

Office Use Only	5/7/25 <i>Date Filed</i>	\$ <i>Fee</i>	P2C-25-28702 <i>Application Number</i>
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**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 6 of Highland Heights Subdivision Part Two; Southwest corner of Dingleberry Rd NE and Timberland PI NE

**Parcel Number(s)** (legal description must also be attached): 0819302001

The area to be rezoned is comprised of 3.00 total acres.

**Current Zoning Classification(s):** R3 **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 specifics 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 Ahrens

*Name of Owner*

*Name of Applicant (if different)*

2917 Timberland PL NE, Iowa City, IA 52240

*Applicant Street Address (including City, State, Zip)*

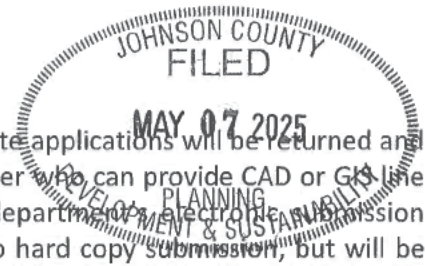
*Applicant Phone*

*Applicant Email*

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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: \$ 520.00 )		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)	N/A	N/A ✓
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"> <li>Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>Electronic Submission of all materials is required.</li> </ul>	N/A	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.



# MMS Consultants, Inc.

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Iowa City, Iowa 52240

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mms@mmsconsultants.net

May 2, 2025

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

RE: Letter of Intent for Lot 6 Highland Heights Subdivision, Part Two Rezoning

Dear Josh:

We are submitting a rezoning request on behalf of Andrew Ahrens for Lot 6 of Highland Heights Subdivision, Part Two to Johnson County, Iowa. Lot 6 contains 3.00 acres (without ROW) and is currently zone R3, with a request for R zoning on the lot.

The intention is to follow this zoning application with a subdivision application to subdivide the lot into 1 Lot and 1 Outlot (for future development) via combined Preliminary and Final Plat.

Respectfully submitted,

Lacey S. Stutzman

12206-001\_Letter of Intent\_Rezone.docx