

Office Use Only	6/4/25	\$	P2C-25-28723
	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):

2649 Newport Road NE

**Parcel Number(s)** (legal description must also be attached): 0713101002

The area to be rezoned is comprised of 2.33 total acres.

**Current Zoning Classification(s):** C **Proposed Zoning Classification(s):** AG & 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.

NUTS & CO, LLC c/o Robert and Kayla Thor

Name of Owner

Robert and Kayla Thompson

Name of Applicant (if different)

2659 Newport Road NE

Applicant Street Address (including City, State, Zip)

[Redacted Address]

Applicant Phone

Applicant Email

Kayla Thompson

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.

<b>Items Required – <u>for Map Amendments</u></b>	<b>Electronic Copy (PDF unless otherwise noted)</b>	<b>Hard Copy</b>
Application Fee (varies based on application. Fee: \$ <u>444.4</u> )		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
<u>For requests to rezone to RE-Renewable Energy:</u> <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

<b>Items Required – <u>for Text Amendments</u></b>	<b>Electronic Copy (PDF unless otherwise noted)</b>	<b>Hard Copy</b>
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



June 4, 2025

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

RE: 2649 Newport Rd – Nuts and Co Subdivision & Rezoning

Dear Josh,

On behalf of Nuts & Co, LLC as well as Robert & Kayla Thompson, we are submitting a rezoning and a 1 lot subdivision. A portion of their property located at 2649 Newport Rd NE is currently zone C – Commercial, they desire to rezone a 1.11 ac portion to R – Residential and the remaining 1.22 ac to A – Agriculture.

We are also submitting a Preliminary and Final Plat for a 1 Lot subdivision, the lot will match the requested R – Residential zoning boundary. There is an existing home on the property which will remain, an existing septic and well that services said home will also remain. A septic sewer easement has been provided over said septic system and will terminate at such time the system needs replaced. A second system exists within the bounds of the lot which at one time served the small building west of the house, that plumbing is not functional and the system is intended to be properly abandoned.

A ROW permit has been submitted and approved to install a new driveway to the Southwest of the current access. A 40.00' Wide Access Easement has been provide on the plat to facilitate continued access to Lot 1.

Stormwater Management has been waived until Building Permit time, all Sensitive Areas have been waived other than Critical Wildlife Habitat, a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

12130-001Letter of Intent\_Subd.docx

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](http://www.mmsconsultants.net)

Date	Revision
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## REZONING EXHIBIT

A PORTION OF THE E 1/2  
OF THE NE 1/4 OF SEC.  
13-T80N-R6W

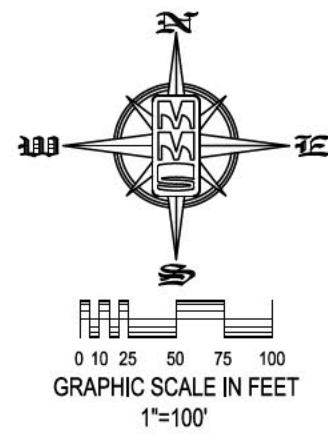
JOHNSON COUNTY  
IOWA

### MMS CONSULTANTS, INC.

Date:	5/28/2025
Designed by:	LSS
Field Book No:	1451
Drawn by:	LSS
Scale:	1" = 100'
Checked by:	RRN
Sheet No:	1
Project No:	12130-001
of:	1

# REZONING EXHIBIT

## A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 13-T80N-R6W JOHNSON COUNTY, IOWA



NW CORNER  
OF  
SECTION 18-T80N-R5W  
OF THE FIFTH P.M.  
FOUND SCM 1.5' DEEP  
BOOK 46, PAGE 135

LOCATION:	APPLICANT:
A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	NUTS & CO, LLC C/O ROBERT & KAYLA THOMPSON 2659 NEWPORT RD NE SOLON, IOWA 52333
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	MICHAEL J. PUGH 425 E. OAKDALE BLVD, SUITE 201 CORALVILLE, IA 52241
DATE OF SURVEY:	PROPRIETOR OR OWNER:
05-19-2025	NUTS & CO, LLC 2659 NEWPORT RD NE SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

### REZONING DESCRIPTION - PARCEL #1 "C" TO "AG"

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A",  
NEWPORT MEADOWS SUBDIVISION, IN ACCORDANCE WITH  
THE PLAT THEREOF RECORDED IN PLAT BOOK 57 AT PAGE  
351 IN THE RECORDS OF THE JOHNSON COUNTY  
RECORDER'S OFFICE; THENCE S60°33'44"W, ALONG THE  
CENTERLINE OF NEWPORT ROAD NE, 3.66 FEET; THENCE  
S60°33'44"W, ALONG SAID CENTERLINE, 131.91 FEET, TO THE  
POINT OF BEGINNING; THENCE CONTINUING ALONG SAID  
CENTERLINE S60°33'44"W, 196.73 FEET; THENCE N12°35'07"W,  
335.00 FEET; THENCE N73°20'12"E, 371.58 FEET; THENCE  
S70°21'51"E, 232.68 FEET; THENCE S22°34'12"E, 280.07 FEET,  
TO THE POINT OF BEGINNING.

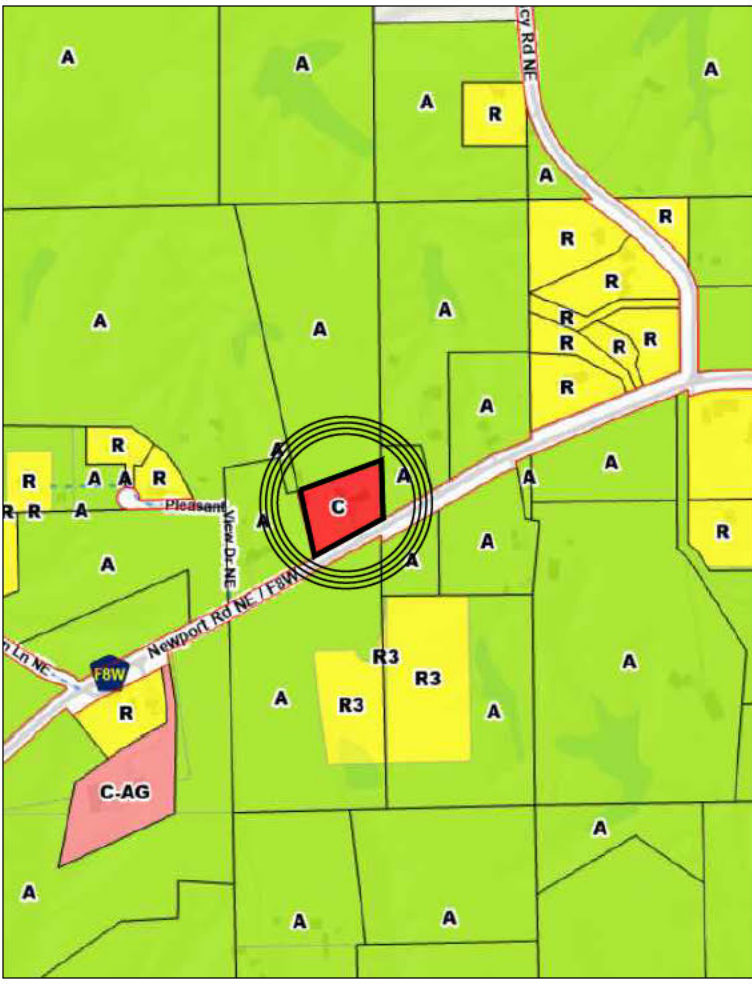
SAID REZONING PARCEL #1 CONTAINS 1.22 ACRES, AND IS  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### REZONING DESCRIPTION - PARCEL #2 "C" TO "R"

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A", NEWPORT  
MEADOWS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF  
RECORDED IN PLAT BOOK 57 AT PAGE 351 IN THE RECORDS OF THE  
JOHNSON COUNTY RECORDER'S OFFICE; THENCE S60°33'44"W, ALONG  
THE CENTERLINE OF NEWPORT ROAD NE, 3.66 FEET, TO THE POINT OF  
BEGINNING; THENCE S60°33'44"W, ALONG SAID CENTERLINE, 131.91  
FEET; THENCE N22°34'12"W, 280.07 FEET; THENCE N70°21'51"E, 232.68  
FEET; THENCE S00°40'47"E, 272.00 FEET, TO THE POINT OF BEGINNING.

SAID REZONING PARCEL #2 CONTAINS 1.11 ACRES, AND IS SUBJECT TO  
EASEMENTS AND RESTRICTIONS OF RECORD.

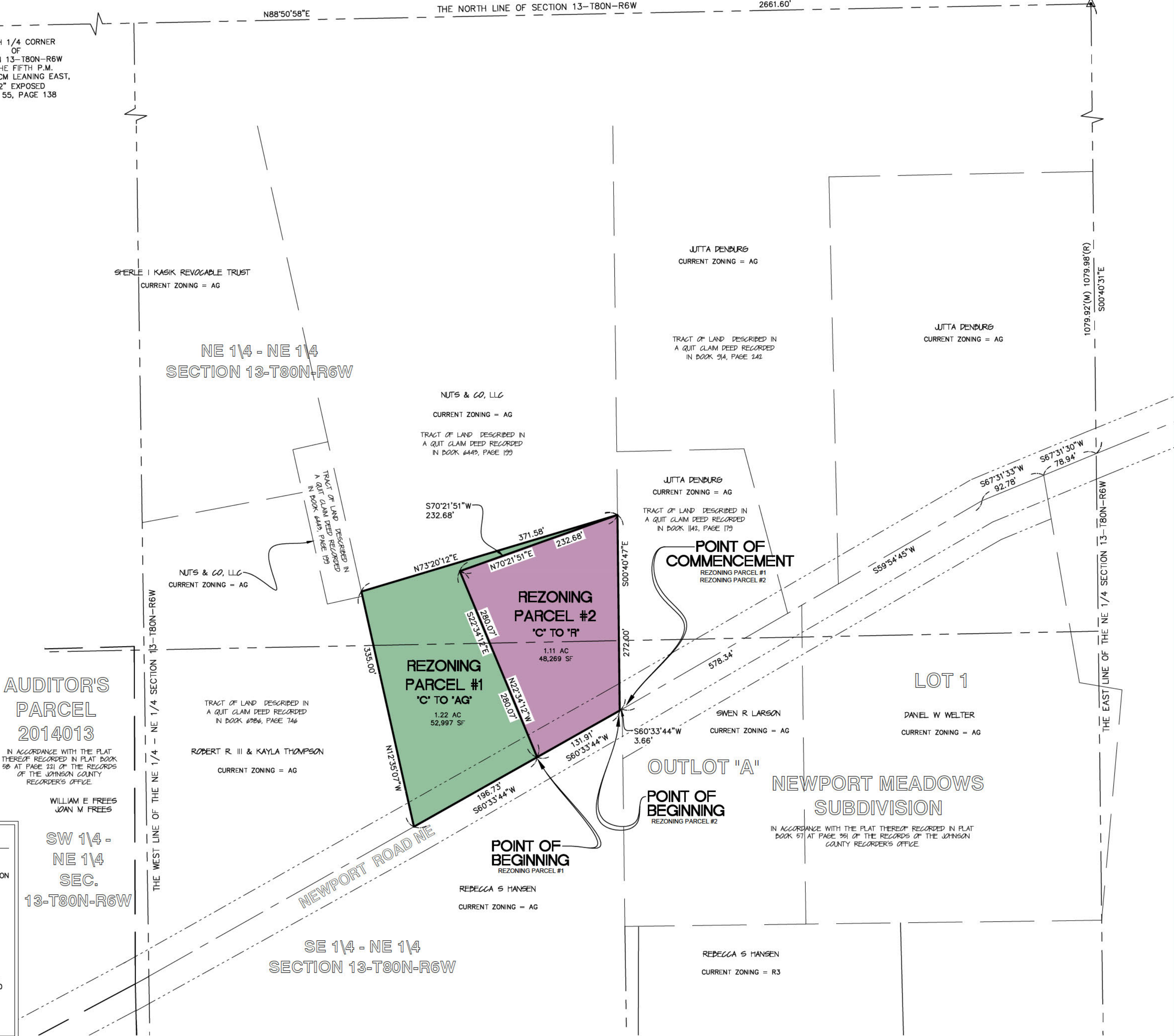
### LOCATION MAP - NOT TO SCALE



### LEGEND AND NOTES

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- 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
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



AUDITOR'S  
PARCEL  
2014013  
IN ACCORDANCE WITH THE PLAT  
THEREOF RECORDED IN PLAT BOOK  
57 AT PAGE 22 OF THE RECORDS  
OF THE JOHNSON COUNTY  
RECORDER'S OFFICE.

WILLIAM E FREES  
JOAN M. FREES

SW 1/4 -  
NE 1/4  
SEC.  
13-T80N-R6W

SE 1/4 - NE 1/4  
SECTION 13-T80N-R6W