PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Conditional Use Permit

NO. CUP26-000016

APPLICATION DATE: 11/11/2026

PROPERTY OWNER: GREG E & VIRGINIA M KUNKEL

APPLICANT: Lacey Stutzman

WORK DESCRIPTION: Batting Cages - Home Industry

SITE ADDRESS: 4389 120th ST NE

PPROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0211101005	12	A - Agricultural

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
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Environmental Specialists
Landscape Architects
Land Planners
Land Surveyors
Civil Engineers

November 11, 2026

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

RE: Letter of Intent for 4389 120th Street NE – Conditional Use Permit

Dear Josh,

On behalf of Greg & Kyle Kunkel we are submitting a Conditional Use Permit for a private batting practice facility under Home Industry use at 4389 120th Street NE, Solon.

The parcel currently has a split zoning of A – Agriculture and CH – Highway Commercial. The applicant intents to rezone the CH – Highway Commercial portion to Agriculture with approval of this conditional use, as a Home Industry use is not allowed in the Highway Commercial zoning district. Greg Kunkel resides at 1281 Highway 1 NE, his property abuts the 4389 120th Street NE subject property.

The intent for the practice batting cages to operate up to 7 days a week in the evening hours between 5pm and 8pm. Under the Home Industry use, there would be a maximum of 500 customers on site each month. The business model anticipates a team of roughly 10 players, and 1-2 coaches would visit and use the facility at one time. Parking was calculated using the Event Center use as a comparable use type, with 12 customers on site at any time, 3 parking spaces would be required for customers. Primary employees will be Kyle Kunkel and his wife, a maximum of 2 employees that would be onsite at any given time, which would require an additional 2 spaces for a total of 5 spaces, 7 spaces have been provided including one ADA.

The proposed building is 45.00’ x 84.00’ or 3,780 sf in size. All batting equipment necessary for the use would be housed inside of the proposed building, no equipment will be used or extend outside of the building area. It is anticipated that customers would be onsite for approximately 1 hour at a time, given this limited time onsite they are not intending to need or construct a bathroom, a septic system or water supply is not intended to be installed. The site contains an existing building that is used for agricultural purposes and is intended to remain.

The site has two existing entrances on to 120th Street NE, the Secondary Roads Department has noted they may continue to utilize the western drive if they cease use of the eastern drive which they will demo. The site will feature existing and proposed gravel for drive and parking areas.

Additional proposed impervious area on site for this conditional use is below 5,000 sf, stormwater has not been provided given this fact.

A single drive & parking light is being proposed on the north side of the site. Additional exterior lighting will be mounted to the building. A monument sign is anticipated to be mounted to the east side of the building facing Highway 1 NE.

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Respectfully submitted,

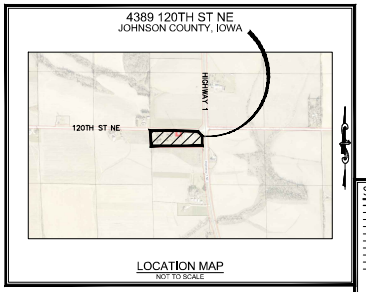
Lacey S. Stutzman

T:\12561\12561-001\12561-001Letter of Intent_CUP.docx

CONDITIONAL USE SITE PLAN
4389 120TH ST NE
JOHNSON COUNTY, IOWA

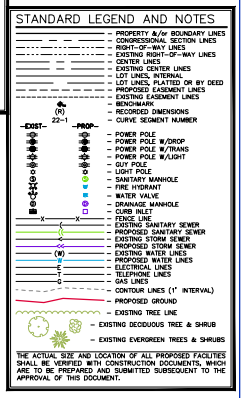
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

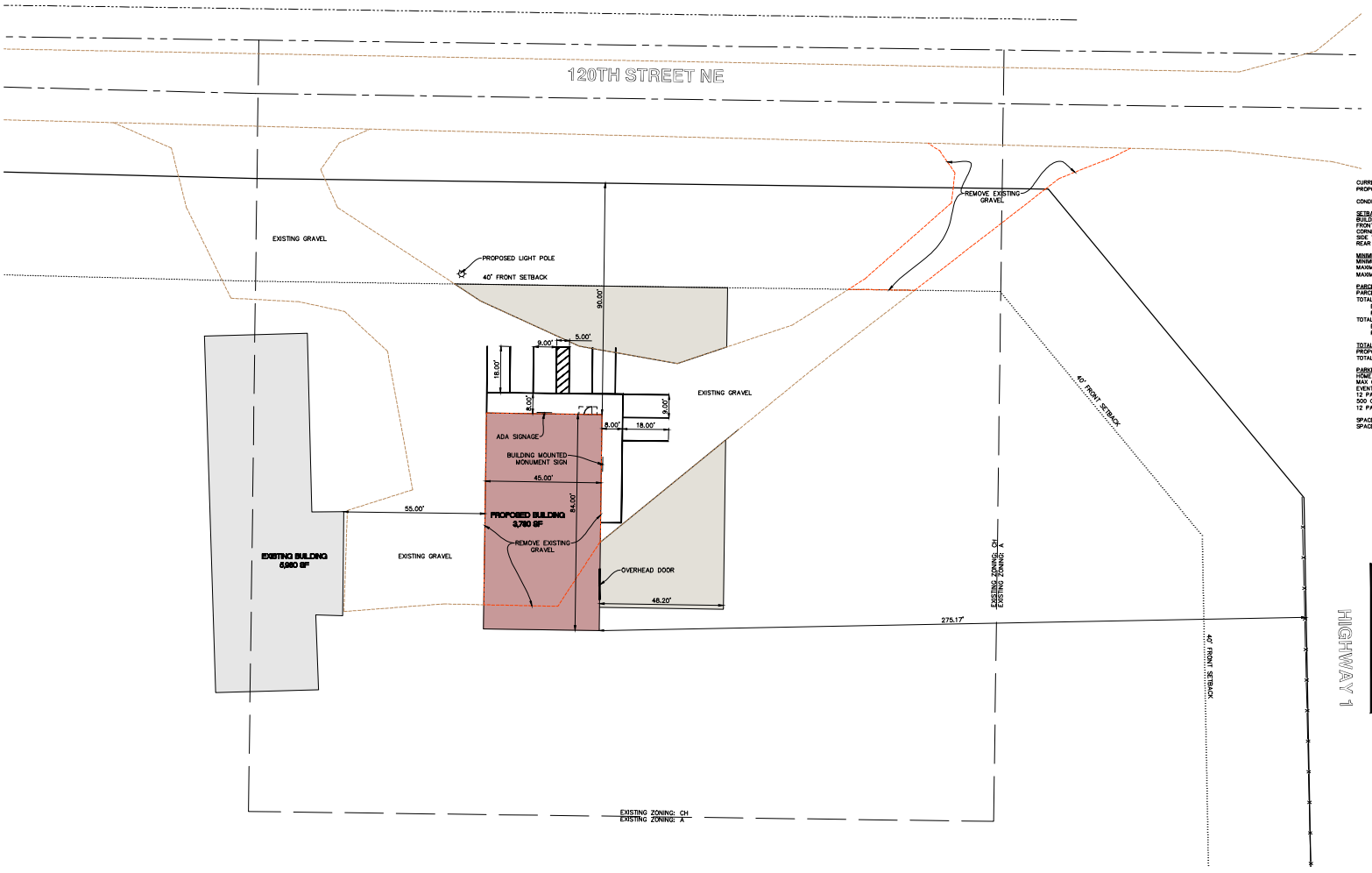
OWNER/APPLICANT:
GREG & VIRGINIA KUNKEL
1281 HIGHWAY 1 NE
SOLON, IA 52333



NORTH

GRAPHIC SCALE IN FEET
1"=20'





CURRENT ZONING:CH (HIGHWAY COMMERCIAL)
PROPOSED ZONING:A (AGRICULTURAL)

CONDITIONAL USE: BATTING CAGES – HOME INDUSTRY

SETBACK REQUIREMENTS BUILDING SETBACKS	REQUIRED
FRONT YARD	40 FEET
CORNER SIDE YARD	40 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
MINIMUM LOT REQUIREMENTS	
MINIMUM LOT SIZE	NONE
MAXIMUM LOT SIZE	NONE
MAXIMUM BUILDING HEIGHT	35 FEET AND 2 ½ STORIES
PARCEL CHARACTERISTICS	
PARCEL AREA	421,548 SF (100%)(9.68 AC)
TOTAL BUILDING AREA	19,396 SF (4.6%)
EXISTING BUILDING AREA	14,137 SF (3.4%)
PROPOSED BUILDING AREA	5,259 SF (1.2%)
TOTAL PAVING AREA	10,321 SF (2.4%)
EXISTING PAVING AREA	5,980 SF (1.4%)
PROPOSED PAVING AREA	4,341 SF (1.0%)

TOTAL IMPERVIOUS AREA
PROPOSED ADDITIONAL IMPERVIOUS (4,341 SF GRAVEL) + (823 SF BUILDING)
TOTAL ADDITIONAL IMPERVIOUS AREA = 4,964 SF

PARKING REQUIREMENTS
HOME INDUSTRY
MAX CUSTOMERS ON SITE PER MONTH = 500
EVENT CENTER = 1 SPACE/4 PATRONS BASED ON MAX CAPACITY + 1 SPACE/EMPLOYEE MAX SHIFT
12 PATRONS PER VISIT
500 CUSTOMERS/15 PATRONS = 33.3 VISITS PER MONTH
12 PATRONS/4 PATRONS = 3 SPACES + 2 EMPLOYEE = 5 SPACES REQUIRED

SPACES REQUIRED:	5 SPACES
SPACES PROVIDED:	7 SPACES (1 ADA)

PAVING LEGEND

GRAVEL (4,341 SF)

UTILITIES

IOWA ONE CALL SM

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

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Date	Revision

SITE LAYOUT AND DIMENSION PLAN

4389 120TH ST NE

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	11/11/2026
Designed by: LSS	Field Book No:
Drawn by: HEH	Scale: 1"=20'
Checked by: LSS	Sheet No: 1
Project No: 12561-001	of: 1