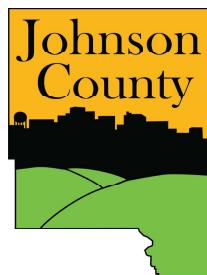


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Conditional Use Permit****NO. CUP25-000010****APPLICATION DATE: 12/04/2025****PROPERTY OWNER: GARY & LINDA M ALBERHASKY****APPLICANT: Mike Barr****WORK DESCRIPTION: Use as a church****SITE ADDRESS: 4274 Sioux Ave SE****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0930254002	6.09	R - Residential

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



Pastor Michael Barr
Crosspoint Baptist Church
[REDACTED]
[REDACTED]

To: Planning, Development, and Sustainability – Planning and Zoning

Subject Conditional Use Permit

Crosspoint Baptist Church is applying for a conditional use permit for the following properties, presently zoned residential. It is our purpose to use the properties as our primary and permanent church home.

Address: 4274 Sioux Ave SE Iowa City, IA Book 35/Page 309

Parcel #: 0930254001/3.81 acres and 0930254002/6.09 acres

Section:30 Township:79 Range:5 Qtr:NW SW COR LT 1 RAMER SUBD

A summary of our intended use:

- Days and hours of operation

Primary and regular use each Sunday for services 8AM-7PM (two services, one in the morning and the other in the afternoon)

Wednesday evenings: Prayer meeting and Bible study from 5PM-9PM

Intermittent use for Pastoral meetings, counseling, etc.

Other use from time to time for activities

- Number of Employees 1

• Number and Type of parking facilities (employee spots, customer spots, drive areas, etc.)

Our preliminary planning is for 25 spaces on a gravel surface. We will comply with Code of Ordinances 8:1.24 (c) (C) (b) (c) (i)

- Estimate maximum number of customers expected on site at any one time
Our regular attendance is 25-35 with 50 on special occasions, such as Christmas or Easter, etc.

- Plan for provision of water and wastewater/septic.

Our intent is to make use of the existing well and septic systems

- Type/examples of equipment to be used.
No special equipment is used. The facility will be furnished primarily with chairs and tables.
- Signage proposed.
Our intention initially is to erect a v-shape post and panel sign that is visible from both travel directions contain the church name, meeting times, and contact information

Site plan identifying all of the following (as applicable):

- Access to the public road
The property is accessible only from Sioux Avenue SE, turning into the parking lot
- Structure(s) for the proposed use
The existing 2,200+ square foot house
The existing separate 900 square foot garage
- Parking Areas
We will construct a gravel parking lot to the south of the house in the area that parcels 0930254001 and 0930254002 share a common boundary
- Location of any proposed signage
The sign will be located to the west of the house near the driveway entrance, visible from Sioux Ave SE
- Any info needed to address any Supplemental Conditions required by Chapter 8:1.24
Pictures of the parcels, structures, and propose locations of signage and parking are provided with this summary

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (state the official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

CHURCH

On property located at (street address if available or layman's description):

4274 Sioux Ave SE Iowa City IA 52240

Parcel Number(s): Parcel #: 0930254001 and 0930254002

The property consists of +/- 9.9 total acres, and is currently zoned Residential.

Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.

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.

Gary and Linda Alberhasky

Name of Owner

Crosspoint Baptist Church by Michael S. Barr

Name of Applicant (if different)

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 be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

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 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.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$250)		
This application form with all information completed		(2)
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site at any one time, provisions for water and wastewater, types of equipment to be used, signage, etc	MB	
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	MB	
If working with an engineer: CAD line work of the site plan, following the guidance below		
Proof of application to the Johnson County Health Department for a Public Health Zoning Application		
<u>For requests to establish Utility Scale Solar</u> (use area of 20 acres or less): <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. 		
<u>For requests for Commercial Communications Towers</u> , include the following: <ul style="list-style-type: none"> Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver. Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver 		

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.

