

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ26-000010****APPLICATION DATE: 10/07/2026****PROPERTY OWNER: M-C HOLDINGS LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: Sandy Beach Ag Farm Third****SITE ADDRESS:****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
0218276001	38.8	A - Agricultural	R - Residential
0218151001	40	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>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

25 September 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A-Agricultural to R-Residential, for M-C Holdings, LLC
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning request application for M-C Holdings, LLC.
At this time they would like to Rezone this portions of their property for a the residence and area around for a future Lot 1. This Rezoning has access to Sandy Beach Rd. NE, with water and septic has been established.

If you have questions or if you require further information you may contact myself, Attorney: Casey Rigdon or M-C Holdings, LLC.

Respectfully Submitted,

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

C: M-C Holdings, LLC
Mr. Casey Rigdon
HFCfile

