

Form 2: Application for Planned Development - Rezoning

City of Iowa City Planning & Zoning Commission, (319)356-5230 • www.ICgov.org/PCD

Return Completed Form To: City Clerk, City of Iowa City, 410 E. Washington St., Iowa City, IA 52240

Applicant Information

Name _____
Address _____ ZIP _____
Phone _____
email _____

Contact Person (if other than Applicant)

Name _____
Address _____ ZIP _____
Phone _____
email _____

Property Owner (if other than Applicant)

Name _____
Address _____ ZIP _____
Phone _____
email _____

During the review process, City staff and the Planning and Zoning Commission may visit the property. If the property owner does not wish to allow staff or Commission to enter onto the property, please sign here:

The City has a Good Neighbor Policy that encourages applicants to meet with neighbors prior to submitting an application. Copies of the policy are attached to this application form or are available from the Department of Planning and Community Development. Please check one of the following:

- Applicant plans to use the Good Neighbor Policy.
- Applicant chooses not to use the Good Neighbor Policy.

Property Information

Address (if no address list name of closest street) _____
Assessor's Parcel # _____
Property size _____
Current property zoning _____
Requested zoning _____

Application Requirements Checklist

Please attach the following items. Additional materials may be required during the review process. Failure to submit complete application materials may result in delays in processing, so please use the following checklist to confirm that your application is complete.

1. Check the category or categories that best describe the proposed development (see zoning code section 14-3A-2C):
 - Conservation Neo-Traditional Sensitive Areas
 - Mixed Use Alternative Ownership/Condo Infill
 - Alternative Ownership/Manufactured Hsg. Park

2. Legal description of the property (if more than 25 words, deliver or email electronic version to PlanningZoning@iowa-city.org)
3. 13 full-size copies and one 8.5x11" copy of preliminary plan showing:
 - a. Compliance with applicable approval criteria for planned developments set for in 14-3A-4 of the City Code
 - b. Location map of the property outlining area to be rezoned.
 - c. Contours at 5-ft intervals or less.
 - d. Location of proposed streets and existing adjacent streets.
 - e. Proposed uses of the land and buildings.
 - f. Number of dwelling units proposed.
 - g. Location of buildings (provide outside dimensions and dimensions between buildings and property lines).
 - h. Location and area of open spaces.
4. Elevation sketches to indicate the design and materials of buildings and the overall character of the development.
5. Landscaping plan
6. List of all requested variations from requirements of the particular zone in which the tract of land is located.
7. If the property contains regulated sensitive features, a Sensitive Areas Development Plan must be submitted that demonstrates compliance with applicable standards of 14-51 of the City Code.
8. If the proposed development is for a manufactured housing park, the plan must demonstrate compliance with 14-3A-6 of the City Code.
9. Evidence of ownership of the property or evidence of a legally binding executed option agreement for purchasing of the property.
10. Neighboring Property Listing of all properties, within 300' of parcel, to be submitted as an Excel file to PlanningZoning@iowa-city.org, that includes all of the following information:

All Property Addresses (including Multi-Residential unit numbers);
Property Class; Parcel Numbers; Mailing Names; Mailing Addresses 1 /
Mailing Addresses 2; Mailing Cities; Mailing Zip Codes

Property Owner information may be obtained from the Johnson Co. Auditor's Office or at <http://iowacity.iowaassessors.com/search.php>. Note: Unit Numbers MUST be included for all Multi-Residential Parcels.
11. Application fee
12. Applicant's statement as to why the zoning change is warranted, considering factors such as compatibility with surrounding development, adequacy of public infrastructure and facilities, and compliance with the Comprehensive Plan. (attach extra pages if necessary)

FOR STAFF USE: Date submitted _____

Case # _____

\$ _____ fee paid on _____ (date)

Application received by _____

Copy to App. Copy to NDS Original to City Clerk