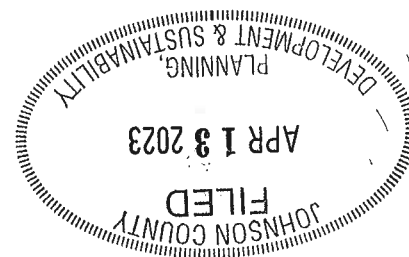


Office Use Only	4/14/23	\$474.80	PZC-23-28352
	Date Filed	Fee	Application Number



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):

2953 Neuzil Road SW, Oxford, IA., 52332

Parcel Number(s) (legal description must also be attached): 1110 451 003

The area to be rezoned is comprised of 1.87 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):

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.

Matthew and Rachel Neumiller

Name of Owner

Thomas Anthony

Name of Applicant (if different)

Shoemaker - Haaland Engineering, 160 Holiday Rd., Coralville, IA. 52241

Applicant Street Address (including City, State, Zip)

c:319-430-6905, w:319-351-7150

Applicant Phone

tanthony@shoemaker-haaland.com

Applicant Email

Thomas Anthony

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: **NA**

- _____ 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

- TA** ✓ 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.
- TA** ✓ Resolution Affirming the Stability of the Road System (signed and notarized).
- TA** ✓ Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- TA** ✓ The names and addresses of owners of all property within five hundred (500) feet of the parcel(s) being rezoned.
- TA** ✓ 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.
- TA** ✓ Application Fee (due at submittal - varies based on nature of application). Fee submitted: **474.80**
- TA** ✓ Proof of application to Johnson County Public Health for a Public Health Zoning Application.

NA **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:

- TA** 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.



319-351-7150

April 13, 2023

Johnson County Board of Supervisors
Johnson County Planning and Zoning Commission
913 S. Dubuque St., Suite 204
Iowa City, Iowa 52240

Re: NEUKIDS ADDITION - Rezoning and Subdivision Application - Letter of Intent

Dear Board and Commission members,

On behalf of Matthew and Rachel Neumiller, we are submitting this combined Rezoning and one lot Subdivision application for your review and subsequent approval. The subject property is located at 2953 Neuzil Rd. SW, in Section 10 of Union TWP.

The Lot 1 parcel is 1.99 gross acres, minus 0.12 public road ROW acres, leaving 1.87 net acres to be rezoned from A to R.

This farm was purchased as a 40-acre parent parcel and does not qualify for a Farmstead Split. PDS staff advised us that rezoning and platting were the only options available, to separate the residential home parcel from the parent farm. Lot 1 has the existing home, with one outbuilding, existing access to the public road, an existing well and existing updated septic system. Access to the remainder of the farm is not required thru the platted parcel. Additional County Road ROW is not required as part of this platting. Sensitive Areas waivers have been approved by PDS.

Feel free to contact myself with any questions or concerns.

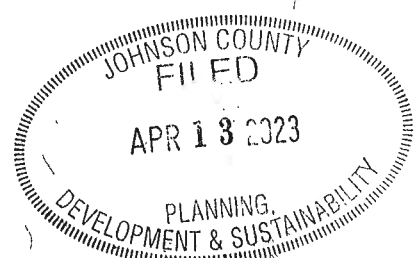
Thank you.

A handwritten signature in blue ink that reads "Thomas Anthony".

Thomas Anthony, LLS
Survey Department Manager

SHOEMAKER & HAALAND

Coralville | Cedar Rapids | Keokuk
D: 319.383.7823 | O: 319.351.7150 | C: 319.430.6905



2021 Main Street
Keokuk, Iowa 52632

160 Holiday Road
Coralville, Iowa 52241

329 Tenth Ave, SE Suite 215
Cedar Rapids, Iowa 52401

**SURROUNDING LANDOWNERS
WITH IN 500 FEET
for
REZONING AND SUBDIVISION
of
NEUKIDS ADDITION**

Greg and Carol Neuzil
3706 James Ave
Oxford, IA. 52322

Marvin Holton and Katherine Neuzil Holton
2994 Neuzil Rd., SW
Oxford, IA. 52322

Harald P. Neuzil
2963 Neuzil Rd. SW
Oxford, IA. 52332

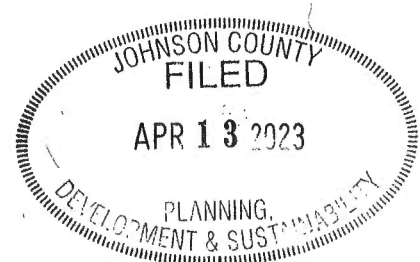
Tyler Rogers
2965 IWV RD. SW
Iowa City, IA 52240

Johnson Family Revocable Trust
Wayne and Janis Johnson
2927 IWV Rd. SW
Iowa City, IA 52240

Scott and Arlene Johnston
2989 IWV Rd. SW
Iowa City, IA 52240

Richard and Barbera Schintler
1 Woodland Dr. NE
Iowa City, IA. 52240

Ronald Schintler
2884 IWV Rd. SW
Iowa City, IA 52240



LEGAL DESCRIPTION - REZONING PARCEL - NEUKIDS ADDITION

A portion of the SW1/4 SE1/4, Section 10, T.79N., R.07W., of the Fifth P. M., Johnson County, Iowa, located within the Deed recorded in Bk. 6450 - Pg. 12, Johnson County Recorder's Office, described as follows:

Commencing at the NE corner of said SW1/4 SE1/4, Section 10, as marked by a found 5/8" rebar, as depicted on Plat of Survey recorded in PBk. 36 - Pg. 154;

Thence S 01° 06' 43" E - 20.00 ft., along the east line of said SW1/4 SE1/4, to a point on the south ROW line of the Public Road, which is the Point of Beginning of this Rezoning Parcel;

Thence S 01° 06' 43" E - 339.66 ft., along said east line;

Thence N 88° 42' 29" W - 233.76 ft.;

Thence N 04° 08' 05" W - 334.44 ft., to said south ROW line;

Thence N 89° 49' 39" E - 251.22 ft., along said ROW line, to the Point of Beginning.

Said Rezoning Parcel contains 1.87 acres.



REZONING EXHIBIT FOR NEUKIDS ADDITION

APPLICANT: MATTHEW AND RACHEL NEUMILLER

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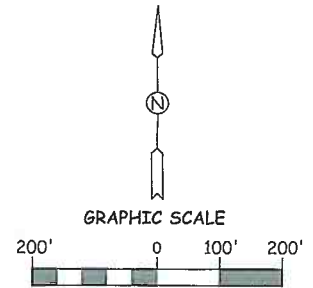
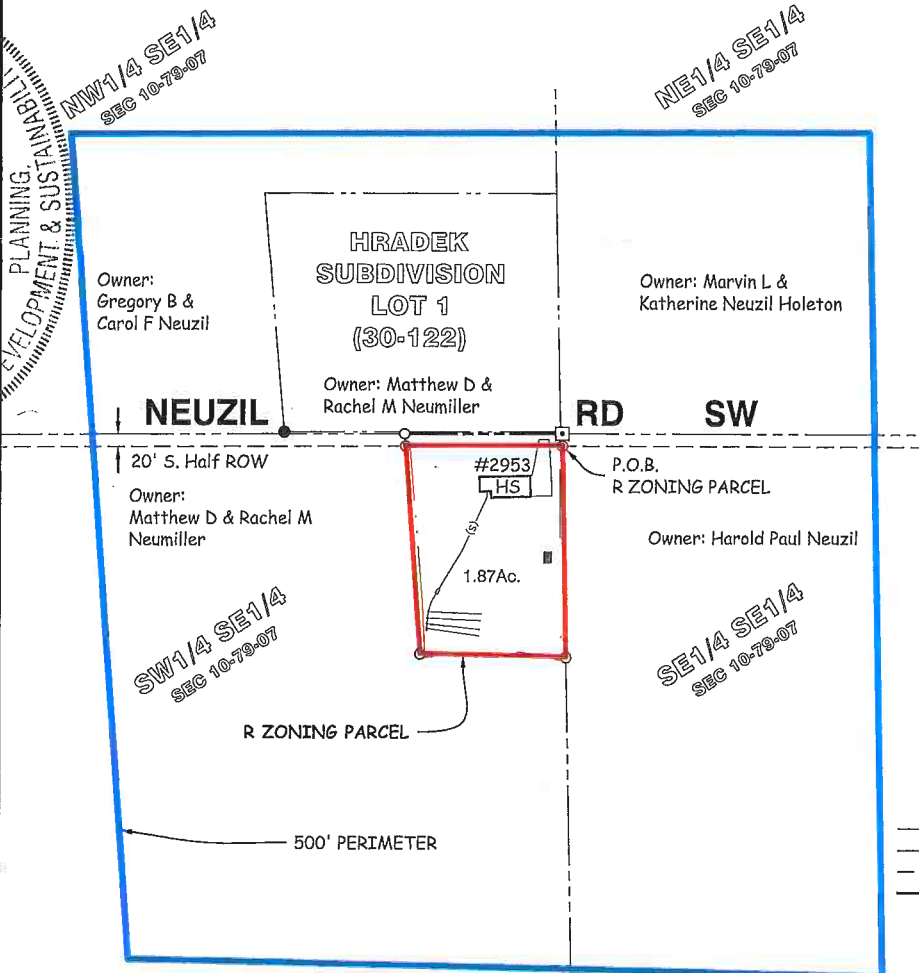
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JOHNSON COUNTY
FILED
APR 13 2023
PLANNING,
DEVELOPMENT & SUSTAINABILITY



LEGEND

- ⊠ FND. PK NAIL
- FND. 5/8" REBAR
- UNLESS NOTED
- ⊙ FND. PIPE
- ✕ FND. CUT X
- ⊠ FND. CONC. MON.
- I FND. R.O.W. RAIL
- SET 5/8" REBAR
- ⊠ SET PK NAIL
- ✕ SET CUT X
- ⊠ SET SEC COR
- COMPUTED SEC COR
- NOT FOUND OR SET
- △ COMPUTED ROW COR
- () RECORDED DIMENSION OR BK. - PG.
- EX. PROPERTY LINE
- SECTION LINE
- R.O.W. LINE
- PLAT LINE

Shoemaker & Haaland
Consulting Engineers & Land Surveyors
160 Holiday Road
Coralville, Iowa 52241
Phone: 319.351.7150
www.shoemaker-haaland.com

R ZONING EXHIBIT

2953 NEUZIL RD SW
SW1/4 SE1/4 SECTION 10-79-7
JOHNSON COUNTY, IOWA

DWN.: CNP
CHK.: TJA
SCALE: 1" = 200'
FIELD BK.:

SURVEY DATE(S): FEB 2023
PLAT DATE: 4-12-23
REV. DATE:

SHPE JOB # 23062

SHEET 1 OF 1



FOR OFFICE USE ONLY:
ZONING NUMBER: _____

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

Johnson County Public Health Zoning Application

Applicant Name: <i>Matthew & Rachel Neumiller</i>	Phone Number: ()		
Address: <i>2944 Neuzil Rd SW, Oxford IA</i>	City: <i>Oxford, IA</i>	State: <i>IA</i>	Zip: <i>52322</i>

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

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input checked="" type="checkbox"/> Zoning reclassification from <i>A</i> to <i>R</i>	\$75.00 Application Fee
<input checked="" 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	

Zoning \$75
Application Fee *+ 50* + Number of lots *1* Minus Number of Outlots = *0* x \$20.00 Fee Per Lot *\$70*
= Enclosed Fee *\$145.00*

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET
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.

Thomas Anthony - Shremaker Engineering - Coralville, IA.
Signature of Applicant: *OBO: Matthew Neumiller* Date: *April 12, 2023*

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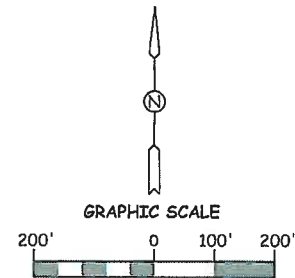
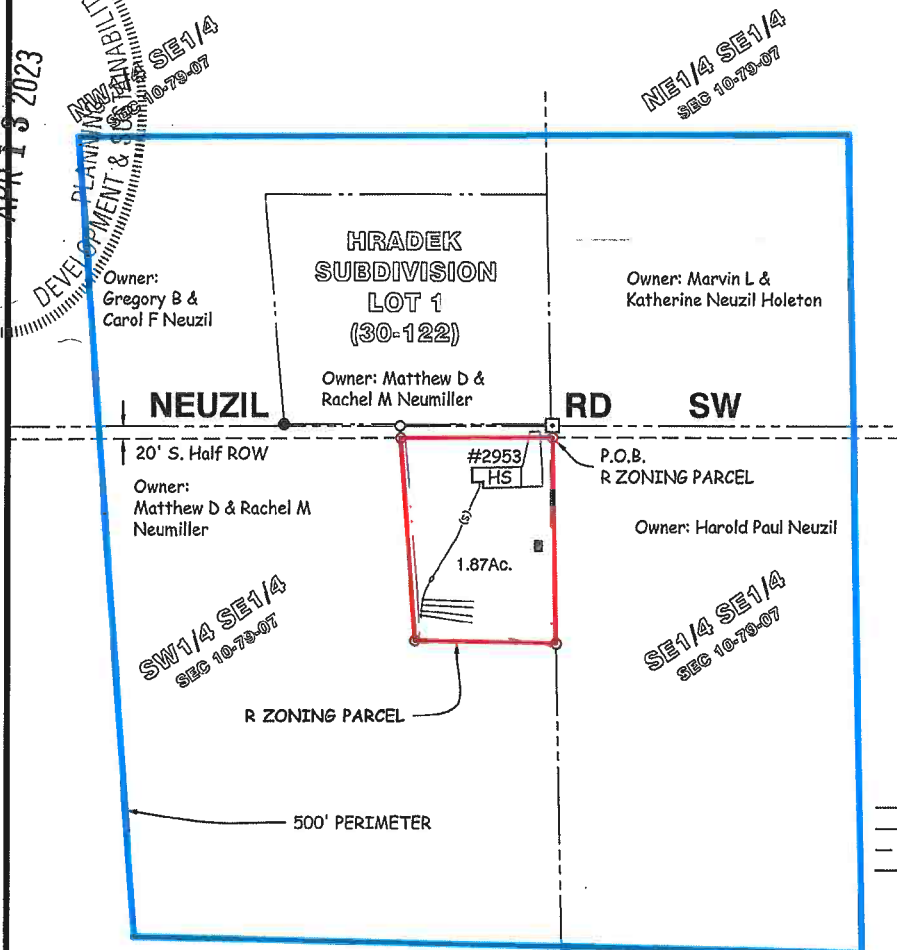
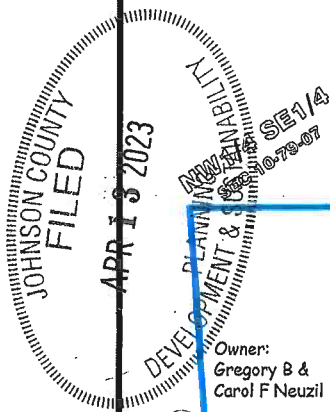
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SHEET 1 OF 1