

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ26-000009****APPLICATION DATE: 10/06/2026****PROPERTY OWNER: PATRICIA JOAN ZIMMERMAN****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Historic Residential Split****SITE ADDRESS: 1768 250th St NW****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
0503476003	1.38	A - Agricultural	R - Residential
0503451003	0.61	A - Agricultural	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>**



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October 6, 2026

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

RE: 1768 250th Street – Z & Z Subdivision & Rezoning

Dear Josh,

On behalf of Patricia Zimmerman we are submitting a rezoning and a 1 lot + 1 outlot subdivision. The rezoning request is to rezone 1.99 acres around the existing dwelling from Agriculture to Residential. The existing home was built prior to December 1, 2000 meeting the requirements of an established historic residential use in the A – Agricultural Future Land Use Category.

We are also submitting a Preliminary and Final Plat for a 1 Lot subdivision, the lot will match the requested R – Residential zoning boundary. There is an existing dwelling on the property which will remain, an existing septic system that will continue to service said dwelling. An existing well is located on Outlot “A” that will continue to service the dwelling, a well easement has been provided with the draft legal documents.

The existing access onto 250th Street will continue to be utilized. A 25.00’ Wide Access Easement has been provide on the plat to facilitate access to Outlot “A” and to the remaining farm ground to the north and east of the subdivision. An access easement agreement has been provided with the draft legal documents.

Stormwater Management has been waived until Building Permit time, all Sensitive Areas have been waived other than Critical Wildlife Habitat, a Sensitive Areas Report has been provided with this application.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman'.

Lacey S. Stutzman

8879-003Letter of Intent_HistoricResidential.docx

NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

A north arrow pointing upwards, labeled 'N' at the top. Below the arrow is a graphic scale in feet, with markings at 0, 20, 40, 60, and 80. The text 'GRAPHIC SCALE IN FEET' is written below the scale, and '1"=80'' is written below that.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE S88°09'43"W, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1076.79 FEET, TO THE POINT OF BEGINNING; THENCE S88°09'43"W, CONTINUING ALONG SAID SOUTH LINE, 361.49 FEET; THENCE N00°07'17"W, 246.96 FEET; THENCE S89°45'16"E, 361.00 FEET; THENCE S00°12'10"E, 233.84 FEET, TO THE POINT OF BEGINNING.

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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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