

Office Use Only	3/5/25	\$	MC-25-28675
	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):

Outlot A, Swisher 60 Subdivision

Parcel Number(s) (legal description must also be attached): 0304353004

The area to be rezoned is comprised of 3.39 total acres.

Current Zoning Classification(s): CH **Proposed Zoning Classification(s):** ML

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.

MACASARY, LLC c/o Todd Phillip

Todd Phillip

Name of Owner

Name of Applicant (if different)

941 66th Ave SW, Cedar Rapids, IA 52404

Applicant Street Address (including City, State, Zip)

[Redacted]

Applicant Phone

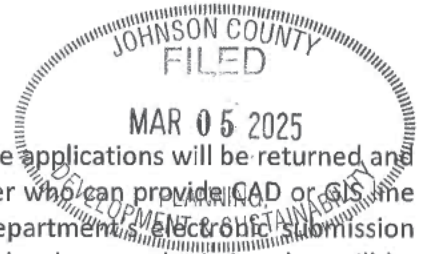
[Redacted]

Applicant Email

Todd Phillip
 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 – for Map Amendments	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ ^{535.60})		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
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. 	N/A	N/A

Items Required – for Text Amendments	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

March 5th, 2025

Mr. Josh Busard
 Johnson County Planning, Development, & Sustainability Dept.
 913 S. Dubuque St, Suite 204
 Iowa City, IA 52240

RE: Rezone – A portion of Outlot A of Swisher 60 Subdivision

Dear Josh:

On behalf of Todd Philipp, we are submitting a request to rezone a portion of Outlot A of Swisher 60 Subdivision from Highway Commercial (CH) to Light Industrial (ML). The rezoning portion is 3.39 acres in size, and the intention is to incorporate said rezoning piece into Lot 1 of Swisher 60 Subdivision by way of a subsequent platting application.

Please feel free to reach out with any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

11801-001L2.docx

Environmental Specialists

Landscape Architects

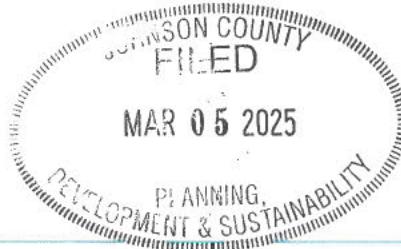
Land Planners

Land Surveyors

Civil Engineers



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LETTER OF TRANSMITTAL

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

Date: 3/5/2025

Project #: 11801-002

From: MMS Consultants, Inc.

RE: Swisher 60 Subdivision Outlot A - Rezone

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
2			Application for Subdivision Plat Approval & \$535.60 fee
1			Letter of Intent
1			Road Resolution
1			Rezoning Exhibit
2			

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:

Lacey Stutzman
 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



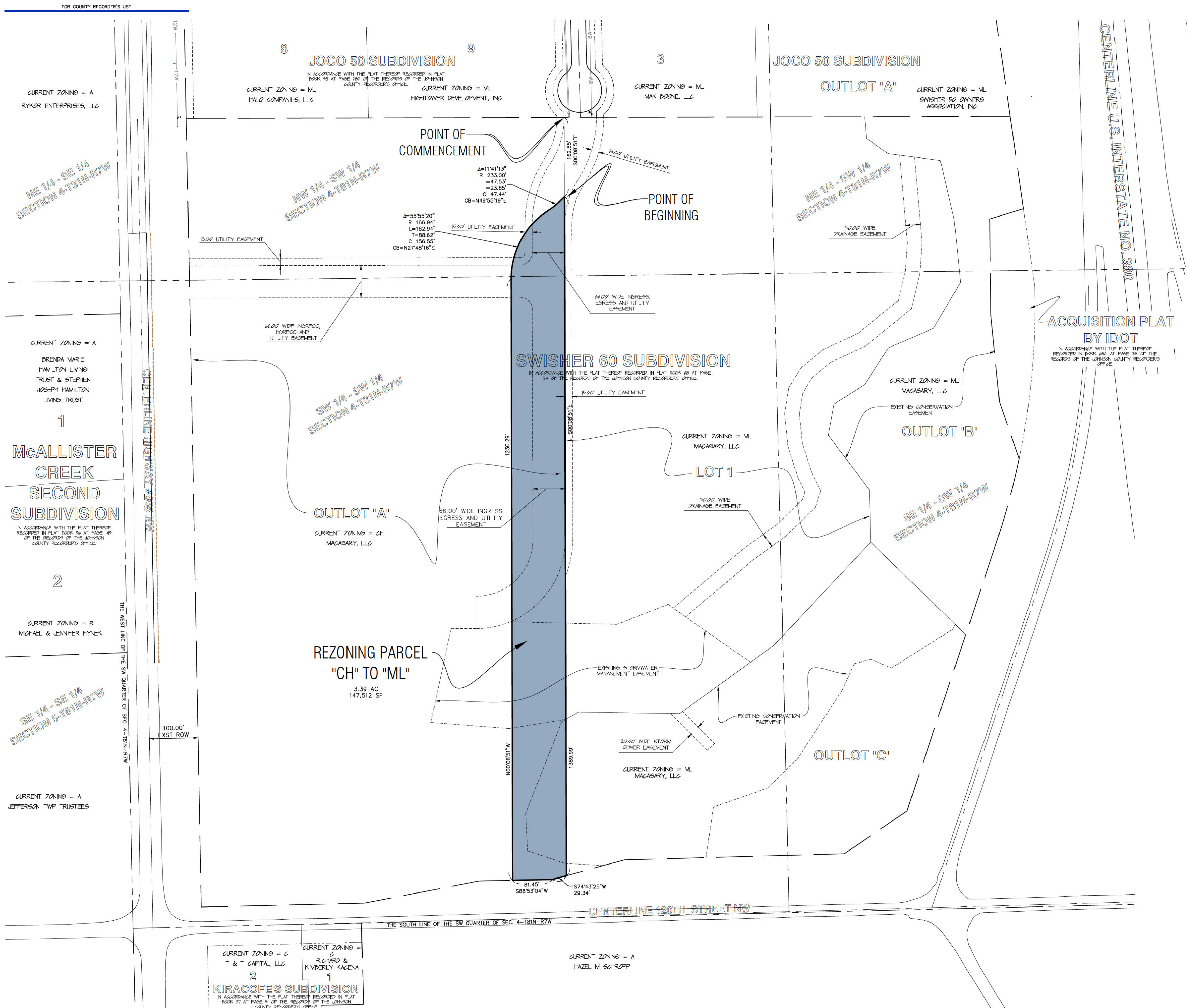
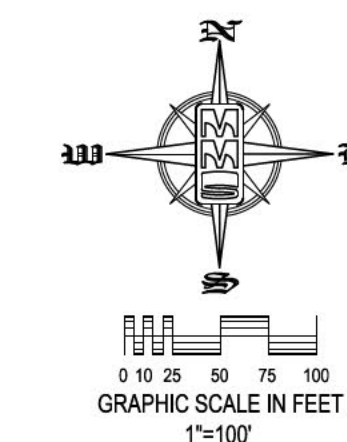
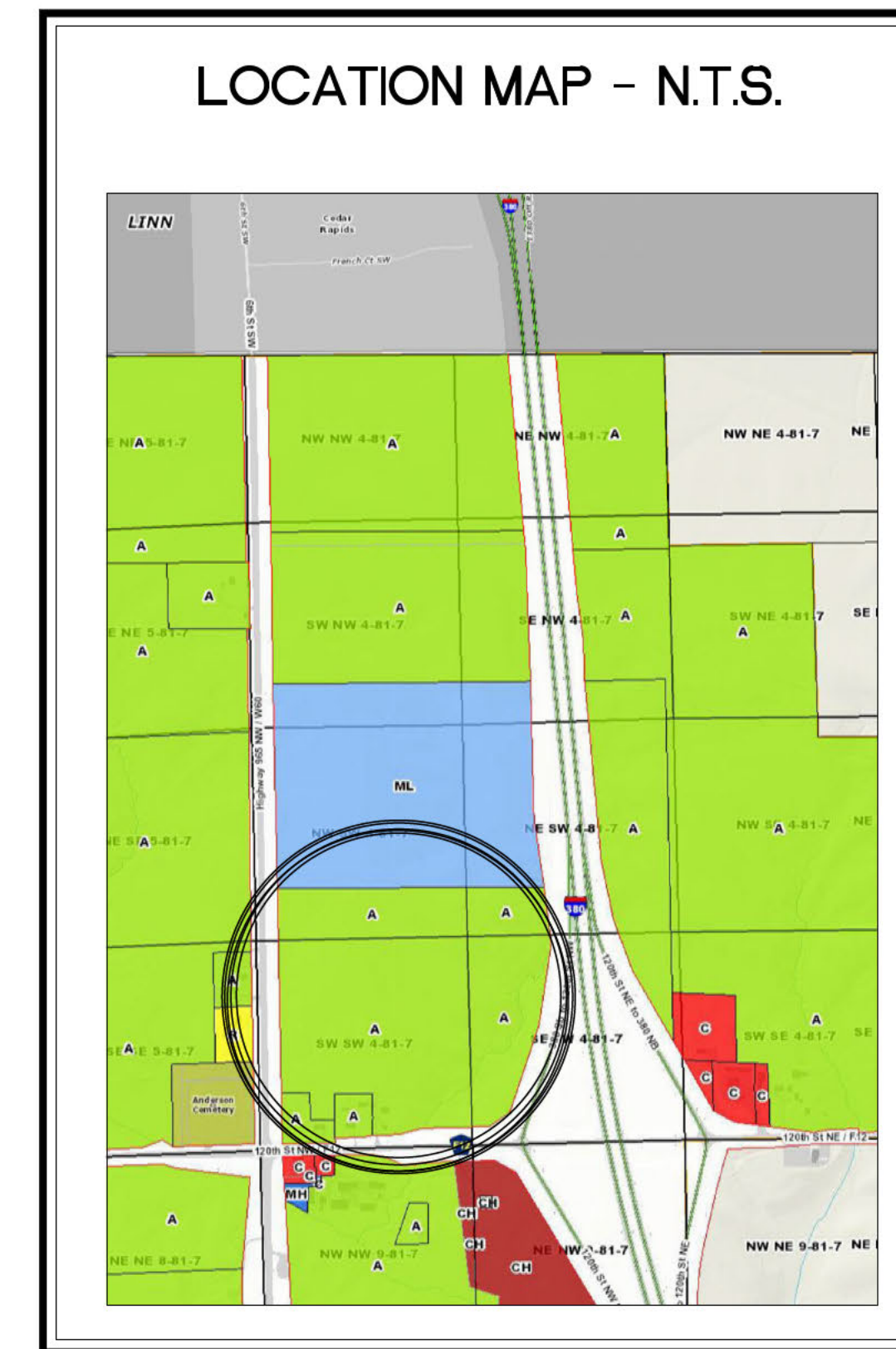
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: Revision:

REZONING EXHIBIT

A PORTION OF OUTLOT "A", SWISHER 60 SUBDIVISION JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF OUTLOT A, SWISHER 60 SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	APPLICANT: MACASARY LLC PO BOX 177 FARLEY, IA 52046
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPR ETOR OR OWNER: MACASARY LLC PO BOX 177 FARLEY, IA 52046



DESCRIPTION - REZONING PARCEL (CH TO ML)
COMMENCING AT THE NORTHEASTERLY CORNER OF OUTLOT A, SWISHER 60 SUBDIVISION, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 68 AT PAGE 124 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S00°08'51"E, ALONG THE EAST LINE OF SAID OUTLOT A, 162.85 FEET, TO A POINT ON SAID EAST LINE AND THE POINT OF BEGINNING, THENCE S00°08'51"E, ALONG SAID EAST LINE, 1389.99 FEET, TO THE SOUTHEAST CORNER OF SAID OUTLOT A; THENCE S74°43'25"W, ALONG A SOUTHERN LINE OF SAID OUTLOT A, 29.34 FEET; THENCE S85°53'04"W, ALONG A SOUTHERN LINE OF SAID OUTLOT A, 81.45 FEET; THENCE N00°08'51"W, 1230.29 FEET; THENCE NORTHEASTERLY, 162.94 FEET, ALONG A 166.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 166.94 FOOT CHORD BEARS N27°48'16"E; THENCE NORTHEASTERLY, 47.53 FEET, ALONG A 233.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 47.44 FOOT CHORD BEARS N49°55'19"E, TO THE POINT OF BEGINNING.
SAID REZONING PARCEL CONTAINS 3.39 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
C22-1	CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

REZONING EXHIBIT

A PORTION OF OUTLOT A, SWISHER 60 SUBDIVISION

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.	
Date:	2/06/2025
Designed by:	LSS
Field Book No.:	1385/28
Drawn by:	LSS
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	11801-002
of:	1