

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ26-000002****APPLICATION DATE: 03/04/2026****PROPERTY OWNER: S&J ROHRET PROPERTIES LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: Rezoning part of parcel from R to CH****SITE ADDRESS: 1997 Alex Way SW****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
1223106001	0.36	R - Residential	CH - Highway Commercial

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

3 March 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning R to CH, for Steve Rohret

Dear Josh:

Attached please find the application and accompanying documents for a rezoning request application for Steve Rohret.

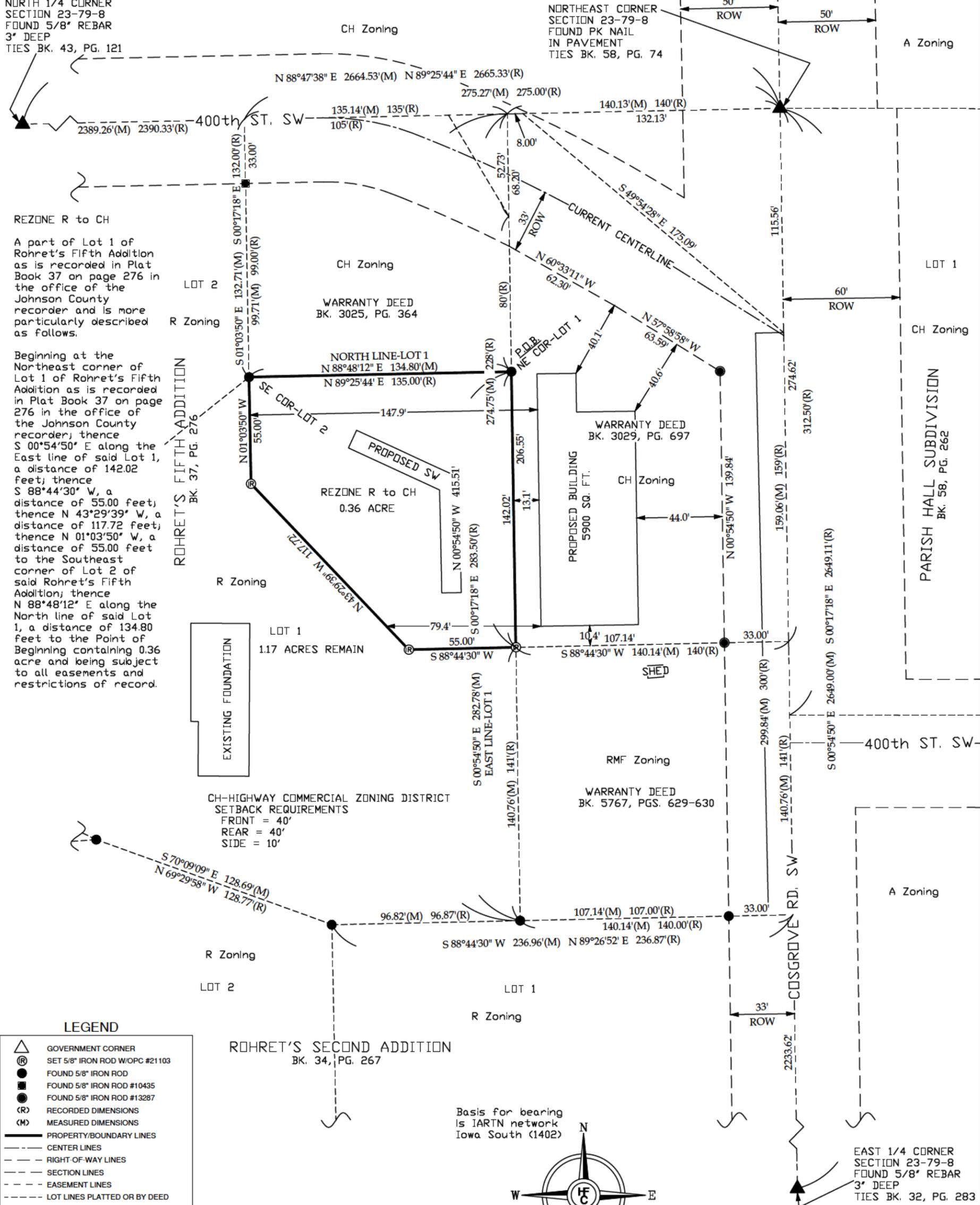
At this time Steve would like to rezone Lot 1 of Rohret's Fifth Addition from R-Residential to CH-Highway Commercial. Steve is planning his new business location on the adjoining property he owns and this parcel will facilitate that storm water basin. I will be preparing a Boundary Line Adjustment Application for this area.

If you have questions or if you require further information you may contact myself, William Toomey: attorney or Steve Rohret.

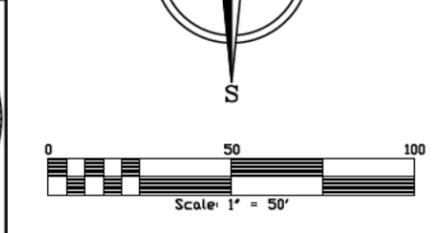
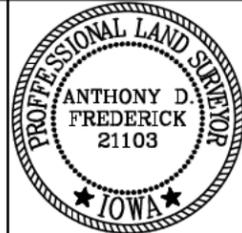
Respectfully Submitted,

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

C: Mr. Steve Rohret
Mr. William Toomey
HFCfile



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.
Anthony D. Frederick, P.L.S.
Iowa License Number: 21103
My license renewal date is December 31, 2027.
Pages covered by this seal: THIS SHEET ONLY



REZONING EXHIBIT
R to CH
PART OF LOT 1 OF
ROHRET'S FIFTH ADDITION
COSGROVE, JOHNSON COUNTY, IA
DATE: 02/26 DRN: JSR APP: ADF
FLD BK: GPS PROJ. NO: 237110