

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ26-000003****APPLICATION DATE: 05/28/2026****PROPERTY OWNER: BRANDON PRATT****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Pratt Rezoning****SITE ADDRESS: 3036 Highway 1 NE 3****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
0830226003	4.97	CH - Highway Commercial	R - Residential
0830226002	13.25	CH - Highway Commercial	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>**



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

May 27, 2026

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Letter of Intent for Pratt rezoning application

Dear Josh:

On behalf of Brandon Pratt we are submitting a rezoning application for his property located at 3036 Highway 1 NE, Iowa City, Iowa. The property proposed for rezoning totals 18.22 acres, the request is to rezone from Highway Commercial (CH) to Residential (R).

This rezoning request will be followed by a combined preliminary and final plat subdivision application pending completion of an archeology study.

There is an existing house, well, and septic system on the property. Access will continue to be utilized from Highway 1 NE.

Please let us know if you have any questions or need any additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman', is written over a light blue topographic map background.

Lacey S. Stutzman

12043-003Letter of Intent_Rezone.docx

Environmental Specialists

Landscape Architects

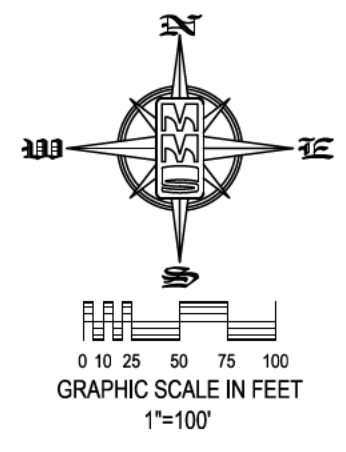
Land Planners

Land Surveyors

Civil Engineers

LOCATION: PORTIONS OF THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: BRANDON PRATT 75 COMMERCIAL DRIVE, SUITE #916 NORTH LIBERTY, IOWA 52317
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: BRANDON J PRATT TRUST 75 COMMERCIAL DRIVE, SUITE #916 NORTH LIBERTY, IOWA 52317
DOCUMENT RETURN INFORMATION:	DATE OF SURVEY: 07-30-2024
LAND SURVEYOR	

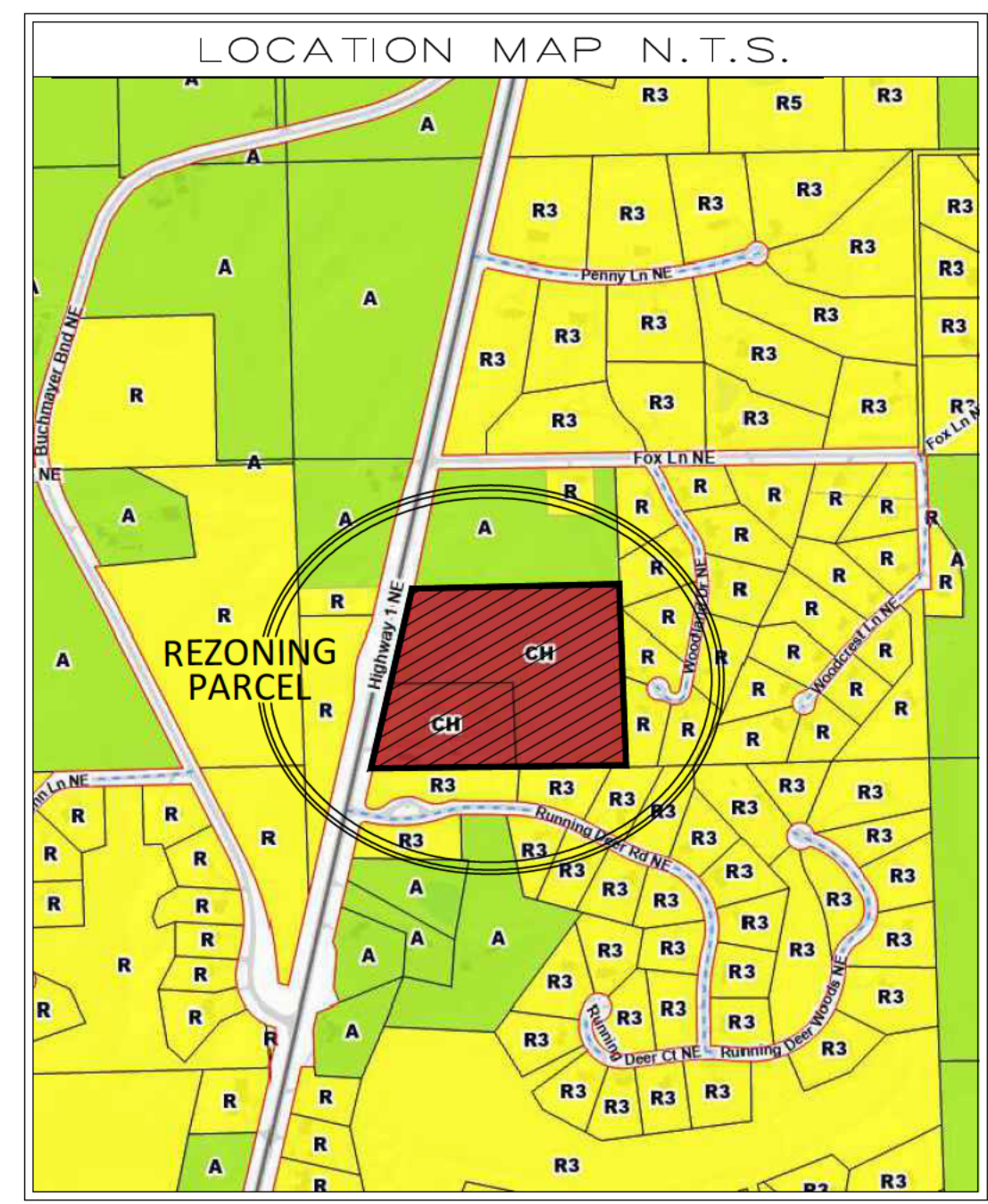
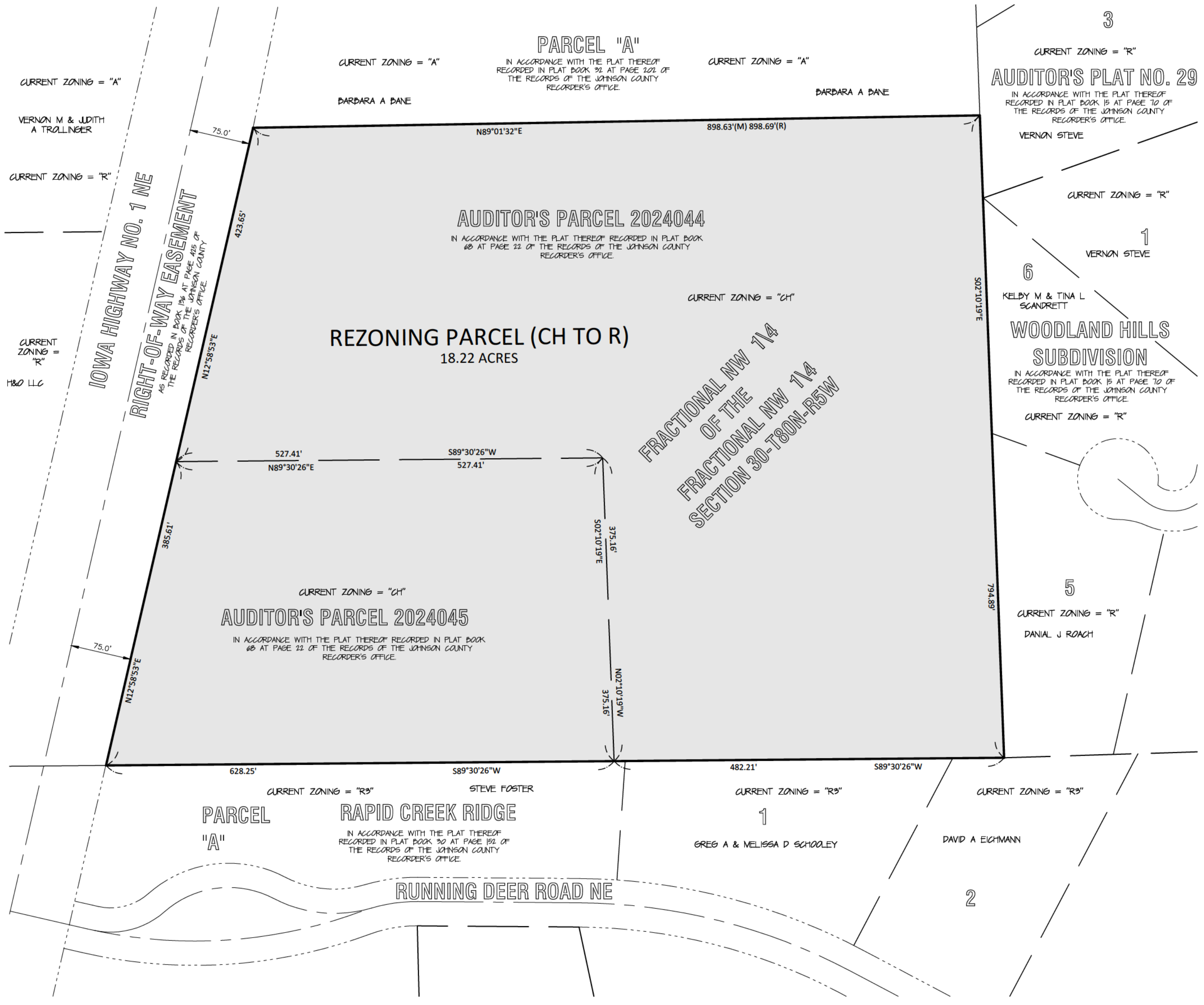
NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.



REZONING EXHIBIT

AUDITOR'S PARCEL 2024044 AND AUDITOR'S PARCEL 2024045 JOHNSON COUNTY, IOWA

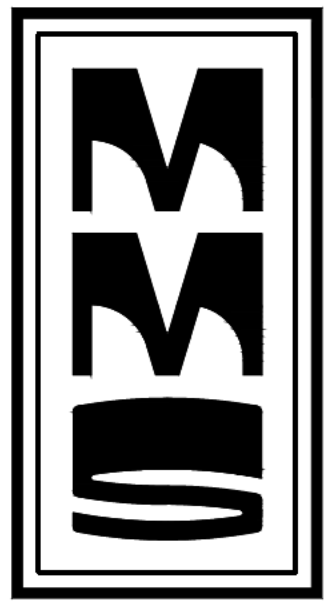
LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" iron pin w/ yellow, plastic LS cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- 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
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
(M)	
C22-1	



REZONING DESCRIPTION - CH TO R

Auditor's Parcel 2024044 and Auditor's Parcel 2024045, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 22 of the Records of the Johnson County Recorder's Office.

Said Rezoning Parcel contains 18.22 Acres, and is subject to easements and restrictions of record.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

REZONING EXHIBIT

AUDITOR'S PARCEL 2024044
AUDITOR'S PARCEL 2024045

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05-21-2025
Designed by:	JDM
Field Book No.:	1396
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	IOWA CITY 12043-003
of:	1