

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ26-000005****APPLICATION DATE: 07/01/2026****PROPERTY OWNER: RIVER PRODUCTS CO INC****APPLICANT: Todd Scott****WORK DESCRIPTION: Rezone to MH to allow storage of flammable liquids****SITE ADDRESS: 3194 Charbon RD SE****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
0635477003	4.4	ML - Light Industrial	MH - Heavy Industrial

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

RIVER PRODUCTS COMPANY, INC.

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*Crushed Limestone Products
Sand & Gravel*

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June 18, 2026

Johnson County Planning, Development & Sustainability Department
913 S. Dubuque Street
Iowa City, IA 52240

Re: Rezoning Request – Parcel No. 0635477003 (3194 Charbon Road SE)

Dear Planning Department Staff,

We respectfully submit this request to rezone Auditor's Parcel No. 0635477003, located at 3194 Charbon Road SE, from ML (Light Industrial) to MH (Heavy Industrial). This rezoning is necessary to allow for the compliant storage of flammable liquids associated with our operations.

The proposed rezoning will accommodate the relocation of our existing bulk tank fuel facility currently located at 3145 Charbon Road (Auditor's Parcel No. 1102126001), which is operated by Petroleum Services Company, LLC, our wholly-owned subsidiary. In addition, we plan to construct an office and storage building similar in scale and design to the structure located at 3147 Charbon Road (Auditor's Parcel No. 06354200).

The intent of this proposal is to clearly separate industrial uses that are not well suited for co-location. This separation will improve operational efficiency, enhance site safety, simplify regulatory compliance, and reduce environmental and operational risks associated with combining quarry and wholesale petroleum uses on a single parcel.

The existing self-serve, card-reader-only fueling station on the subject property will remain unchanged, and we respectfully request that this use be considered an "other use similar in nature and intensity" pursuant to Johnson County Ordinance 8:1.19A.13.

We appreciate your consideration of this request and look forward to working with the County throughout the review process.

Sincerely,



Todd A. Scott,
President & CEO

