

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING OF JOHNSON COUNTY, IOWA, PLANNING & ZONING COMMISSION FOR THE PURPOSE OF HEARING REZONING AND PLATTING APPLICATIONS

TO All owners of real estate situated within Johnson County, Iowa and without the corporate limits of any city or town within said county, and all persons owning or claiming an interest therein and TO WHOM IT MAY CONCERN:

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the Planning & Zoning Commission of Johnson County, Iowa, will conduct a Public Hearing in the Second Floor Boardroom, Johnson County Administration Building, 913 South Dubuque St., Iowa City, Iowa, at 5:30 p.m. on **Monday, October 11, 2021** at which time and place said Commission will consider various development applications.

YOU AND EACH OF YOU ARE FURTHER HEREBY NOTIFIED AS FOLLOWS:

1. **Public Hearing on Zoning Application PZC-21-28097 of David Brown**, requesting rezoning of 31.17 acres from A-Agricultural to R3-Residential and 29.68 acres from A-Agricultural to ERP-Environmental Resource Preservation. The request is on property located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 81 North, Range 7 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the south side of Seneca Road NW, approximately 5,000 feet southeast of its intersection with Blain Cemetery Road NW, in Jefferson Township.
2. **Public Hearing on Zoning Application PZC-21-28105 of Chris Lehman**, requesting rezoning of 5.37 acres from A-Agricultural to R-Residential. The request is on property described as Lot 1, Resubdivision of Lot 1, Sweeting Subdivision, being located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 79 North, Range 5 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the north side of American Legion Road SE, approximately 2,900 feet west of its intersection with Wapsi Avenue SE, in Scott Township.
3. **Public Hearing on Zoning Application PZC-21-28116 of Larry Jenn**, requesting rezoning of 1.57 acres from A-Agricultural to R-Residential. The request is on property located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 78 North, Range 7 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the south side of Bayertown Road SW, approximately 2,100 feet east of its intersection with Lackender Avenue SW, in Sharon Township.
4. **Public Hearing on Subdivision Application PZC-21-28107 of James Hesseltine**, requesting preliminary and final plat approval of Hesseltine Subdivision. The request is on property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 79 North, Range 8 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the west side of Black Hawk Avenue SW, approximately 1,900 feet south of its intersection with 400th Street SW, in Hardin Township.
5. **Public Hearing on Subdivision Application PZC-21-28108 of Calvin and Emily Hodge**, requesting preliminary and final plat approval of Hodge Red Barn Subdivision. The request is on property located in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 36, Township 79 North, Range 8 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the north side of Black Diamond Road SW, approximately 3,300 feet west of its intersection with Hazelwood Avenue SW, in Union Township.
6. **Public Hearing on Subdivision Application PZC-21-28111 of Oberman Land, LLC**, requesting preliminary and final plat approval of Pleasant Valley Corner Subdivision. The request is on property located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 78 North, Range 6 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the north side of 520th Street SE, approximately 1,400 feet west of its intersection with Sioux Avenue SE, in Pleasant Valley Township.

7. **Public Hearing on Subdivision Application PZC-21-28117 of Evan and Kressa Evans**, requesting preliminary and final plat approval of Prairie Plum Ridge. The property is described as Lot 1 of Rapid Creek Acres, being located in the SW ¼ of the SW ¼ of Section 29, Township 80 North, Range 5 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the south side of Rapid Creek Road NE, approximately 3,400 feet east of its intersection with Rapid Creek Trail NE, in Graham Township.
8. **Public Hearing on Future Land Use Map Amendment Application FLUM-21-28091 of David Brown**, requesting to amend the Johnson County 2018 Comprehensive Plan by changing the Future Land Use Map Category of certain property from Agricultural to Residential and Preservation. The request is on property located in the SE ¼ of the SW ¼ of Section 17 and the NE ¼ of the NW ¼ of Section 20, Township 81 North, Range 7 West of the 5th P.M. in Johnson County, Iowa. The property is situated on the south side of Seneca Road NW, approximately 5,000 feet southeast of its intersection with Blain Cemetery Road NW, in Jefferson Township.

YOU AND EACH OF YOU ARE FURTHER HEREBY NOTIFIED that the applications referred to above may be inspected by you at the office of the Johnson County Planning, Development & Sustainability Director, Johnson County Administration Building, 913 South Dubuque Street, Iowa City, Iowa, at such time as said office is open to the public.

YOU AND EACH OF YOU ARE FURTHER HEREBY NOTIFIED that at said public hearing as indicated above all persons having an interest or concern will be afforded an opportunity to be heard in support of or in opposition to said application.

Dated this 29th day of September 2021, at Iowa City, Iowa.



Joshua Busard, Director
Planning, Development & Sustainability
Johnson County, Iowa