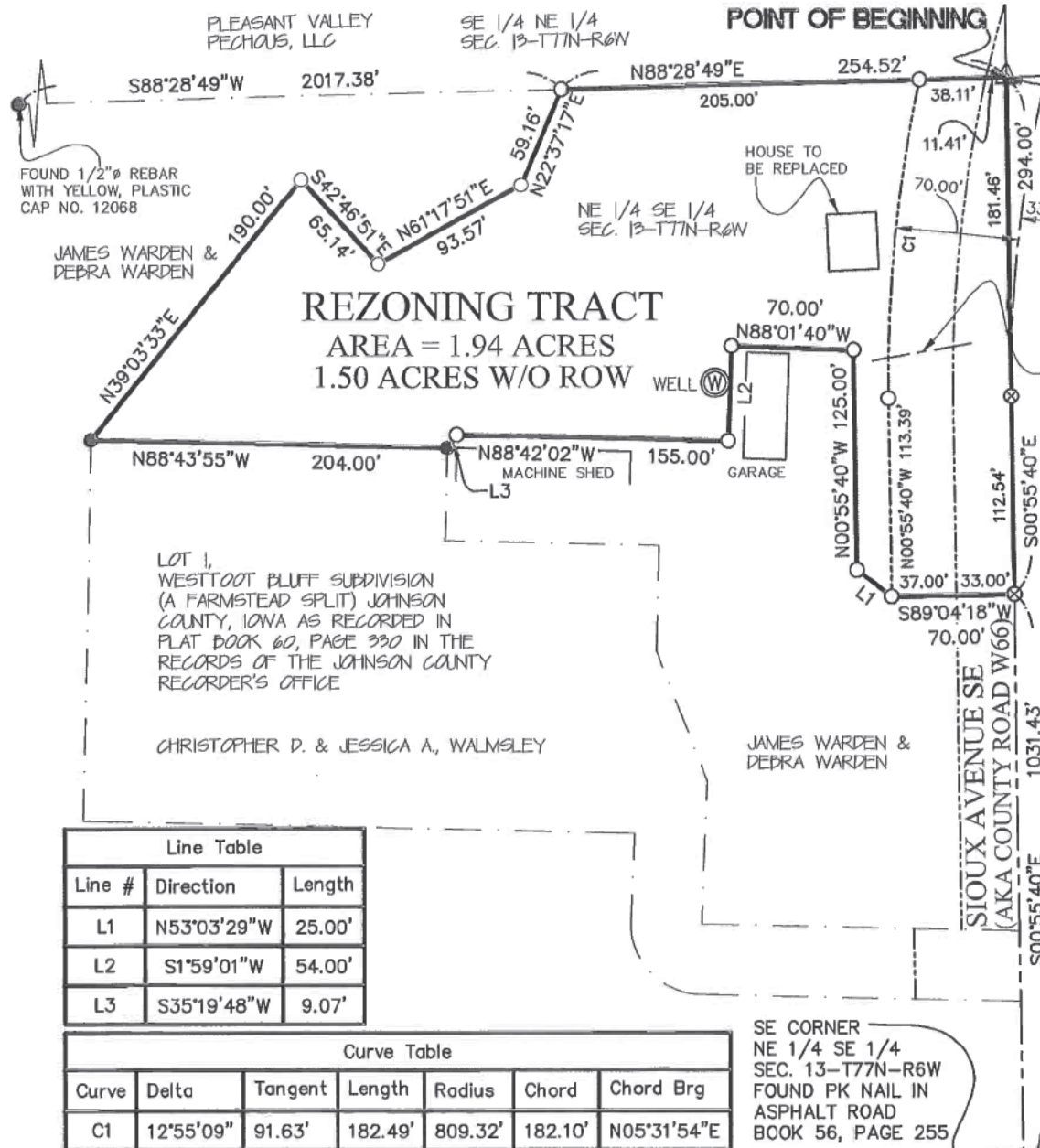
A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST ONE-QUARTER CORNER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°55'40"E, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 294.00 FEET; THENCE S89°04'18"W, 70.00 FEET; THENCE N53°03'29"W, 25.00 FEET; THENCE N00°55'40"W, 125.00 FEET; THENCE N88°01'40"W, 70.00 FEET; THENCE S01°59'01"W, 54.00 FEET; THENCE N88°42'02"W, 155.00 FEET; THENCE S35°19'48"W, 9.07 FEET TO A POINT ON THE NORTH PERIMETER OF LOT 1, WESTTOOT BLUFF SUBDIVISION (A FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 60, PAGE 330 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N88°43'55"W, ALONG SAID NORTH PERIMETER, 204.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N39°03'33"E, 190.00 FEET; THENCE S42°46'51"E, 65.14 FEET; THENCE N61°17'51"E, 93.57 FEET; THENCE N22°37'17"E, 59.16 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE N88°28'49"E, ALONG SAID NORTH LINE, 254.52 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.94 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

### 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 PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- ALL FOUND PINS ARE 5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS NO. 8165, UNLESS NOTED OTHERWISE.



### LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- △ CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
- ⊗ SET "MAG" NAIL IN PAVEMENT
- 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
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

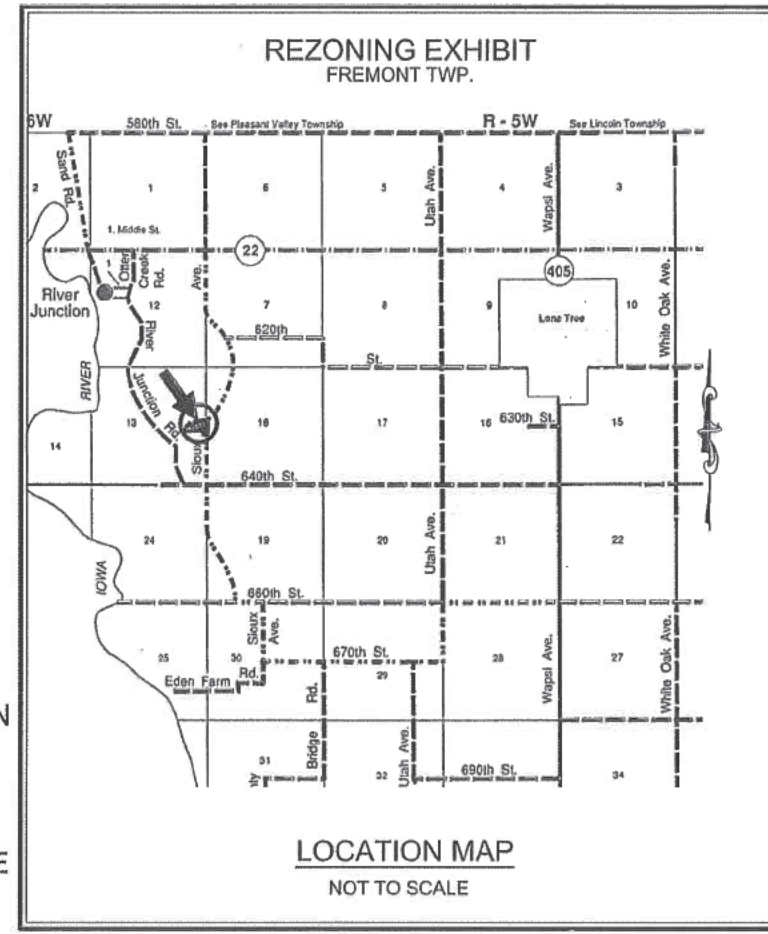
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

### Line Table

Line #	Direction	Length
L1	N53°03'29"W	25.00'
L2	S1°59'01"W	54.00'
L3	S35°19'48"W	9.07'

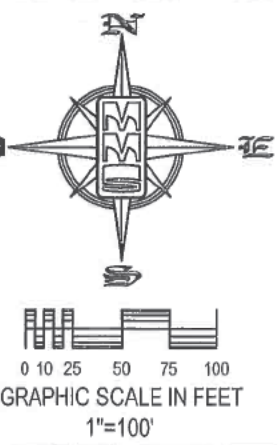
### Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	12°55'09"	91.63'	182.49'	809.32'	182.10'	N05°31'54"E

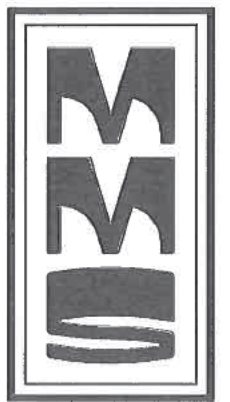
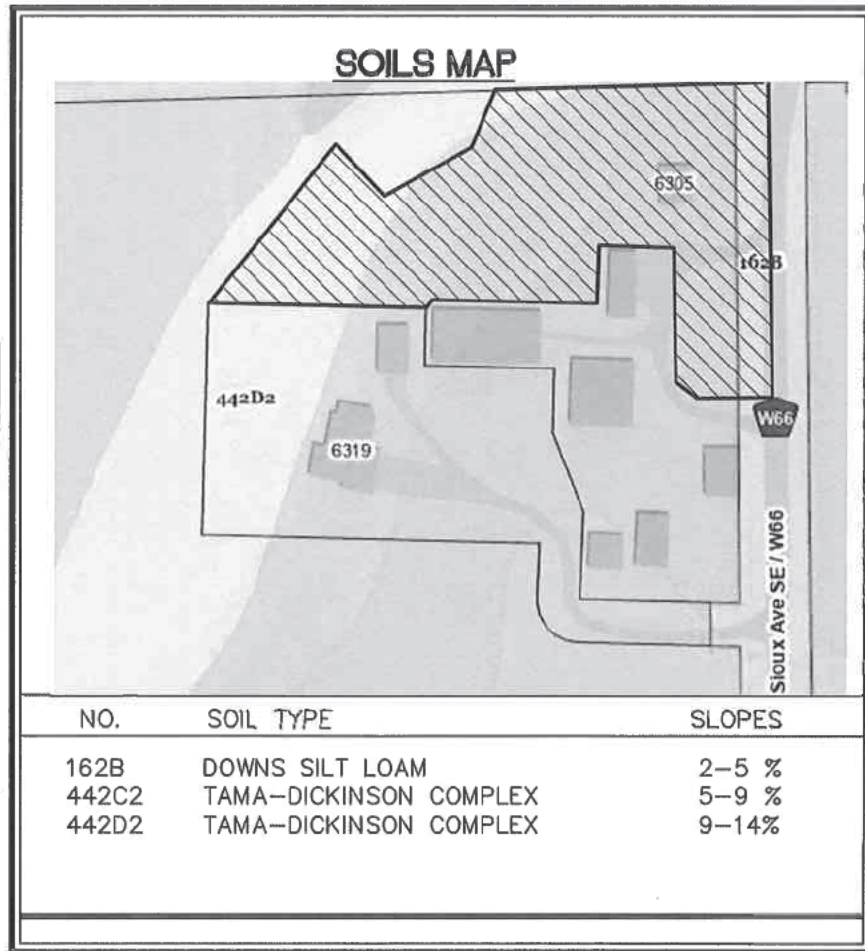


**OWNERS:**  
JAMES & DEBRA WARDEN  
6171 SIOUX AVENUE SE  
LONE TREE, IOWA 52755

**APPLICANTS:**  
BRETT & JENNIFER KIENE  
6305 SIOUX AVENUE SE  
LONE TREE, IOWA 52755



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



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
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www.mmsconsultants.net



REZONING EXHIBIT  
JOHNSON COUNTY, IOWA

A PORTION OF THE  
NE 1/4 OF THE SE 1/4  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 11/14/2024

Surveyed by: RRN Field Book No: 1396

Drawn by: MAS Scale: 1" = 100'

Checked by: GDM, RRN Sheet No: 1

Project No: 12099-001 of: 1