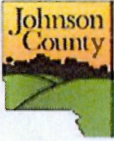


Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



JOHNSON COUNTY, IOWA

APPLICATION FOR: ZONING AMENDMENT

Application is hereby made to:

- Reclassify certain property on the Johnson County Zoning Map.**
- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes – Complete This Section

The property to be rezoned is located at (street address if available or layman's description):
 5110 American Legion Rd SE, Iowa City, IA 52240

Parcel Number(s) (legal description must also be attached): 0921152001

The area to be rezoned is comprised of 5.37 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): R

For Text Amendments – Complete This Section:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

N/A

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Chris Lehman

Name of Owner

Name of Applicant (if different)

70 Sturgis Corner Dr, Iowa City, IA 52246

Applicant Street Address (including City, State, Zip)

319-330-8230

shooter@cbrep.com

Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL • SURVEY • SPECIALTY

Application for: Zoning Amendment
Johnson County, IA

August 2, 2021

Dear Johnson County Zoning Department,

Axiom Consultants is submitting this application for rezoning on behalf of Chris Lehman. The parcel of land identified by the parcel number 0921152001 is currently zoned as Agriculture (A) and is proposed to be zoned as Residential (R). This land is intended to be subdivided into three residential lots for the future construction of single-family homes.

Thank you,

A handwritten signature in blue ink that reads "Michael Welch".

Michael Welch, PE

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

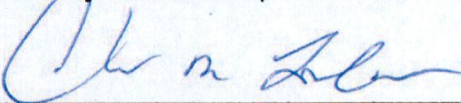
Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the Iowa Code, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

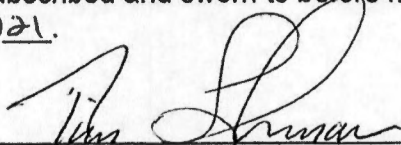
→ 

Signature of Owner, Contract Owner, Option Purchaser

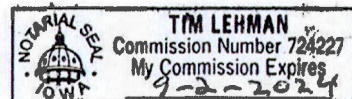
70 Sturgis Corner Dr, Iowa City, IA 52246
Address and Phone Number

319-330-8230

Subscribed and sworn to before me on this 30 day of July, 2021,
2021.



Notary Public, in & for the State of Iowa.





CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL • SURVEY • SPECIALTY

Application for: Zoning Amendment

August 2, 2021

Johnson County, IA

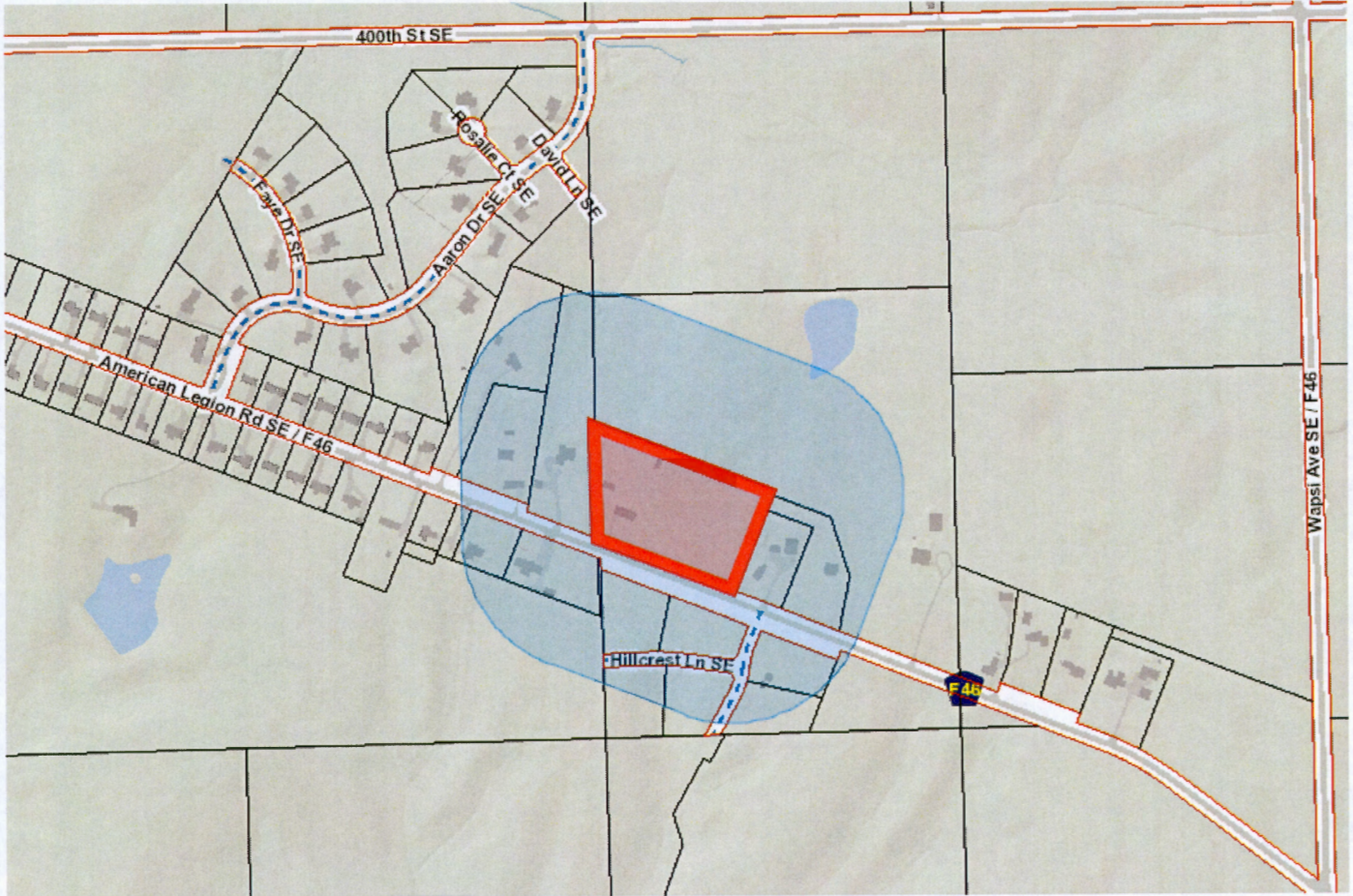
Names and addresses of owners of all property within 500' of the parcel being rezoned:

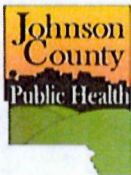
Name	Address	City, State	Zip
W JOHN & VICTORIA JEAN ALLEN SHARP	5124 AMERICAN LEGION RD	IOWA CITY, IA	52240
BRIAN & HALEY JOHANNESEN	5093 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
KARYL L & DAVID M BOHNSACK	5097 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
GENE & ROSALIE HANCOCK	5049 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
JERRY L & JAN G EYMAN	5092 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
CLAUDE J & MARY F GREINER	1412 J PL	KALONA, IA	52247
PETE & MIDORI VANBRUNT	5098 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
RICK D & SUSAN W CERNY	5148 AMERICAN LEGION RD SE	IOWA CITY, IA	52240
ANDREW T & JANEEN VAN ETEN	2519 AARON DRIVE SE	IOWA CITY, IA	52240
BRANDON L & SHELLA R JOHNSON	5088 AMERICAN LEGION RD SE	IOWA CITY, IA	52240-9070
ADVANTAGE DEVELOPMENT INC	740 LIBERTY WAY, SUITE 1	NORTH LIBERTY, IA	52317

Application for: Zoning Amendment
Johnson County, IA

August 2, 2021

Map with property outlined in red and properties within 500' outlined in blue:





Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health Zoning Application

Applicant Name: Chris Lehman		Phone Number: (319) 330-8230	
Address: 70 Sturgis Corner Dr		City: Iowa City	State: IA
		Zip: 52246	

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input checked="" type="checkbox"/> Zoning reclassification from <u>A</u> to <u>R</u>	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
	*Outlots Exempt


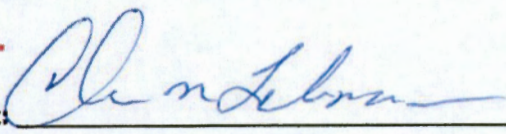
Application Fee \$75 + Lot Fee (if applicable)
 (Number of lots 1 Minus Number of Outlots = 1 x \$20.00 Fee Per Lot)
 = Enclosed Fee \$95

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.


 Signature of Applicant: 
 Date: 7/22/21



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Application for: Zoning Amendment
Johnson County, IA

August 2, 2021

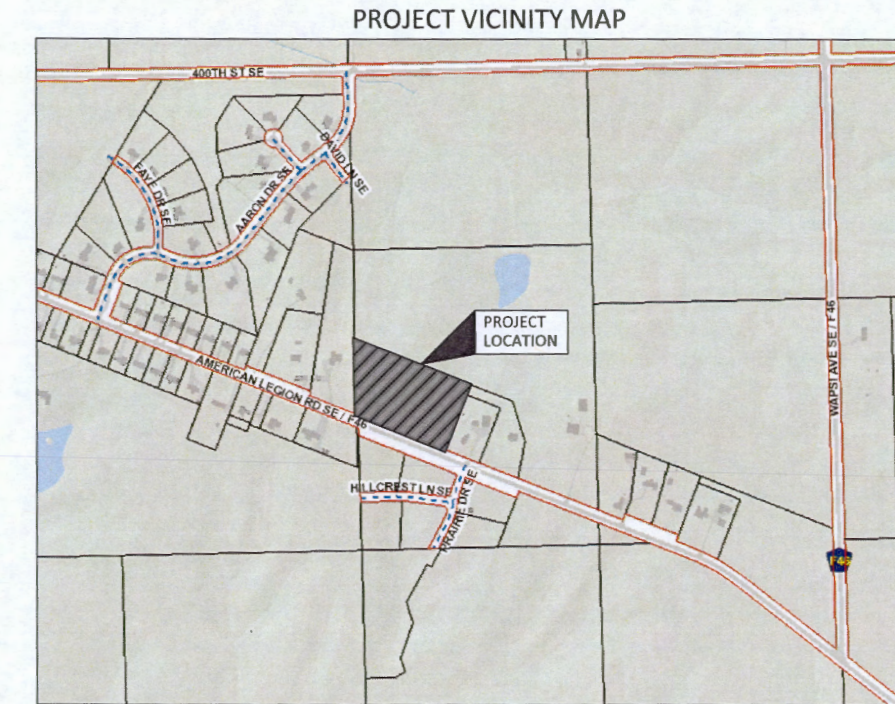
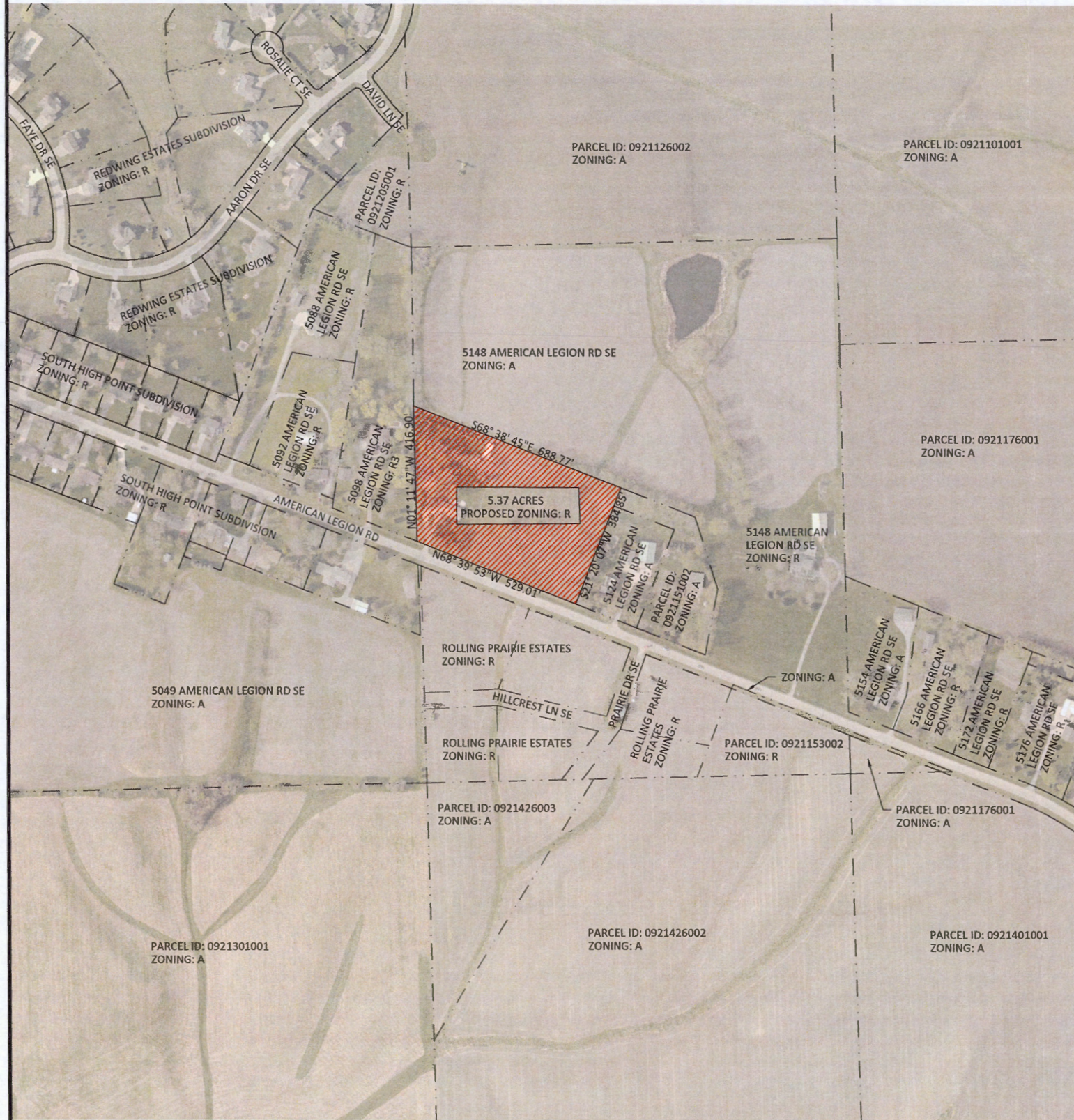
Legal Description – Parcel # 0921152001

Lot 1, resubdivision of Lot 1, Sweeting Subdivision, Johnson County, Iowa, according to the plat thereof recorded in Book 19, Page 94, plat records of Johnson County, Iowa, subject to easements and restrictions of record.

REZONING EXHIBIT

FLAT TOP FARM

IOWA CITY, JOHNSON COUNTY, IOWA



APPLICANT INFORMATION:

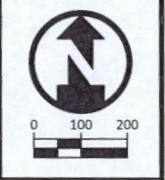
<p>APPLICANT/OWNER: COLDWELL BANKER REAL ESTATE PROFESSIONALS C/O CHRIS LEHMAN 70 STURGIS CORNER DRIVE IOWA CITY, IOWA 52246 319-330-8230 SHOOTER@CBREP.COM</p>	<p>PREPARED BY: AXIOM CONSULTANTS, LLC C/O MICHAEL WELCH 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 MWELCH@AXIOM-CON.COM</p>
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LEGAL DESCRIPTION:

LOT 1, RESUBDIVISION OF LOT 1, SWEETING SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 19, PAGE 94, PLAT RECORDS OF JOHNSON COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING INFORMATION:

CURRENT ZONING:	A
PROPOSED ZONING:	R



REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
FLAT TOP FARM
5110 AMERICAN LEGION RD SE
IOWA CITY, IA 52240

CLIENT NAME:
CHRIS LEHMAN

SHEET NO.:
200070

DESIGN PROFESSIONAL:
WELCH

Jul 22, 2021 - 2:02pm S:\PROJECTS\2020\200070\05 Design\Civil-Survey\Plats\200070 - Rezoning Exhibit.dwg