PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Conditional Use Permit

NO. CUP26-000012

APPLICATION DATE: 09/08/2026

PROPERTY OWNER: KAREN R DAWSON

APPLICANT: KAREN R DAWSON

WORK DESCRIPTION: Taft Ave Produce Harvest Market Application

SITE ADDRESS:

PPROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0907101004	3.19	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

Letter of Intent – Taft Ave Produce Harvest Market

Property: 3619 Taft Ave SE, Iowa City, Iowa
Proposed Use: Seasonal Harvest Market / Home Business

To the Johnson County Board of Adjustment:

I am requesting a Conditional Use Permit to operate a small seasonal Harvest Market known as **Taft Ave Produce**.

The market would operate **Monday through Friday from 3:00 PM to 7:00 PM, July through September**. Initially, the market would sell fruits and vegetables grown on the property. In the future, we would like the ability to supplement our offerings with produce and other qualifying products sourced from other growers as allowed for a Harvest Market.

The proposed market would consist of an approximately **12' × 24' permanent, open-sided covered pavilion** with produce displayed underneath. Three off-street customer parking spaces would be provided.

The operation would initially have **one person working at the market**, with the possibility of adding one additional employee in the future. Customer traffic would not exceed **150 customers per month or 10 customers on the property at one time**.

An approximately **8' × 4' Taft Ave Produce sign** is proposed near the northeast corner of the property, as shown on the accompanying site plan. No farmers-market vendor spaces or food-service operation are proposed.

A severe-weather plan will also be maintained for customers and the operator during market hours.

The intent is to create a small, seasonal, low-intensity produce market that is compatible with the surrounding area.

Thank you for your consideration.

Sincerely,

Brad Dawson

Herbert Hoover Hwy SE
Herbert Hoover Hwy SE
8' x 4'
Sign
~ 165 Feet
(from Herbert Hoover Hwy SE
to driveway entrance)
Proposed Harvest Market
(12' x 24' Open-Sided Pavilion)
3 Customer
Parking Spaces
Taft Ave Produce
Taft Ave SE
Taft Ave SE
Taft Ave SE
N
Taft Ave Produce
Site Plan
3619 Taft Ave SE
Iowa City, IA