

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):

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

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

Current Zoning Classification(s): _____ Proposed Zoning Classification(s): _____

For Text Amendments – Complete This Section:

The amendment(s) propose changes to the following sections of the UDO (please be as specifics 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.

Name of Owner

Name of Applicant (if different)

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Mike Eads Angela Eads
Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)

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

- _____ 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.
- _____ Resolution Affirming the Stability of the Road System (signed and notarized).
- _____ Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- _____ The names and addresses of owners of all property within five hundred (500) feet of the parcel(s) being rezoned.
- _____ 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.
- _____ Application Fee (due at submittal - varies based on nature of application). Fee submitted: _____
- _____ 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:

- _____ 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.



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:	Phone Number: ()		
Address:	City:	State:	Zip:

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

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$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 _____ + Lot Fee (if applicable)
(Number of lots _____ Minus Number of Outlots = _____ x \$20.00 Fee Per Lot)
= Enclosed Fee _____

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: Mike Eads Angela Eads Date: 5/2/23

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

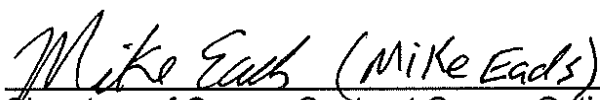
Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

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.



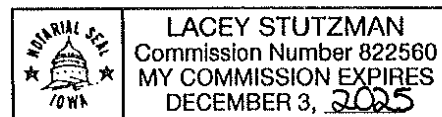
Signature of Owner, Contract Owner, Option Purchaser

Address and Phone Number

Subscribed and sworn to before me on this ____ day of _____, 2023.



Notary Public, in & for the State of Iowa.





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

May 8, 2023

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

RE: Mike and Angela Eads – 3707 475th Street SW, Iowa City – Rezoning

Dear Josh:

Mike and Angela Eads desire to submit a 1 Lot + 1 Outlot subdivision (historic residential use) and rezoning of their property located at 3707 475th Street SW, Iowa City, Iowa. The Eads are majority share owners of Rowland Farms, Inc, which is the current owner of the property. The subdivision will allow them to transfer the buildable lot from the corporation to themselves so they may construct a personal residence.

The rezoning request is to rezone a 1.99 acre parcel from A-Agriculture to R-Residential. The platting request will follow subsequently.

There is an existing house, driveway, well and septic system on the property. The Eads intend to cap the septic system and move the house subsequent to the rezoning request, the existing driveway and well will continue to be utilized. A new septic system design will be submitted at building time. A sensitive areas waiver and stormwater waiver will be submitted in conjunction with the subdivision application.

Respectfully submitted.

A handwritten signature in black ink, reading 'Lacey Sexton Stutzman'.

Lacey Sexton Stutzman

11751-001L1.docx



Johnson County GIS Web Printing

My Map

Printed: 5/8/2023

0 0.07 0.13
mi
1 inch = 586 feet



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.

Adjacent Property Owners List
Eads Rezoning
Within 500'
MMS Project #11751-001

ROWLAND FARMS INC
590 W FOREVERGREEN RD
NORTH LIBERTY IA 52317

MYRON & REBECCA SMALLEY
4410 DANE ROAD SW
IOWA CITY IA 52240

ROWLAND FARM
ADDITION

MYRON K. & REBECCA A.
SMALLEY

CURRENT ZONING = "A"

ROWLAND FARMS, INC

CURRENT ZONING = "A"

N87°49'22"E
10.44'

NORTHEAST CORNER
OF THE
SOUTHWEST 1/4
OF THE
SOUTHEAST 1/4
OF SECTION
5-T78N-R6W

FOUND 5/8" REBAR
W/ CAP NO. 16546
BK. 50, PG. 292

ROWLAND FARMS, INC

CURRENT ZONING = "A"

475TH STREET SW

POINT OF BEGINNING

N87°49'18"E 1314.47'(M) 1314.39'(R)
1274.46'

NORTHWEST CORNER
OF THE
SOUTHEAST 1/4
OF THE
SOUTHEAST 1/4
OF SECTION 5-T78N-R6W
FOUND 5/8" REBAR W/ CAP
NO. 16546 FLUSH W/ GROUND
BK. 43, PG. 59

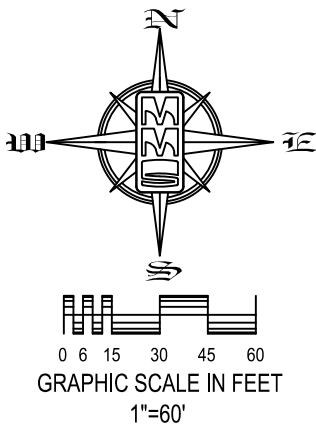
DESCRIPTION - REZONING

BEGINNING AT NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA AS RECORDED IN BOOK 50 AT PAGE 292, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N87°49'18"E, A DISTANCE OF 40.01 FEET; THENCE S00°42'52"E, A DISTANCE OF 374.94 FEET; THENCE N89°17'08"E, A DISTANCE OF 219.15 FEET; THENCE N00°42'52"W, A DISTANCE OF 54.90 FEET; THENCE N89°17'08"E, A DISTANCE OF 128.00 FEET; THENCE S00°42'52"E, A DISTANCE OF 146.00 FEET; S89°17'08"W, A DISTANCE OF 160.26; THENCE S00°42'52"E, A DISTANCE OF 103.45 FEET; THENCE S89°17'08"W, A DISTANCE OF 237.33 FEET; THENCE N00°42'52"W, A DISTANCE OF 568.19 FEET; THENCE N87°49'22"E, A DISTANCE OF 10.44 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.99 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET
(5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



ROWLAND FARMS, INC

CURRENT ZONING = "A"

REZONING PARCEL (A TO R)
1.99 AC

ROWLAND FARMS, INC

CURRENT ZONING = "A"

ROWLAND FARMS, INC

CURRENT ZONING = "A"

SOUTH QUARTER
CORNER
OF SECTION
5-T78N-R6W
FOUND 5/8" REBAR
W/ CAP NO. 14675
FLUSH W/ GROUND
BK. 43, PG. 59

ROWLAND FARMS, INC

CURRENT ZONING = "A"

LOCATION:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 6 WEST, ALL OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.

LAND SURVEYOR:

RICHARD R. NOWOTNY P.L.S
MMS CONSULTANTS INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240

DOCUMENT RETURN INFORMATION:

LAND SURVEYOR

SURVEY REQUESTED BY:

MICHAEL AND ANGELA EADS
945 SOUTH 4TH AVE
LIBERTYVILLE, IL 60048

PROPRIETOR OR OWNER:

MICHAEL AND ANGELA EADS
945 SOUTH 4TH AVE
LIBERTYVILLE, IL 60048

DATE OF SURVEY

05-02-2023



JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:

5/04/2023

Designed by:

LSS Field Book No.: 1367

Drawn by:

LSS Scale: 1"=60'

Checked by:

RRN Sheet No.: 1

Project No:

11751-001 of: 1

REZONING EXHIBIT

Date

Revision

www.mmsconsultants.net

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
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