

Office Use Only	4/2/25	\$	P2C-25-28683
	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):

2502 Highway 1 SW

Parcel Number(s) (legal description must also be attached): 1405201004 & 1405201007

The area to be rezoned is comprised of 1.97 total acres.

Current Zoning Classification(s): A & C **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.

Scott R. Miller

Name of Owner

Name of Applicant (if different)

2502 Highway 1 SW Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

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 not be considered until the next submission deadline. If working with an engineer who can provide 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: \$ ^{478.80})		
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	
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	

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.



28 February 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning Request, for Scott Miller, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Scott Miller.

At this time he would like to rezone this portion of his property for this existing residence and area around. This rezoning has access to Highway 1 SW with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: Allison Goertz or Scott Miller.

Respectfully Submitted,

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

C: Mr. Scott Miller
Ms. Allison Goertz
HFCfile



HART-FREDERICK CONSULTANTS P.C.

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

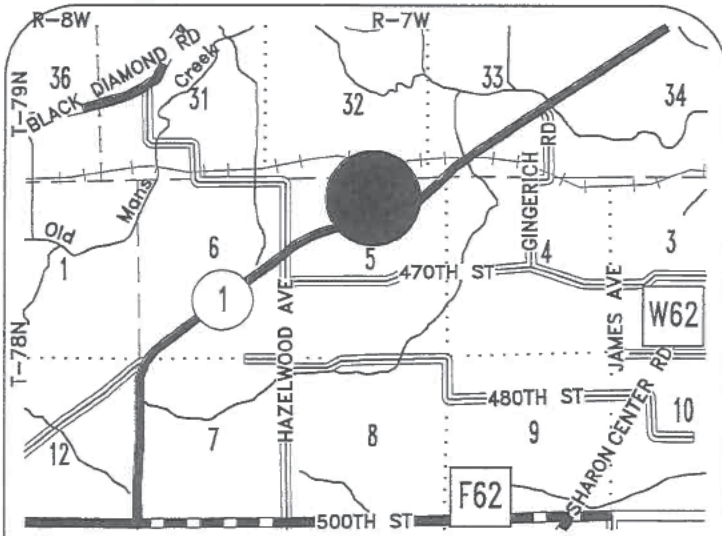
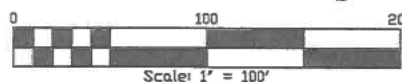
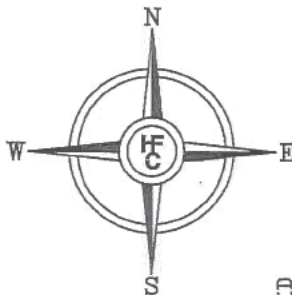


LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #16546
- FOUND 5/8" IRON ROD #15749
- SET 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
- EXISTING FENCE
- EXISTING BUILDINGS
- CONCRETE SURFACE

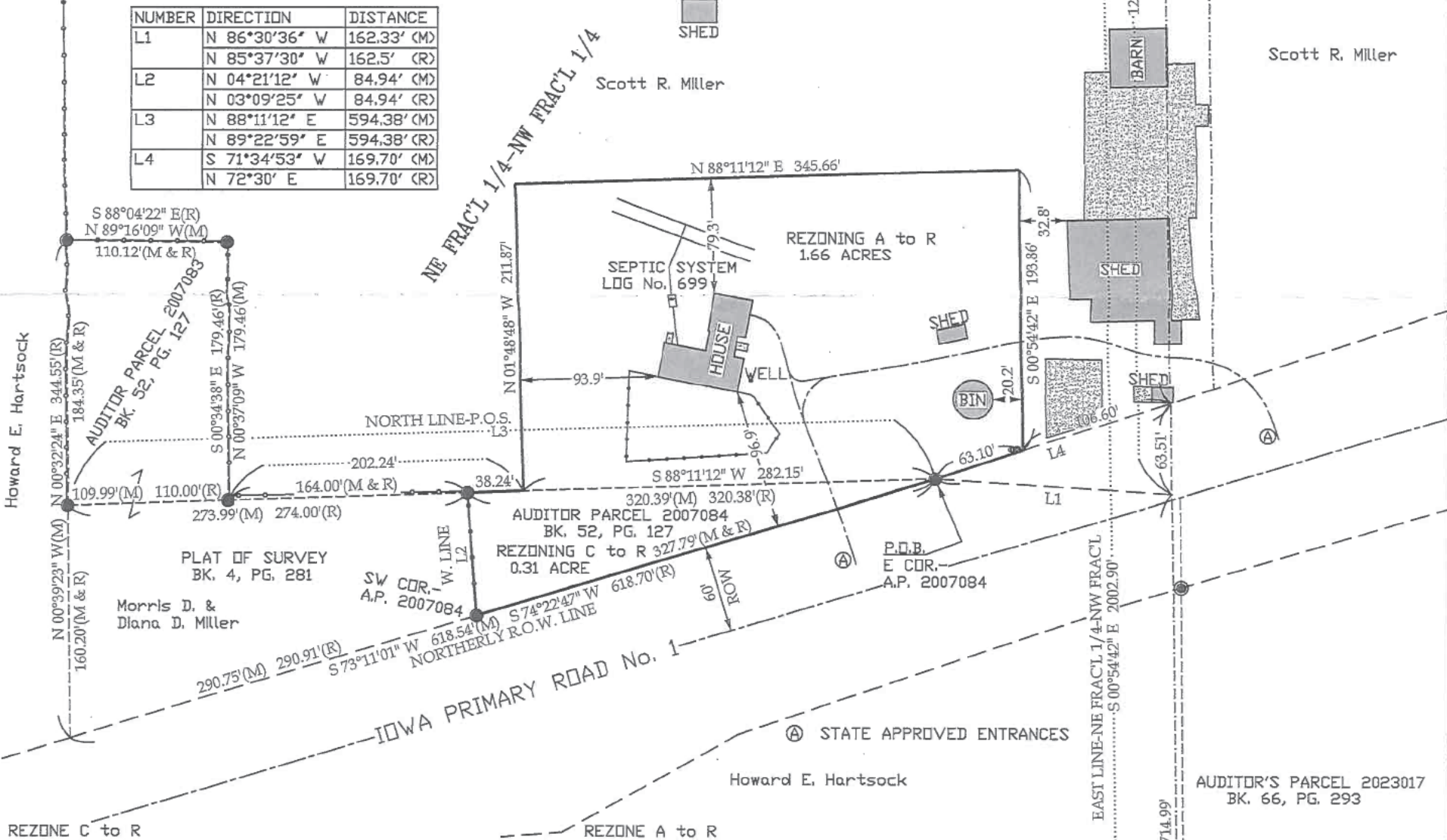
NORTH 1/4 CORNER
SECTION 5-78-7
FOUND 5/8" REBAR #16546
12" DEEP

Basis for bearing
is IARTN network
Iowa South (1402)



LOCATION MAP NOT TO SCALE
SHARON TOWNSHIP

NUMBER	DIRECTION	DISTANCE
L1	N 86°30'36" W	162.33' (M)
	N 85°37'30" W	162.5' (R)
L2	N 04°21'12" W	84.94' (M)
	N 03°09'25" W	84.94' (R)
L3	N 88°11'12" E	594.38' (M)
	N 89°22'59" E	594.38' (R)
L4	S 71°34'53" W	169.70' (M)
	N 72°30' E	169.70' (R)



Being a part of the Northeast Fractional 1/4 of the Northwest Fractional 1/4 of Section 5, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as, Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence N 00°54'42" W along the East line of the Northwest Fractional 1/4 of said Section 5, a distance of 714.99 feet; thence N 86°30'36" W, a distance of 162.33 feet to the East corner of Auditor Parcel 2007084 as is recorded in Plat Book 52 on page 127 in the office of the Johnson County Recorder, being a point on the Northerly right of way line for Iowa Primary Road No. 1, the Point of Beginning; thence S 73°11'01" W along said Northerly right of way line, a distance of 327.79 feet to the Southwest corner of said Auditor Parcel 2007084; thence N 04°21'12" W along the West line of said Auditor Parcel 2007084, a distance of 84.94 feet to a point on the North line of a Plat of Survey as is recorded in Plat Book 4 on page 281 in the office of the Johnson County Recorder; thence N 88°11'12" E along said North line, a distance of 320.39 feet to the Point of Beginning containing 0.31 acre.

Being a part of the Northeast Fractional 1/4 of the Northwest Fractional 1/4 of Section 5, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as, Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence N 00°54'42" W along the East line of the Northwest Fractional 1/4 of said Section 5, a distance of 714.99 feet; thence N 86°30'36" W, a distance of 162.33 feet to the East corner of Auditor Parcel 2007084 as is recorded in Plat Book 52 on page 127 in the office of the Johnson County Recorder, being a point on the Northerly right of way line for Iowa Primary Road No. 1, the Point of Beginning; thence S 88°11'12" W along the North line of a Plat of Survey as is recorded in Plat Book 4 on page 281 in the office of the Johnson County Recorder, a distance of 282.15 feet; thence N 01°48'48" W, a distance of 211.87 feet; thence N 88°11'12" E, a distance of 345.66 feet; thence S 00°54'42" E, a distance of 193.86 feet to a point on said Northerly right of way line; thence S 71°34'53" W along said Northerly right of way line, a distance of 63.10 feet to the Point of Beginning containing 1.66 acres.

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, 2026.
Pages covered by this seal: THIS SHEET ONLY



REZONING EXHIBIT
A-AGRICULTURAL to R-RESIDENTIAL
C-COMMERCIAL to R-RESIDENTIAL
PART OF THE NW 1/4-NE 1/4
OF SECTION 5, T-78-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 12/24 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 247232