

Office Use Only	5/7/25	\$	P2C-25-2826
	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):

2488 SUGAR BOTTOM RD. NE, SOLON, IA. 52333. W1/2 NW1/4, SECTION 11, T80N, R6W, NEWPORT TWP.

Parcel Number(s) (legal description must also be attached): 0711 251 001

See WORD Docx for Legal Description

The area to be rezoned is comprised of 1.00 total acres.

Current Zoning Classification(s): RS **Proposed Zoning Classification(s):** R (Amended from 1988 RS)

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):

NA

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.

SHIMA FARM LEGACY LLC, C/O MICHAEL & KAYLEEN GARDNER

Name of Owner

same THOMAS ANTHONY SHOEMAKER - HAALAND ENGINEERS

Name of Applicant (if different)

2407 SUGAR BOTTOM RD. NE, SOLON, IA. 52333.

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

THOMAS ANTHONY
O.B.D. SHIMA FARM LEGACY LLC

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)



319-351-7150



April 30, 2025

Johnson County Board of Supervisors
Johnson County Planning and Zoning Commission
Johnson County PDS Staff
913 S. Dubuque St., Suite 204
Iowa City, Iowa 52240

Re: SHIMA SECOND SUBDIVISION - Amended R Zoning - Letter of Intent

Dear Board members Commissioners and Staff,

On behalf of Shima Farm Legacy LLC c/o Michael and Kayleen Gardner, we are submitting this Amended R Zoning Application for your review and subsequent approval. The subject property is located at 2488 Sugar Bottom Rd. NE, in Section 11, of Newport TWP.

This Zoning parcel has quite a history. On May 12, 1988, the BOS rezoned one acre for Glenn Shima, in proximity to this location. He must have changed his mind after approvals, because he petitioned the BOS to amend the location and description, and that request was approved July 13, 1989, without P&Z review or approval. The Assessor shows the house was constructed in 1989.

The current home, driveway, well and septic system do fit within the revised BOS description, but do not fit the current preferred locations of fences and crop farming operations. This R Zone Application amends the one acre to fit all the categories of the current site.

In 2001, a machine shed was constructed outside of the one acre in R Zone. This Application will be followed up with a two-lot subdivision, where Lot 1 will be the one-acre home site and Lot A will be the 1.11-acre remainder, including the machine shed.

Feel free to contact me or Michael with any questions or concerns.

Thank you.

A handwritten signature in blue ink that reads 'Thomas Anthony'.

Thomas Anthony, LLS
Survey Department Manager

SHOEMAKER & HAALAND

Coralville | Cedar Rapids | Keokuk
D: 319.383.7823 | O: 319.351.7150 | C: 319.430.6905

2021 Main Street
Keokuk, Iowa 52632

160 Holiday Road
Coralville, Iowa 52241

329 Tenth Ave, SE Suite 215
Cedar Rapids, Iowa 52401

AMENDED R ZONING EXHIBIT FOR SHIMA SECOND SUBDIVISION APPLICANT: SHIMA FARM LEGACY LLC

LEGAL DESCRIPTION

AMENDED R ZONING PARCEL for SHIMA SECOND SUBDIVISION

A portion of the W1/2 NW1/4, Section 11, T.80N., R.06W., of the Fifth P.M., Johnson County, Iowa, being a portion of the realty recorded in Bk. 6537 - Pg.76, Johnson County Recorder's Office, described as follows:

Commencing at a WPA concrete monument found marking the SW corner of said W1/2 NW1/4, Section 11, as recorded in PBk. 31 - Pg. 240 and PBk. 38 - Pg. 52;

Thence N88° 24' 57"E - 242.69 ft., along the south line of said W1/2 NW1/4, Section 11, to the E'ly line of the Public Rd. ROW Easement;

Thence N14° 44' 57"W - 195.59 ft., along said ROW line, to the Point of Beginning;

Thence continuing N14° 44' 57"W - 254.48 ft., along said ROW line, to the beginning of a curve;

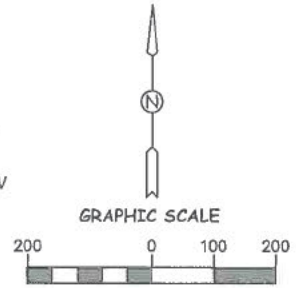
Thence NW'ly - 91.64 ft., along said ROW line, along a 1520.06 ft. radius curve, with central angle of 3° 27' 15" and chord of N13° 01' 19"W - 91.63 ft;

Thence S75° 11' 10"E - 254.49 ft.;

Thence S01° 52' 14"E - 168.40 ft.;

Thence S48° 19' 37"W - 169.18 ft. to the Point of Beginning.

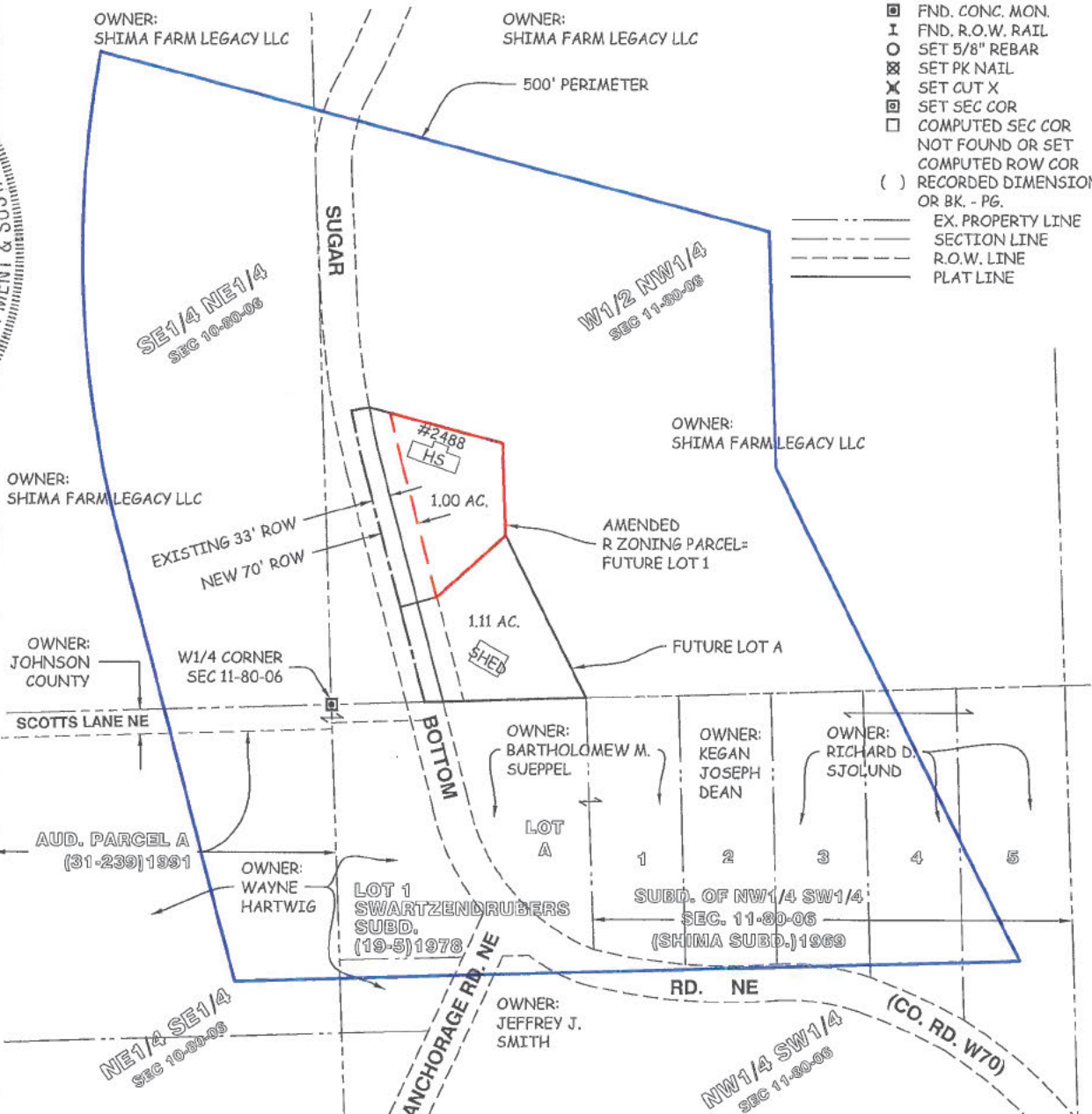
Said Zoning Parcel contains 1.00 acres.



LEGEND

- ⊠ FND. PK NAIL
- FND. 5/8" REBAR UNLESS NOTED
- FND. PIPE
- ✕ FND. CUT X
- ⊞ FND. CONC. MON.
- ⊥ FND. R.O.W. RAIL
- SET 5/8" REBAR
- ⊙ SET PK NAIL
- ✕ SET CUT X
- ⊞ SET SEC COR
- COMPUTED SEC COR
- NOT FOUND OR SET
- COMPUTED ROW COR
- () RECORDED DIMENSION OR BK. - PG.
- EX. PROPERTY LINE
- SECTION LINE
- R.O.W. LINE
- PLAT LINE

FILED MAY 07 2025 PLANNING, DEVELOPMENT & SUSTAINABILITY



Shoemaker & Haaland
Consulting Engineers & Land Surveyors
160 Holiday Road
Coralville, Iowa 52241
Phone: 319.351.7150
www.shoemaker-haaland.com

AMENDED
R ZONING EXHIBIT
2488 SUGAR BOTTOM RD., NE
W1/2 NW1/4, SECTION 11-80-06
JOHNSON COUNTY, IOWA

DWN: EWA
CHK: TJA
SCALE: 1" = 200'
FIELD BK:

SURVEY DATE(S): MARCH 2025
PLAT DATE:
REV. DATE:

SHPE JOB # 25003

SHEET 1 OF 1

210205003 GARDNER FARM DRAWINGS/SEC 05003 REZONING EXHIBIT DWG. 11X17 V EXHIBIT, 5/12/2025 10:17:33 AM