

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Conditional Use Permit****NO. CUP25-000011****APPLICATION DATE: 12/10/2025****PROPERTY OWNER: VAULT STORAGE LLC****APPLICANT: Lee Casebolt****WORK DESCRIPTION: install new wall signs, ground sign****SITE ADDRESS:****PPROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0304303001	6	A - Agricultural

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



Signage Variance Request – Justification Statement

We are requesting a variance from the current signage limitations applied to Parcel #0304303001 due to unique site conditions and zoning inconsistencies that create an undue hardship and hinder the property's ability to safely and effectively communicate with motorists traveling at highway speeds.

Although this parcel is zoned Agricultural (Ag) with a conditional use, the surrounding properties are all zoned Commercial and are permitted **illuminated signage**. The current Ag zoning significantly restricts allowable signage and prevents this business from achieving visibility consistent with neighboring businesses. In essence, this variance request seeks to align the signage allowances of this parcel with those granted to the adjacent commercial parcels to ensure consistency, fairness, and uniformity within the development.

Accordingly, we are requesting approval for the same illuminated signage allowances as neighboring commercial lots. This facility is open 24 hours a day and requires round the clock visibility.

This variance will ensure consistent signage standards across the area, improve visibility for motorists traveling at highway speeds, and support the safe and effective identification of the business.

1. Commercial Use Despite Agricultural Zoning

Although the parcel is zoned agricultural, it is fully developed and operating as a commercial property. The existing signage restrictions tied to the agricultural zoning classification do not reflect the property's actual use or the surrounding development pattern. The business functions as part of a commercial corridor, and appropriate commercial signage is necessary to achieve equitable visibility and fair representation among neighboring properties.

2. High Traffic Speeds and Driver Visibility Considerations

The adjacent roadway carries traffic traveling at approximately 70 mph or higher. At these speeds, drivers have significantly reduced time to identify a business and make safe, informed turning or lane-change decisions. Smaller, non-lit signage is not effective under these conditions. Larger, more visible signage allows drivers to recognize the site earlier, reducing sudden braking or last-minute turns, which in turn supports smoother traffic flow and safer roadway behavior. The requested variance is therefore not only a matter of visibility but also promotes a safer and more predictable driving environment.

3. Surrounding Commercial Properties with Greater Signage Rights

All adjacent and nearby parcels are zoned commercial and have been granted substantially larger signage allowances. This creates a competitive imbalance and visually crowds out this site's signage, further limiting its effectiveness. Aligning this property's signage with those of its neighbors ensures parity and maintains the intended fairness of the city's sign code as applied to commercial uses.

4. Consistency and Visual Harmony Within the Development

The proposed signage is designed to match the quality, scale, and aesthetic of other signage within the development. This approach maintains a cohesive visual identity and reinforces the professional appearance of the corridor. Consistent signage standards contribute to the overall attractiveness and organization of the commercial area.

Conclusion

The current signage limitations, based solely on the property's agricultural zoning, create a hardship inconsistent with its commercial use and context. The requested variance will:

- Provide appropriate visibility for motorists traveling at highway speeds,
- Support safe and predictable traffic behavior,
- Maintain consistency with surrounding commercial signage, and
- Enhance the overall appearance and coherence of the development.

For these reasons, granting this variance is both reasonable and in the public interest.

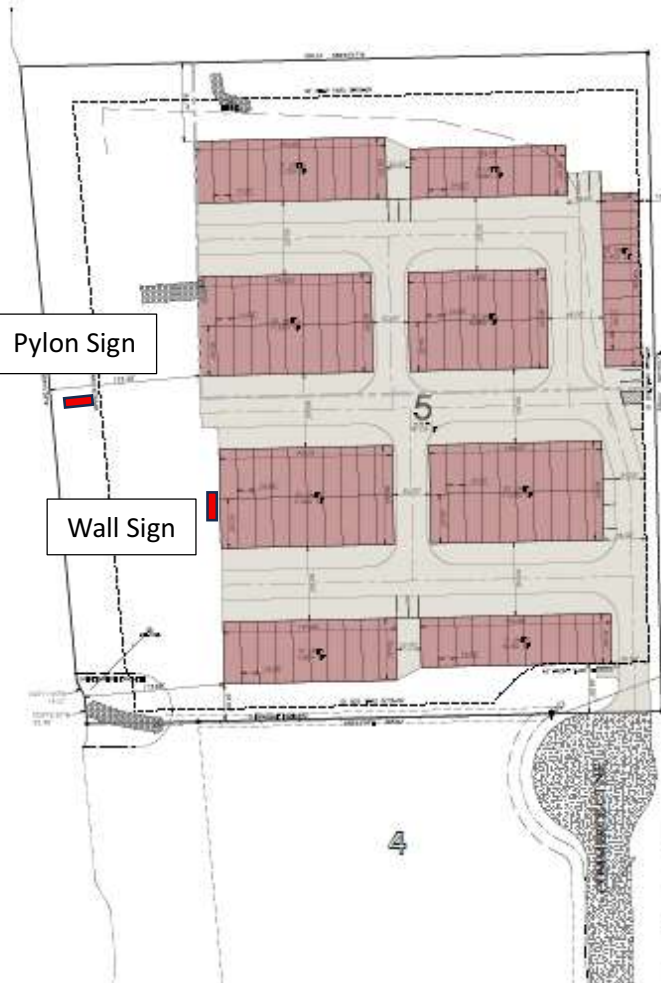
Aaron Vosmek
CEO
CR Signs Inc.
319-389-8632
Aaron@CRSignsInc.com

SITE PLAN LOT 5, COMMERCE COURT ADDITION JOHNSON COUNTY, IOWA

C120 SITE LAYOUT AND DIMENSION PLAN
C140 SITE GRADING, BROWNS CONTROL PLAN, AND JOHNSON
C141 DETAILED GRADING PLAN
C200 GENERAL NOTES AND DETAILS



MMS
INCORPORATED
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENGINEERING SPECIALISTS
1000 WEST 10TH STREET
JOHNSON COUNTY, IOWA 50040
WWW.MMSINC.COM



PROPOSED IMPROVEMENTS	
1. PAVEMENT	ASPH/CON
2. CURBS	CONCRETE
3. SIDEWALKS	CONCRETE
4. STORM SEWERS	48" DIA. CONCRETE
5. SANITARY SEWERS	12" DIA. CONCRETE
6. WATER MAINS	12" DIA. DUCTILE IRON
7. GAS MAINS	12" DIA. BLACK IRON
8. FLOOD WALLS	CONCRETE
9. FLOOD GATES	STEEL
10. FLOOD WALLS	CONCRETE
11. FLOOD GATES	STEEL
12. FLOOD WALLS	CONCRETE
13. FLOOD GATES	STEEL
14. FLOOD WALLS	CONCRETE
15. FLOOD GATES	STEEL
16. FLOOD WALLS	CONCRETE
17. FLOOD GATES	STEEL
18. FLOOD WALLS	CONCRETE
19. FLOOD GATES	STEEL
20. FLOOD WALLS	CONCRETE

STANDARD LEGEND AND NOTE	
1. PAVEMENT	ASPH/CON
2. CURBS	CONCRETE
3. SIDEWALKS	CONCRETE
4. STORM SEWERS	48" DIA. CONCRETE
5. SANITARY SEWERS	12" DIA. CONCRETE
6. WATER MAINS	12" DIA. DUCTILE IRON
7. GAS MAINS	12" DIA. BLACK IRON
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NOTES	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.	
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SITE LAYOUT AND DIMENSION PLAN



LOT 5, COMMERCE COURT ADDITION

JOHNSON COUNTY IOWA

APPROVED FOR CONSTRUCTION	
APPROVED BY:	
DATE:	
APPROVED BY:	
DATE:	
APPROVED BY:	
DATE:	

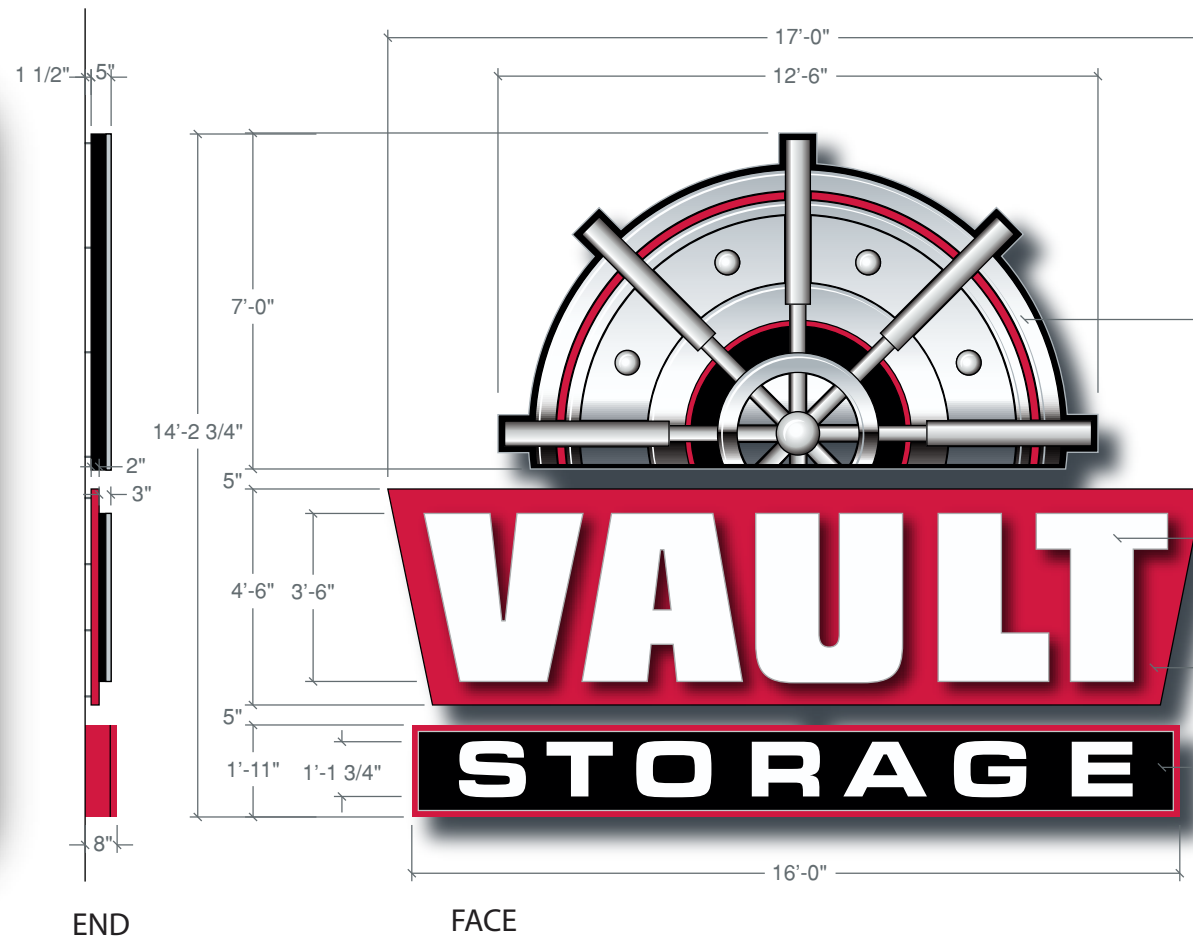


PROJECT INFORMATION	
PROJECT NO.	C120
DATE	08/08/2018
BY	MM
CHECKED BY	MM
DATE	08/08/2018
BY	MM
CHECKED BY	MM
DATE	08/08/2018
BY	MM
CHECKED BY	MM
DATE	08/08/2018

MMS CONSULTANTS, INC.
1000 WEST 10TH STREET
JOHNSON COUNTY, IOWA 50040
WWW.MMSINC.COM
C120



NIGHT ILLUMINATION

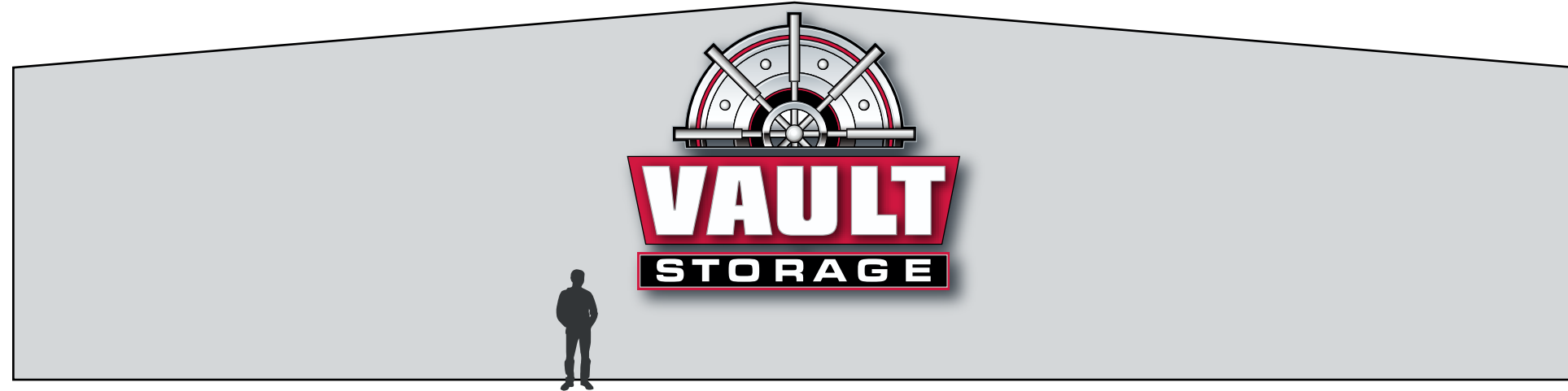


5" DEEP FRONT-LIT AND HALO-LIT CHANNEL CABINET WITH PREFINISHED BLACK RETURNS. WHITE POLY FACE WITH DIGITALLY PRINTED GRAPHICS. SILVER TRIM-CAP. ILLUMINATE FACES WITH WHITE L.E.D.S. HALO GLOW TO BE RED.

FRONT LIT CHANNEL LETTERS WITH PREFINISHED BLACK RETURNS. BLACK ACRYLIC FACES WITH SILVER TRIM-CAP. FACES TO BE ILLUMINATED IN WHITE.

HALO-LIT 2" TUBE FRAME BACKER PANEL. HALO GLOW TO BE RED.

8" DEEP RED CABINET WITH 1 5/8" RED RETAINERS. WHITE POLY FACE WITH VINYL GRAPHICS. ILLUMINATE WITH WHITE L.E.D.S.



SCALE @ 1/8" = 1'

PAINT AND VINYL 3630-22 BLACK

PAINT & VINYL 3630-33 RED

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4701 FIRST AVE. S.E. SUITE 11
CEDAR RAPIDS, IOWA 52402

PHONE: 319-389-8632

JOB DESCRIPTION
S/F ILLUMINATED FASCIA LOGO, LETTERS AND CABINET.

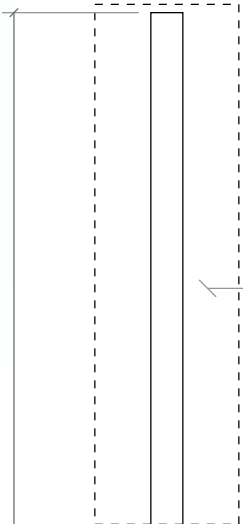
R1: 04/25/25 • DJS • CHANGE DESIGN

R2: 04/28/25 • DJS • CHANGE COLORS AND DESIGN ILLUMINATION

FILE NAME 250811-01-2 DATE 04/18/25
JOB NAME VAULT STORAGE
CUSTOMER
LOCATION JOHNSON COUNTY, IA
DRAWN BY DJS SCALE 1/4" = 1'
SALESPERSON AARON VOSMEK

THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. **COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY.** ALL DESIGNS & SPECIFICATIONS ARE THE SOLE PROPERTY OF CR SIGNS INC. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION.

FLEX FACE
BLEED FRAME
CABINET



TUBE FRAME CABINET
WITH (SC) RETRO FRAME
BODY AND RETAINERS.

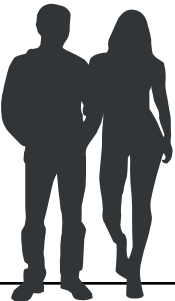
Centroid Height: 25.000 ft
Sign Area: 249.200 sq ft
Number of Support Columns: 2
Wind Pressure: 18.000 lbs/ sq ft

Section Modulus: 22.428 per column
8.000 inch Steel SQUARE Tube:
(0.375 inch wall),each column

Caisson type: Circular

Footing Depth: 8.500 ft per column
Valid Footing Diameter: 3.000 ft per column
Concrete Yards: 2.064 yards per column
x 2 = 4.127 yards total

8" SQ. STEEL
TUBES



38'-3 1/2"

8'-6"

3'-0"

PAINT AND VINYL 3630-22 BLACK

VINYL 3630-33 RED

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4701 FIRST AVE. S.E. SUITE 11
CEDAR RAPIDS, IOWA 52402

PHONE: 319-389-8632

JOB DESCRIPTION
D/F ILLUMINATED PYLON SIGN.

FLEX FACE BLEED FRAME CABINET.
VINYL GRAPHICS.
ILLUMINATE WITH WHITE L.E.D.S.

SET SIGN ONTO (2) 8" SQ. STEEL TUBES.
TUBES TO BE SET INTO CONCRETE
FOOTING. (SEE SPEC.)

R1: 11/18/25 • DJS • CHANGE DESIGN

FILE NAME 250811-12-1 DATE 11/17/25
JOB NAME VAULT STORAGE
CUSTOMER
LOCATION JOHNSON COUNTY, IA
DRAWN BY SE SCALE 1/4" = 1'
SALESPERSON AARON VOSMEK

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