

Office Use Only	5/7/25	\$	P2C-25-28707
	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):

Lot 13 Lake Ridge Estates & 2363 Mehaffey Bridge Rd NE, North Liberty

Parcel Number(s) (legal description must also be attached): 0706452002 & 0706451002

The area to be rezoned is comprised of 0.25 total acres.

Current Zoning Classification(s): AR & R

Proposed Zoning Classification(s): R & AR

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.

Andrew & Leah McEleney & Sherilyn Logel

David M. West, PLS

Name of Owner

Name of Applicant (if different)

1917 S Gilbert St, Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

David M. West

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)

MAY 07 2025

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: \$ 410.00)		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
<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. 		

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

April 25, 2025

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

RE: McEleney/Logel BLA – 2363 Mehaffey Bridge Rd. NE

Dear Josh,

On behalf of Andrew & Leah McEleney and Sherilyn Logel we are filing a rezoning application in conjunction with a Boundary Line Adjustment to transfer Auditor's Parcel 2025030 consisting of 0.20 acres from Lot 1 M. & H. Subdivision to Lot 13, Lake Ridge Estates Subdivision and Auditor's Parcel 2025031 consisting of 0.05 acres from Lot 13 Lake Ridge Estates Subdivision to Lot 1 M. & H. Subdivision and rectify the resultant split zoning. The intent is to swap parcels of land so that the portion of the existing gravel driveway for Lot 1 M. & H. Subdivision does not encroach onto Lot 13 Lake Ridge Estates, providing an amicable solution to the existing situation.

Please feel free to contact us with any questions.

Respectfully submitted,

David M. West, P.L.S.

REZONING EXHIBIT

PART OF THE SW 1/4 OF THE SE1/4 OF SEC. 6-T80N-R6W OF THE 5th P.M
JOHNSON COUNTY, IOWA



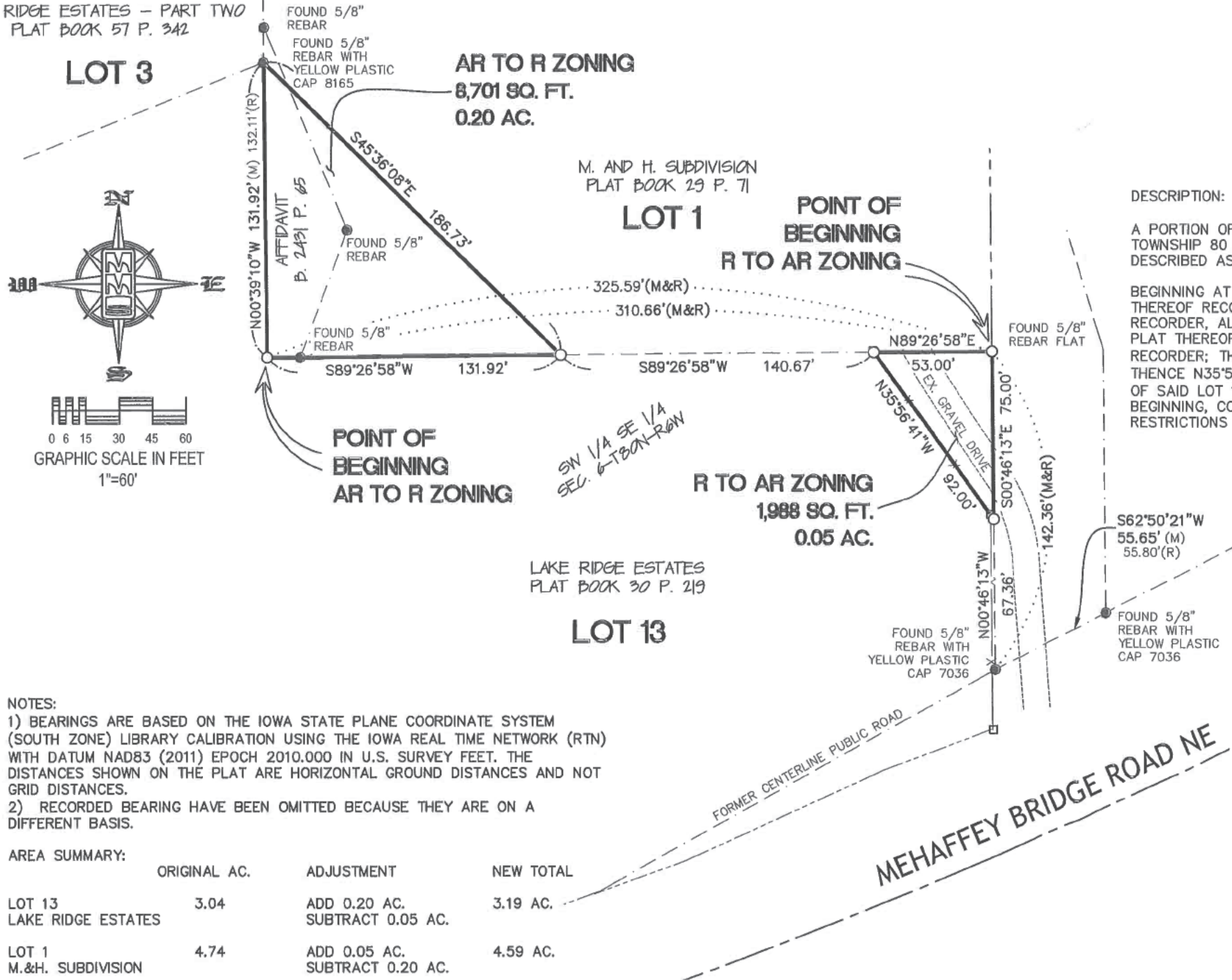
DESCRIPTION: AR TO R

A PORTION OF LOT 1 M. & H. SUBDIVISION LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 M. & H. SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGE 71 AND THE AFFIDAVIT RECORDED IN BOOK 2431 AT PAGE 65 EACH IN THE RECORDS OF THE JOHNSON COUNTY, IOWA RECORDER; THENCE N00°39'10"W ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 131.92 FEET TO NORTHERNMOST CORNER OF LOT 13 OF LAKE RIDGE ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 30 AT PAGE 219 IN THE PLAT RECORDS OF THE JOHNSON COUNTY, IOWA RECORDER; THENCE S45°36'08"E, 186.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S89°26'58"W ALONG THE SOUTH LINE OF SAID LOT 1, 131.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, AT THE TIME OF SURVEY, 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

RIDGE ESTATES - PART TWO
PLAT BOOK 57 P. 342



NOTES:
1) 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 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) RECORDED BEARING HAVE BEEN OMITTED BECAUSE THEY ARE ON A DIFFERENT BASIS.

AREA SUMMARY:	ORIGINAL AC.	ADJUSTMENT	NEW TOTAL
LOT 13 LAKE RIDGE ESTATES	3.04	ADD 0.20 AC. SUBTRACT 0.05 AC.	3.19 AC.
LOT 1 M.&H. SUBDIVISION	4.74	ADD 0.05 AC. SUBTRACT 0.20 AC.	4.59 AC.

LOCATION:

LOT 13 OF LAKE RIDGE ESTATES AND LOT 1 M.&H. SUBDIVISION LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA

LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:

RICHARD R. NOWOTNY, P.L.S.
MMS CONSULTANTS INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240
PHONE: 319-351-8282

SURVEY REQUESTED BY:

ANDREW AND LEAH McEENEY

PROPRIETOR(S) OR OWNER(S):

ANDREW J. AND LEAH M. McEENEY

SHERILYN H. LOGEL

DATE(S) OF SURVEY:

APRIL 9, 2025

DOCUMENT RETURN INFORMATION:

LAND SURVEYOR

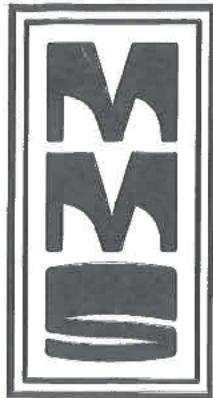
DESCRIPTION: R TO AR

A PORTION OF LOT 13 LAKE RIDGE ESTATES LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 LAKE RIDGE ESTATES AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 30 AT PAGE 219 PLAT RECORDS OF THE JOHNSON COUNTY, IOWA RECORDER, ALSO BEING THE SOUTHEAST CORNER OF LOT 1 M. & H. SUBDIVISION AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 29 AT PAGE 71, PLAT RECORDS OF THE JOHNSON COUNTY, IOWA RECORDER; THENCE S00°46'13"E ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 75.00 FEET; THENCE N35°56'41"W ALONG AN OLD FENCE, 92.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 13; THENCE N89°26'58"E ALONG SAID NORTH LINE, 53.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, AT THE TIME OF SURVEY, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND AND NOTES

- CONGRESSIONAL CORNER
 - FOUND IRON RAIL
 - FENCE CORNER / FENCE POST
 - PROPERTY CORNER(S), FOUND (as noted)
 - FOUND PIPE(S), (as noted)
 - PROPERTY CORNERS SET (5/8"x24" REBAR WITH YELLOW PLASTIC CAP EMBOSSED WITH "MMS 17916")
 - SET MAG NAIL OR GIN SPINDLE
 - PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - CENTER LINES
 - FENCE LINES
 - LOT LINES, PLATTED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - COMPUTED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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

SEC. 6-T80N-R6W

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/05/2025

Surveyed by: RRR Field Book No: 1404

Drawn by: DMW Scale: 1" = 60'

Checked by: RRR Sheet No: 1

Project No: 11685-002 of: 1