

Office Use Only	11/14/24	\$	PZC-242862
	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):

On the east side of Buchmayer Bend.

Parcel Number(s) (legal description must also be attached): 0725176001, 0830227002, 0725101002, and 0724476002

The area to be rezoned is comprised of 39.8 total acres.

Current Zoning Classification(s): R **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.

H&O LLC

Name of Owner

Name of Applicant (if different)

711 South Gilbert Street Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

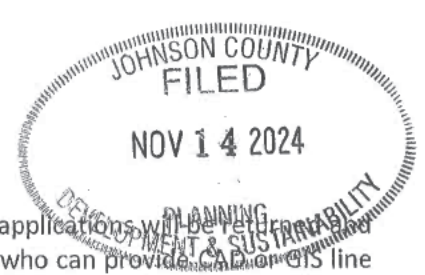
Applicant Phone

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 CAD 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: \$ ¹²⁹²)		X
This application form with all information completed	X	(2) X
Brief cover letter explaining the application and the intended end use.	X	X
Word document with the legal description of each area being rezoned by zoning designation requested	X	
Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below)	X	X
Signed and notarized Resolution Affirming the Stability of the Road System	X	X
Proof of application to Johnson County Public Health for a Public Health Zoning Application	X	X
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. 		

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.
Experts in Planning and Development Since 1975



1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

November 11, 2024

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

RE: Letter of Intent for H&O LLC rezoning application

Dear Josh:

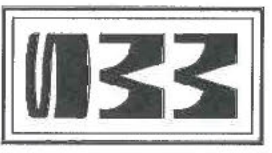
H&O LLC wishes to rezone their property located along Buchmayer Bend. The Parcel numbers of the property are 0725176001, 0830227002, 0725101002, and 0724476002. The parcel of land contains 39.80 acres. It is currently zoned R and the proposed zoning is R. The proposed rezoning will allow for construction of a single-family residential subdivision with some changes to the existing conditional zoning agreement.

As part of the rezoning H&O LLC wishes to revise the conditional zoning agreement for this property from when it was rezoned in 2009. The applicant requests removal of the requirement to chip seal Buchmayer Bend. With the additional traffic from the proposed subdivision the ADT on Buchmayer bend will still be below 400 trips per day. The UDO allows development on a gravel road if the ADT is below 400 trips per day. A traffic study was conducted to determine if the additional traffic from the proposed subdivision would warrant turn lanes on Highway 1. The traffic study determined that the maximum number of lots that can be added before turn lanes would be warranted is 17.

The current conditional zoning agreement requires the construction of a single IDNR-regulated semi-public sewage disposal system to serve the property. The applicant requests this condition be removed to allow for individual septic systems on each lot.

Respectfully submitted,

Ronald L. Amelon



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 251-4623
WWW.PROJACCONSULTANTS.NET

Date: 11-05-2024
Revised: PER RAIN REVIEW - RLW

REZONING EXHIBIT

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Drawn by: RLW	Scale: 1"=200'
Checked by: RLW	Sheet No: 1
Project No: 1296-276	City: IOWA CITY

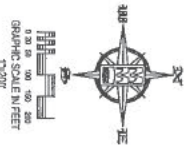
REZONING EXHIBIT

JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
H&O LLC
711 SOUTH GILBERT STREET
IOWA CITY, IOWA 52240

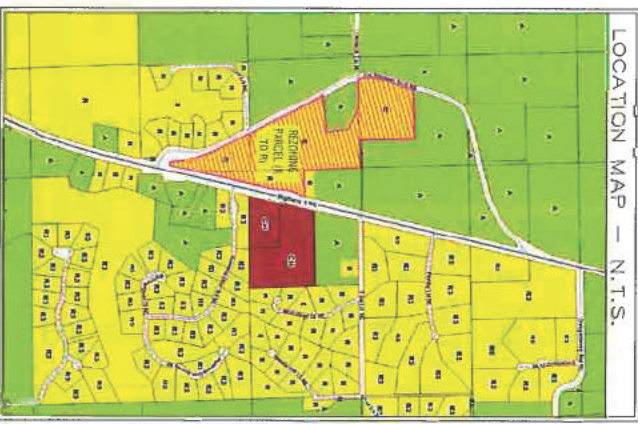
OWNER'S ATTORNEY:
KRISTEN H. FREY
327 2ND STREET, SUITE 300
CORALVILLE, IOWA 52241



DESCRIPTION - REZONING PARCEL (R TO R)

Beginning at the Northeast Corner of Section 25, Township 80 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa, Thence S01°09'38"E, along the East Line of Auditor's Parcel 2007134, in accordance with the Plat thereof Recorded in Plat Book 52 at Page 306 of the Records of the Johnson County Recorder's Office, 548.42 feet; Thence N89°58'59"E, along said East Line, 355.54 feet; Thence S13°39'59"W, along said East Line, 151.46 feet; to the Northern most Corner of Easement for Public Highway, as Recorded in Book 4389, at Page 740-742 of the Records of the Johnson County Recorder's Office; Thence S23°13'56"W, along the West Line of said Easement, 157.04 feet; Thence S19°59'15"W, along said West Line, 50.00 feet; Thence S04°25'45"W, along said West Line, 152.11 feet; to its intersection with the East Line of said Auditor's Parcel 2007134; Thence S13°39'59"W, along said East Line, 655.85 feet; Thence S13°00'24"W, along said East Line, 421.83 feet; to the Southeast Corner of said Auditor's Parcel 2007134; Thence N78°09'38"W, along the South Line of said Auditor's Parcel 2007134, a distance of 78.18 feet; to the Southwest Corner thereof; Thence N04°43'13"W, along the West Line of said Auditor's Parcel 2007134, a distance of 68.81 feet; Thence Northwestly, 215.66 feet, along said West Line on a 1750.00 foot radius curve, concave Southwestly, whose 215.60 foot chord bears N03°49'03"W, to its intersection with the East Right-of-Way Line of Buchanan Bend NE; Thence Northwestly, 219.63 feet, along said East Right-of-Way Line on a 654.34 foot radius curve, concave Southwestly, whose 215.60 foot chord bears N14°02'39"W; Thence N26°17'12"W, along said East Right-of-Way Line, 555.89 feet; to its intersection with the South Line of Winlock's First Addition, in accordance with the Plat thereof Recorded in Plat Book 53 at Page 34 of the Records of the Johnson County Recorder's Office; Thence N82°20'04"E, along the South Line of said Winlock's First Addition, 443.13 feet; to the Southeast Corner thereof; Thence N07°39'23"W, along the East Line of said Winlock's First Addition, 267.75 feet; Thence N62°28'40"W, along said East Line, 282.51 feet; to the Northeast Corner thereof; Thence S89°19'39"W, along the North Line of said Winlock's First Addition, 344.01 feet; to its intersection with the East Right-of-Way Line of Buchanan Bend NE; Thence Northwestly, 308.72 feet, along said East Right-of-Way Line on a 637.00 foot radius curve, concave Southwestly, whose 305.71 foot chord bears N04°00'07"E; Thence N17°59'04"E, along said East Right-of-Way Line, 378.74 feet; to its intersection with the North Line of said Auditor's Parcel 2007134; Thence N82°20'04"E, along said North Line, 594.97 feet; to the Northeast Corner of said Auditor's Parcel 2007134; Thence S00°27'02"E, along the East Line of said Auditor's Parcel 2007134, a distance of 682.65 feet; Thence N89°19'39"E, along said East Line, 331.18 feet; to the Point of Beginning; Said Rezoneing Parcel contains 39.80 acres, and is subject to easements and restrictions of record.

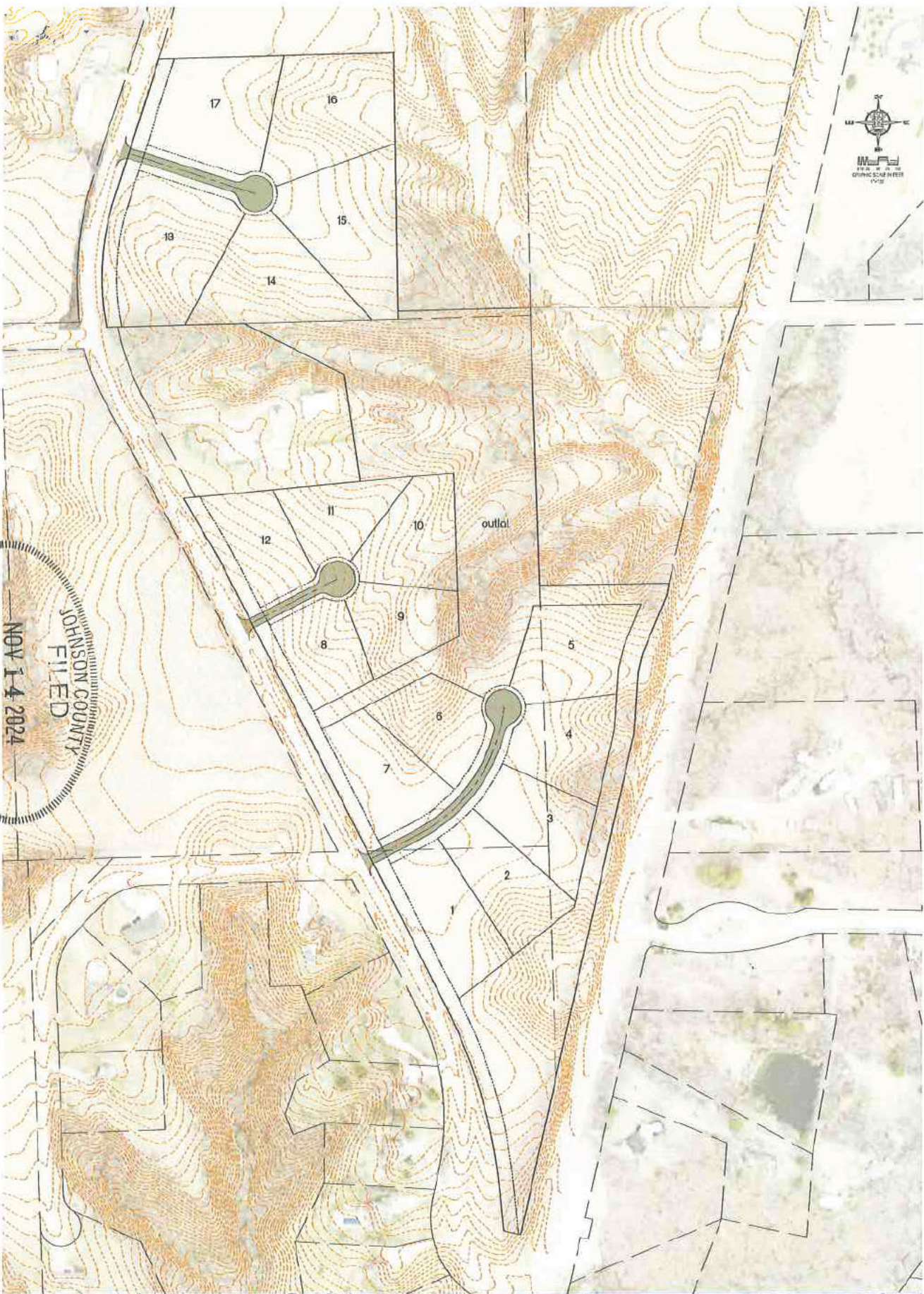
LOCATION MAP - N.T.S.



JOHNSON COUNTY
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PLANNING, DEVELOPMENT & SUSTAINABILITY



JOHNSON COUNTY
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NOV 14 2024
PLANNING,
DEVELOPMENT & SUSTAINABILITY



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
JOHN CITY, IOWA 52801
PHONE: 319.333.3333
WWW.33ENGINEERS.COM

Scale: 1" = 400'

SITE CONCEPT

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Project No: 11-1-2024

Client: MMS

Contract No: 11-1-2024

Revision No: 1

1296-276