

**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Rezoning****NO. REZ25-000003****APPLICATION DATE: 10/01/2025****PROPERTY OWNER: LUKE DRIESSEN & ERIKA DRIESSEN****APPLICANT: Scott Ritter Hart Frederick****WORK DESCRIPTION: Rezoning A to R****SITE ADDRESS: 3088 Highway 1 NE****PARCEL NUMBER: 0830254002****ACRES IN PARCEL:**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
0830254002	2.44	A - Agricultural	R - Residential

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****[planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov). 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

29 April 2024

Mr. Josh Busard  
Johnson County Zoning Director

Re: Rezoning A to R, for Luke & Erika Driessen, a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for the Driessen's.

At this time the Driessen's would like to rezone their property for a 2 lot subdivision. This parcel has access to Highway 1 NE, water and sewer systems are established for the north area.

If you have questions or if you require further information you may contact myself or Luke Driessen.

Respectfully Submitted,

J. Scott Ritter, LLS  
Hart-Frederick Consultants P.C.

C: Mr. Luke Driessen  
HFCfile



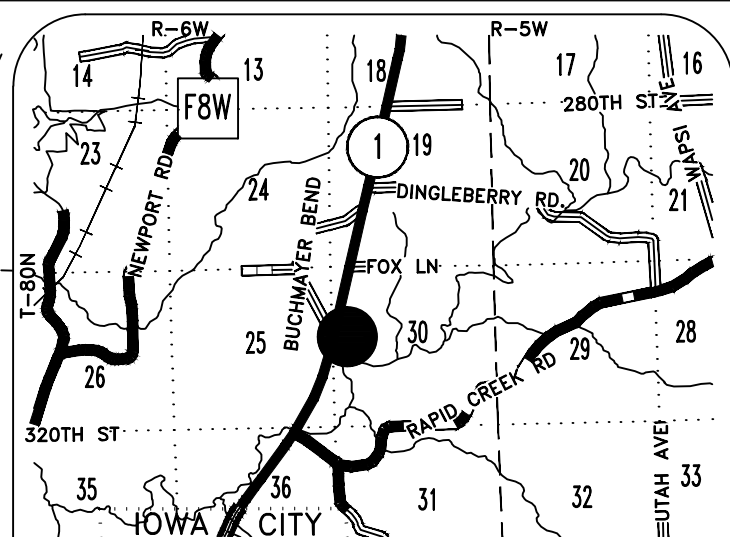
NORTHWEST CORNER  
SECTION 30-80-5  
FOUND 5/8" REBAR  
12" DEEP  
TIES BK. 50, PG. 12

NUMBER	DIRECTION	DISTANCE
L1	S 67°30'00" W	107.60' (M)
	S 67°30'50" W	107.57' (R)
L2	N 22°41'23" W	66.96' (M)
	N 22°40'23" E	66.97' (R)
L3	N 04°20'51" E	160.80' (M)
	S 04°21'38" W	160.80' (R)
L4	N 20°08'58" W	45.28' (M)
	S 20°07'37" E	45.35' (R)

Rapid Creek  
Partnership

PARCEL  
ZONED

LOT A  
ZONED A



LOCATION MAP NOT TO SCALE  
NEWPORT TOWNSHIP

CAMPION SUBDIVISION  
BK. 32, PG. 311

John F. &  
Claudia Knutson

















PLAT OF SURVEY  
BK. 5, PG. 15  
ZONED A

PLAT OF SURVEY  
BK. 4, PG. 208  
REZONE A to R  
2.16 ACRES

LOT 1  
ZONED A

CAMPION SUBDIVISION  
BK. 32, PG. 311  
Gregory H. Koehnke

## LEGEND

- |   |                                    |
|---|------------------------------------|
|  | GOVERNMENT CORNER                  |
|  | SET 5/8" IRON ROD W/RED CAP #16546 |
|  | FOUND DOT ALUM. CAP IRON ROD       |
|  | FOUND RIGHT OF WAY RAIL            |
|  | FOUND 1" PIPE                      |
|  | RECORDED DIMENSIONS                |
|  | MEASURED DIMENSIONS                |
|  | PROPERTY/BOUNDARY LINES            |
|  | CENTER LINES                       |
|  | RIGHT-OF-WAY LINES                 |
|  | SECTION LINES                      |
|  | EASEMENT LINES                     |
|  | LOT LINES PLATTED OR BY DEED       |
|  | LOCATED FENCE                      |
|  | EXISTING BUILDINGS                 |
|  | CONCRETE SURFACE                   |

① EASEMENT FOR PUBLIC HIGHWAY  
BK. 4392, PGS. 371-373

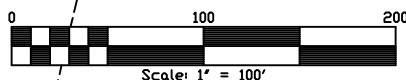
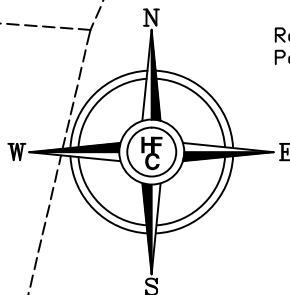
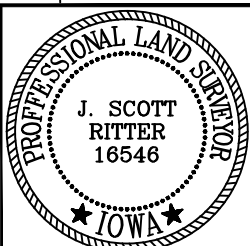
② EASEMENT FOR PUBLIC HIGHWAY  
BK. 6278, PG. 764

REZONING EXHIBIT  
(Page 1 of 2)  
A RESIDENTIAL SUBDIVISION  
REZONE A-AGRICULTURAL to R-RESIDENTIAL  
A PART OF THE SW 1/4 - SW 1/4 OF  
SECTION 30, T-80-N, R-5-W  
JOHNSON COUNTY, IOWA

DATE: 04/24	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 247062	

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S. Date \_\_\_\_\_  
Iowa License Number: 16546  
My license renewal date is December 31, 2024.  
Pages covered by this seal: **THIS SHEET ONLY**





HART-FREDERICK CONSULTANTS P.C.



510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215

www.hart-frederick.com

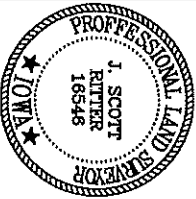
REZONE A to R

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa, and is described as

Commencing at the Northwest corner of said Section 30; thence S 01°57'33" E along the West line of the Northwest 1/4 of said Section 30, a distance of 1942.25 feet; thence N 88°02'27" E, a distance of 140.87 feet to the Northwest corner of a Plat of Survey as is recorded in Plat Book 4 on page 208 in the office of the Johnson County Recorder, being the Point of Beginning; thence S 68°09'39" E along the Northerly line of said Plat of Survey, a distance of 308.23 feet to the Northeast corner of said Plat of Survey; thence S 03°49'30" W along the Easterly line of said Plat of Survey, a distance of 189.94 feet to the Southeast corner of said Plat of Survey; thence S 67°30'00" W along the Southerly line of said Plat of Survey, a distance of 302.94 feet to a point on the Easterly line of an Easement for Public Highway as is recorded in Book 6278 on pages 371-373 in the office of the Johnson County Recorder; thence N 22°41'23" W along said Easterly line, a distance of 66.96 feet; thence N 04°20'51" E along said Easterly line, a distance of 160.80 feet; thence N 20°08'58" W along said Easterly line, a distance of 45.28 feet to a point on the Westerly line of said Plat of Survey; thence N 12°55'27" E along said Westerly line, a distance of 159.52 feet to the Point of Beginning containing 2.16 acres.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S. Date  
Iowa License Number: 16546  
My license renewal date is December 31, 2024.  
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REZONING EXHIBIT  
(Page 2 of 2)  
A RESIDENTIAL SUBDIVISION  
REZONE A--AGRICULTURAL to  
R-RESIDENTIAL

DATE: 04/24 DRN: JSR APP:  
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