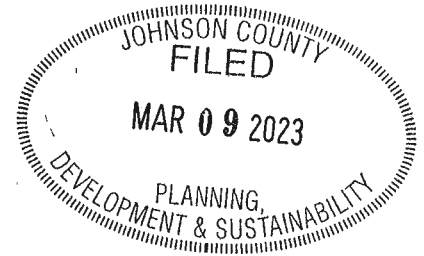


Office Use Only	3/9/23	\$ 479.60	PZC-23-28340
	Date Filed	Fee	Application Number



**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):

810 Oak Avenue SE, Swisher, IA 52338

**Parcel Number(s)** (legal description must also be attached): 0308301005

The area to be rezoned is comprised of 1.99 total acres.

**Current Zoning Classification(s):** Ag **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):

**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.

Phyllis Marak

Name of Owner

Name of Applicant (if different)

800 Oak Avenue SE, Swisher, IA 52338

Applicant Street Address (including City, State, Zip)

319-857-4278

Applicant Phone

pennymarak@gmail.com

Applicant Email

Phyllis Marak

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

Updated and current as of 2 Feb 2023 NM

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

**Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

#### **For Text Amendments – Complete This Section:**

- \_\_\_\_\_ A brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested.
- \_\_\_\_\_ The proposed code changes indicating the specific sections and wording to added, deleted, and/or changed. This must be in a format which staff can clearly and accurately interpret and translate into official ordinance amendment format (Contact the office with questions or for more detail).
- \_\_\_\_\_ Application Fee (\$750) is due at the time of submittal.
- \_\_\_\_\_ (Optional) Any other supporting information the applicant wishes to submit.

#### **For Map Changes – Complete This Section**

- gll \_\_\_\_\_ A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed by zoning designation requested.
- gll \_\_\_\_\_ Resolution Affirming the Stability of the Road System (signed and notarized).
- gll \_\_\_\_\_ Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- gll \_\_\_\_\_ The names and addresses of owners of all property within five hundred (500) feet of the parcel(s) being rezoned.
- gll \_\_\_\_\_ A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- gll \_\_\_\_\_ Application Fee (due at submittal - varies based on nature of application). Fee submitted: \$479.60
- gll \_\_\_\_\_ Proof of application to Johnson County Public Health for a Public Health Zoning Application.

#### **For requests to rezone to RE:**

- Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions), accompanied by all information outlined on said checklist.
- Electronic Submission (as outlined below) is required for requests to rezone to RE.

**(Optional) Electronic Submission Requirements** – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- gll \_\_\_\_\_ Electronic or digitized copy of the CAD line work or GIS geodatabase in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted). Any other materials should be in .pdf format.
  - Submission must be saved in AutoCAD 2017 or older format.
  - Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
  - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
  - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

1917 S. Gilbert Street  
Iowa City, Iowa 52240

**319.351.8282**

mmsconsultants.net  
mms@mmsconsultants.net

February 14, 2023

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

RE: Letter of Intent for Marak Meadows Subdivision and Rezoning

Dear Josh:

Phyllis Marak wishes to rezone and subdivide a portion of her family's property located at 810 Oak Avenue SE, Swisher, Iowa. The current parcel is approximately 35 acres and she wants to split off five acres around the house and outbuildings.

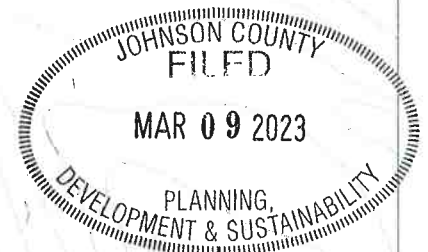
This is being done as a Historic Residential Split since the house was built prior to 2000. Lot 1 will be a 1.99 acre buildable lot and be zoned Residential. Outlot A is 3.01 acres and will remain Agricultural.

A new septic system will be installed this spring. The well is located on the parcel to the north and a well and waterline easement is shown on the plat. The home will continue to utilize the existing access on the west side of the property from Oak Avenue SE.

Respectfully submitted,

Gina Landau

7778-004Letter of Intent.docx



Adjacent Property Owners List  
Marak Meadows Subdivision  
Within 500'  
MMS Project #7778-004

BERNARD J & PHYLLIS M MARAK  
800 OAK AVE SE  
SWISHER, IA 52338

CEDAR RAPIDS & IOWA CITY RR  
4902 N BILTMORE LN, STE 1000  
MADISON, WI 53718

CITY OF SWISHER  
PO BOX 279  
SWISHER, IA 52338

CRAIG A & KAREN S VONDRACEK  
711 OAK AVE SE  
SWISHER, IA 52338

DARYL J & MARY F HYNEK  
PO BOX 91  
SWISHER, IA 52338

DONALD E & LINDA LEE KULISH  
1219 L RD NW  
SWISHER, IA 52338

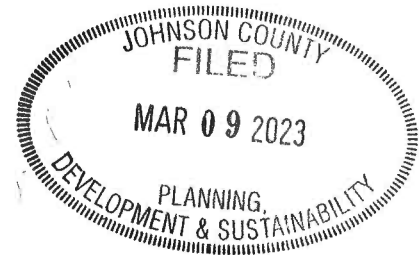
HARRY B & MARILYN K JOHNSON  
PO BOX 12  
SWISHER, IA 52338

L GREGORY & EDWINA G  
BRENNEMAN  
1018 SWISHER VIEW DR SW  
SWISHER, IA 52338

LISA L & KURT D NEARAD  
620 OAK AVE SE  
SWISHER, IA 52338

SHARON K BROWN  
11510 34TH ST SW  
SWISHER, IA 52338

W DAVID & CHRYSTAL R FALTIS  
PO BOX 68  
1040 SWISHER VIEW DR  
SWISHER, IA 52338

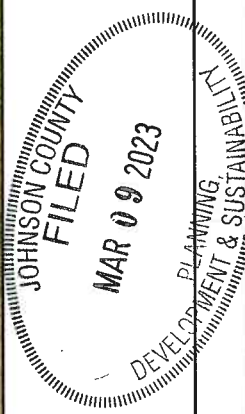
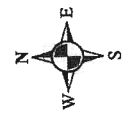






Johnson County

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



Johnson County GIS  
Web Printing  
My Map

Printed: 3/6/2023

