

PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Rezoning

NO. REZ26-000001

APPLICATION DATE: 03/04/2026

PROPERTY OWNER: HICKORY HAVEN PROPERTIES LLC

APPLICANT: Lacey Stutzman

WORK DESCRIPTION: Rezoning - Hickory Hollow Part One

SITE ADDRESS:

PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
0312301005	1.99	A - Agricultural	R - Residential
0312301005	3.37	A - Agricultural	ERP - Environmental Resource Preservation
0312276002	0.41	A - Agricultural	ERP - Environmental Resource Preservation



Planning, Development and Sustainability

913 S. Dubuque St. Iowa City, IA 52240

planning@johnsoncountyiowa.gov 319-356-6083

<https://www.johnsoncountyiowa.gov/pds>



March 2nd, 2026

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

RE: Hickory Haven Properties, LLC – Rezoning Request

Dear Josh,

On behalf of Hickory Haven Properties, LLC, c/o Mike Gerdin, we are submitting a request for rezoning of a parcel located to the east of Hickory Hollow Road in the SE ¼ - NW ¼ and the NE ¼ - SW ¼ of Section 12, Township 81 North, Range 7 West, Johnson County, Iowa.

The rezoning request is for rezoning of a parcel 1.99 acres in size (Rezoning Parcel #1) from 'A' – Agricultural to 'R' – Residential. The request is also for rezoning of a parcel 3.78 acres in size (Rezoning Parcel #2) from 'A' – Agricultural to 'ERP' – Environmental Resource Preservation. The property is designated as Conservation Development on Johnson County's 2018 Future Land Use Map. Residential zoning is considered a potentially compatible zoning request in the Conservation Development category. Environmental Resource Preservation is considered a compatible zoning request in the Conservation Development category.

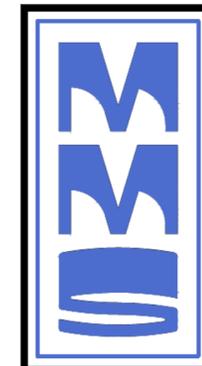
The rezoning request accompanies an application for a 1 Lot + 1 Outlot subdivision, where Rezoning Parcel #1 corresponds to the proposed Lot 1 boundary and Rezoning Parcel #2 corresponds to the proposed Outlot boundary.

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

Respectfully submitted,

Lacey S. Stutzman

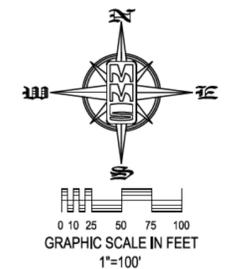
12333-002Letter of Intent_Rezone.docx



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
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(319) 351-8282
www.mmsconsultants.net

REZONING EXHIBIT

A PORTION OF THE SE 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE SW 1/4 BOTH OF SECTION 12-T81N-R7W OF THE 5TH P.M. JOHNSON COUNTY, IOWA



LOCATION: A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BOTH OF SECTION 12, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: HICKORY HAVEN PROPERTIES LLC 3843 TIMBER POINTE DR NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR OR OWNER: HICKORY HAVEN PROPERTIES LLC 3843 TIMBER POINTE DR NE SOLON, IOWA 52333
DATE OF SURVEY: 12-30-2025	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

FOR COUNTY RECORDER'S USE

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
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

DESCRIPTION - REZONING PARCEL #1 - 'A' TO 'R'

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

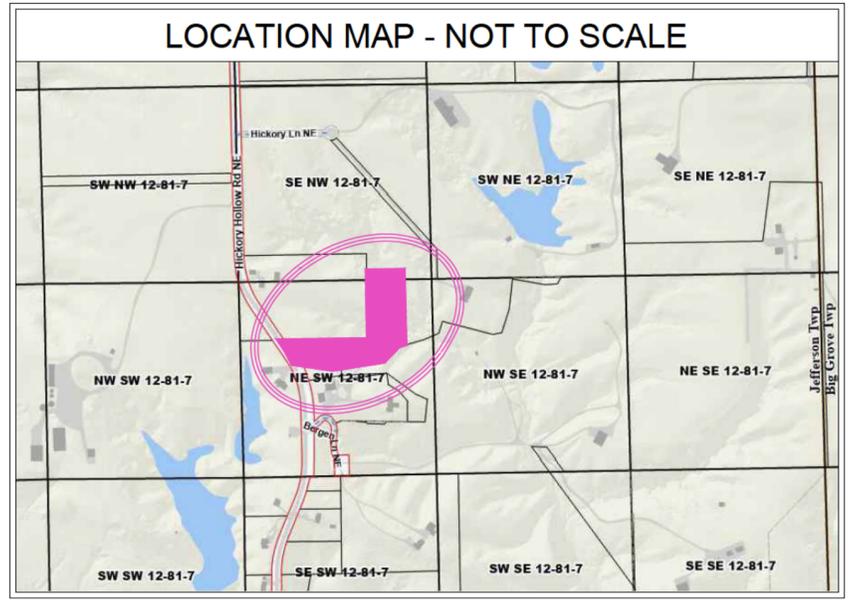
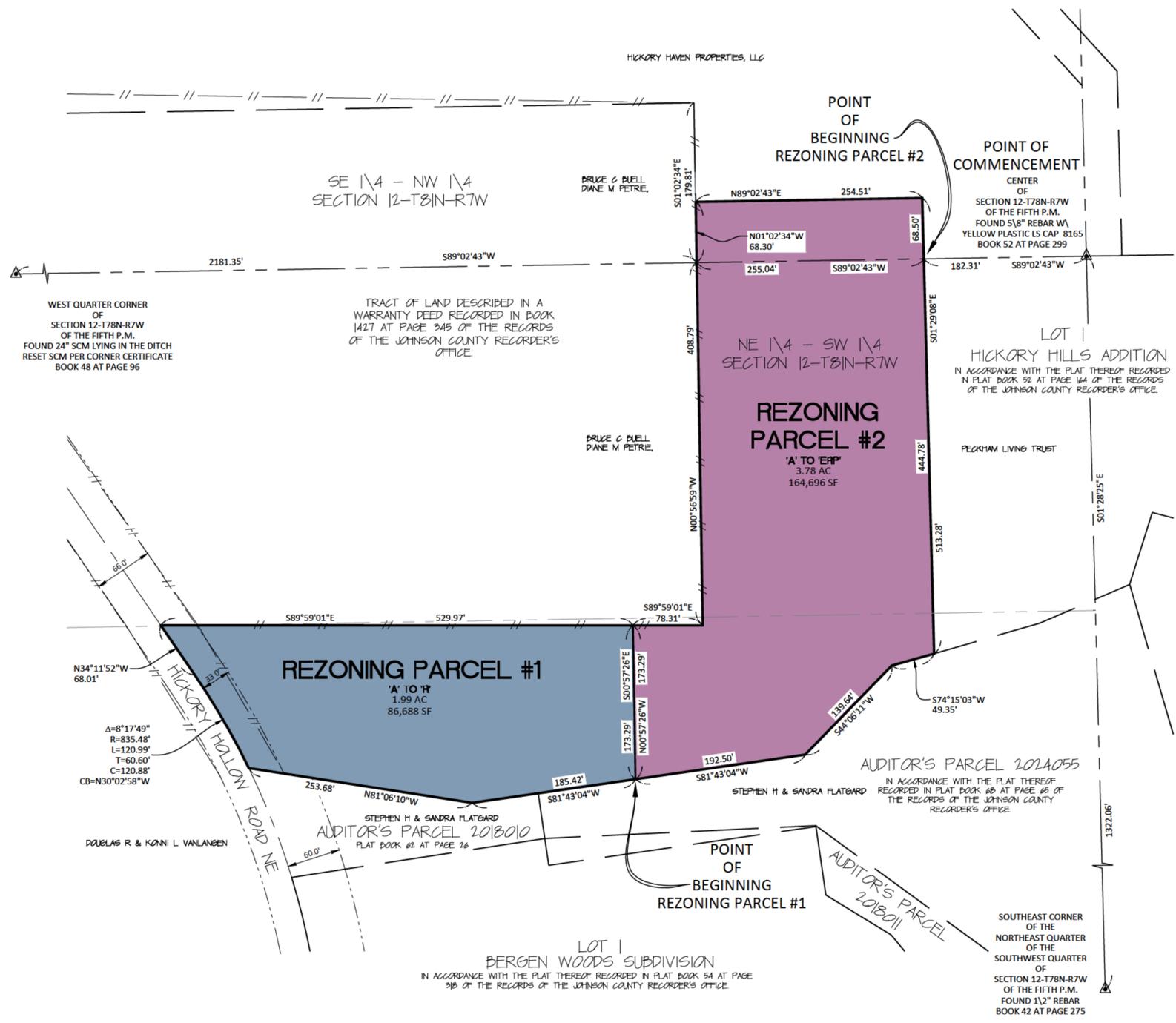
COMMENCING at the Center of Section 12, Township 78 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°02'43"W, along the North Line of the Northeast Quarter of the Southwest Quarter of said Section 12, and the North Line of Lot 1 of Hickory Hills Addition, in accordance with the Plat thereof Recorded in Plat Book 52 at Page 164 of the Records of the Johnson County Recorder's Office, 182.31 feet, to the Northwest Corner of said Lot 1; Thence S01°29'08"E, along the West Line of said Lot 1, a distance of 444.78 feet, to the Southwest Corner of said Lot 1, and a Point on the North Line of Auditor's Parcel 2024055, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 65 of the Records of the Johnson County Recorder's Office; Thence S74°15'03"W, along the North Line of said Auditor's Parcel 2024055, a distance of 49.35 feet; Thence S44°06'11"W, along said North Line, 139.64 feet; Thence S81°43'04"W, along said North Line, 192.50 feet, to the POINT OF BEGINNING; Thence S81°43'04"W, along said North Line and the North Line of Auditor's Parcel 2018010, in accordance with the Plat thereof Recorded in Plat Book 62 at Page 26 of the Records of the Johnson County Recorder's Office, 185.42 feet; Thence N81°06'10"W, along the North Line of said Auditor's Parcel 2018010, a distance of 253.68 feet, to the Northwest Corner of said Auditor's Parcel 2018010, and a Point on the Centerline of Hickory Hollow Road NE; Thence Northwesterly, 120.99 feet, along said Centerline on a 835.48 foot radius curve, concave Southwesterly, whose 120.88 foot chord bears N30°02'58"W; Thence N34°11'52"W, along said Centerline, 68.01 feet; Thence S89°59'01"E, 529.97 feet; Thence S00°57'26"E, 173.29 feet, to the POINT OF BEGINNING.

Said Rezoning Parcel #1 contains 1.99 Acres, and is subject to easements and restrictions of record.

DESCRIPTION - REZONING PARCEL #2 - 'A' TO 'ERP'

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BOTH OF SECTION 12, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Center of Section 12, Township 78 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°02'43"W, along the North Line of the Northeast Quarter of the Southwest Quarter of said Section 12, and the North Line of Lot 1 of Hickory Hills Addition, in accordance with the Plat thereof Recorded in Plat Book 52 at Page 164 of the Records of the Johnson County Recorder's Office, 182.31 feet, to the Northwest Corner of said Lot 1, and the POINT OF BEGINNING; Thence S01°29'08"E, along the West Line of said Lot 1, a distance of 444.78 feet, to the Southwest Corner of said Lot 1, and a Point on the North Line of Auditor's Parcel 2024055, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 65 of the Records of the Johnson County Recorder's Office; Thence S74°15'03"W, along the North Line of said Auditor's Parcel 2024055, a distance of 49.35 feet; Thence S44°06'11"W, along said North Line, 139.64 feet; Thence S81°43'04"W, along said North Line, 192.50 feet; Thence N00°57'26"W, 173.29 feet; Thence S89°59'01"E, 78.31 feet; Thence N00°56'59"W, 408.79 feet; Thence N01°02'34"W, 68.30 feet; Thence N89°02'43"E, 254.51 feet; Thence S01°29'08"E, 68.50 feet, to the POINT OF BEGINNING. Said Rezoning Parcel #2 contains 3.78 Acres, and is subject to easements and restrictions of record.



Date	Revision

REZONING EXHIBIT

A PORTION OF THE SE 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE SW 1/4 BOTH OF SECTION 12-T81N-R7W OF THE 5TH P.M.

JOHNSON COUNTY IOWA
MMS CONSULTANTS, INC.

Date:	02-10-2026
Designed by:	LSS
Field Book No:	1435
Drawn by:	LSS
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY 12333-002
of:	1