

Office Use Only	12/12/24	\$	PZC-24-28637
	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):

1214 Highway 1 NE

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

0212227001 & 0212226002

The area to be rezoned is comprised of 0.077 total acres.

Current Zoning Classification(s): R & A Proposed Zoning Classification(s): A & 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.

Nicklas Hlavacek

Name of Owner

Name of Applicant (if different)

1214 Highway 1 NE Solon, IA. 52333

Applicant Street Address (including City, State, Zip)

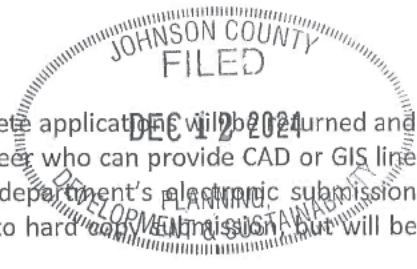
Applicant Phone

Applicant Email

Nicklas Hlavacek
 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: \$403.08)		
This application form with all information completed	JSR	(2)
Brief cover letter explaining the application and the intended end use.	JSR	
Word document with the legal description of each area being rezoned by zoning designation requested	JSR	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	JSR	
Signed and notarized Resolution Affirming the Stability of the Road System	JSR	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
<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. 	N/A	

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.



HART-FREDERICK CONSULTANTS P.C.



9 December 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning R to A in Lot 1 & A to R in NW 1/4-NW 1/4, for Nicklas &
Christina Hlavacek

Dear Josh:

Attached please find the application and accompanying documents for a
Rezoning application for the Hlavacek's.

At this time they would like to rezone this portion to come into compliance
with recent renovation performed on their property in which it was found
out that improvements were beyond their lot line. A Boundary Line
Adjustment is also being submitted.

This parcel has access to Highway 1 NE, water and sewer systems are
established.

If you have questions or if you require further information you may contact
myself, Nick Hlavacek.

Respectfully Submitted,

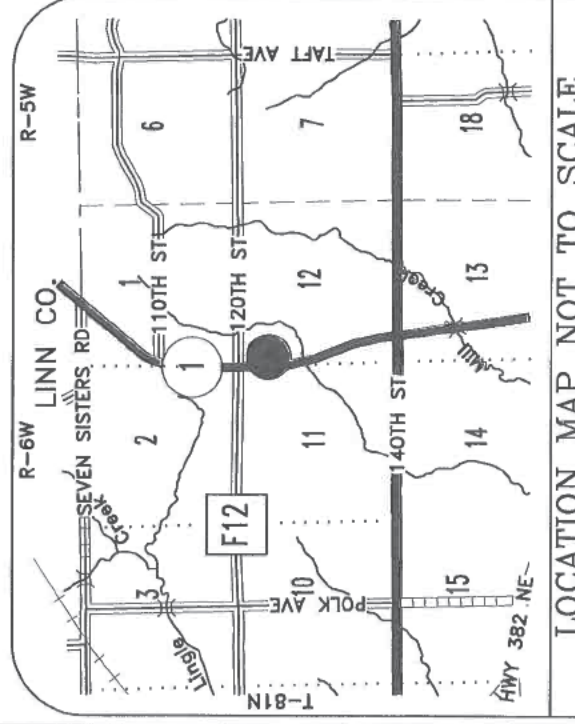
J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Nick Hlavacek
HFCfile

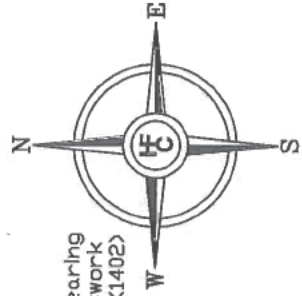


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510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



LOCATION MAP NOT TO SCALE BIG GROVE TOWNSHIP



Basis for bearing is IARTN network Iowa South (1402)



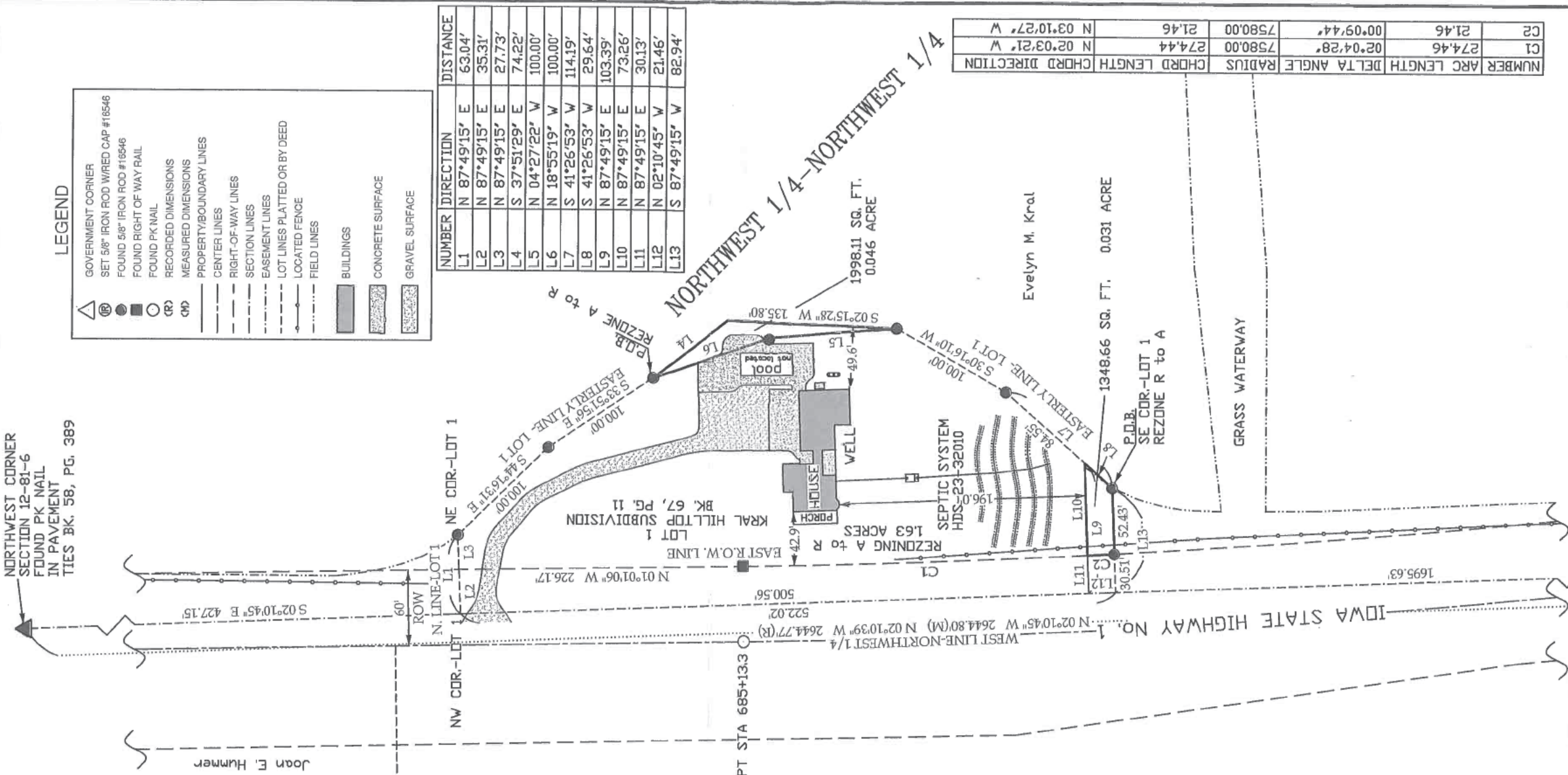
Greg E. & Virginia M. Kunkel

NORTHWEST CORNER SECTION 12-81-6 FOUND PK NAIL IN PAVEMENT TIES BK. 58, PG. 389

LEGEND

- GOVERNMENT CORNER
SET 5/8" IRON ROD WIRED CAP #16546
FOUND 5/8" IRON ROD #16546
FOUND RIGHT OF WAY RAIL
FOUND PK NAIL
RECORDED DIMENSIONS
MEASURED DIMENSIONS
PROPERTY/BOUNDARY LINES
CENTER LINES
RIGHT-OF-WAY LINES
SECTION LINES
EASEMENT LINES
LOT LINES PLATTED OR BY DEED
LOCATED FENCE
FIELD LINES
BUILDINGS
CONCRETE SURFACE
GRAVEL SURFACE

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Lists lot boundaries L1 through L13.



REZONE A to R (Auditor Parcel 2024093)

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as...

REZONE R to A (Auditor Parcel 2024094)

Being a part of Lot 1 of Kral Hilltop Subdivision as is recorded in Plat Book 67 on page 11 in the office of the Johnson County Recorder located in the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as...

Table with 4 columns: NUMBER, ARC LENGTH, DELTA ANGLE, RADIUS, CHORD LENGTH, CHORD DIRECTION. Lists C1 and C2.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY

RE-ZONING EXHIBIT
A RESIDENTIAL PARCEL SPLIT
REZONE A-AGRICULTURAL to R-RESIDENTIAL
A PART OF THE NW 1/4 - NW 1/4 OF SECTION 12, T-81-N, R-6-W JOHNSON COUNTY, IOWA
DATE: 12/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247225