



Planned Development Overlay Rezoning Application Guide

It is the goal of the Department of Neighborhood & Development Services to provide adequate public notification for development items. Following is a list of required items to include with your application. For your application to be considered complete, you must provide responses to all required information. Failure to provide this information may delay the hearing date for your application. If you have any comments, questions, or concerns, please contact our department at 319-356-5230.

Locations Tab

Add Location:

Add the location of where the proposed project will occur. You may search for the location by parcel number or project address using the address number and street name only. You can find parcel numbers using the Johnson County Property Information Viewer at <https://gis.johnsoncountyiowa.gov/piv/>. Newly created lots will be assigned an address shortly after subdivisions are recorded.

Type Tab

Description:

Please describe the rezoning request. (Example: general location, current ownership or anticipated change in ownership, potential future use if known). Tip: A preliminary Planned Area Development Plan or Sensitive Areas Development Plan (SADP) is also required at the same time as an OPD rezoning depending on the reason for requesting it. Additional documents will be required for this submittal. A preliminary plat is often submitted at the same time as this type of rezoning.

Tip: A pre-application application meeting is recommended. Please contact Urban Planning staff for assistance in creating this request.

Contacts Tab

Add Contacts:

Add required contacts, including the applicant, property owner, and contact person, or any other relevant persons. Make sure contact information is current for each contact. When entering a name, try not to create duplicate copies of the same contact by searching the existing list first.

More Info Tab

Current Zoning Districts:

Please select the current zoning district from the displayed menu.

Did you hold a Good Neighbor Meeting?

Iowa City's Good Neighbor Policy was developed to create more opportunities for early and effective citizen participation in projects and to encourage applicant participation beyond current legal requirements for notification. Good Neighbor meetings are NOT required as part of the review process but are strongly encouraged in most instances. The

Neighborhood Outreach Coordinator is available to assist by arranging meeting rooms, coordinating City staff attendance, providing sample meeting notices, notifying neighborhood association contacts, and providing other information and advice. Contact by phone at 319-356-5230 or by email at Marcia-Bollinger@iowa-city.org.

To participate in the program, the applicant must complete the following steps:

- Hold a Good Neighbor Meeting no less than 7 days prior to the scheduled Commission meeting to provide adequate time for input. Meeting facilities shall be as close to the subject property and neighbors as possible. A City staff representative must be in attendance, if necessary, to act as a resource and to respond to questions related to process, schedule, and zoning, etc.
- Send out a Good Neighbor meeting notice to all property owners within 300' of the subject property not less than 7 days prior to Good Neighbor meeting date. The notice must be approved by City staff prior to distribution.
- Complete a Summary Report for the Good Neighbor Meeting and submit prior to board review. A fill-in form of the Summary Report is available at www.icgov.org/goodneighbor.

If you followed these steps and held a Good Neighbor Meeting, please attach Summary Report to the attachments section of this application. Learn more about the program by contacting the Neighborhood Outreach Coordinator or by visiting icgov.org/goodneighbor.

Is the City permitted to enter the site?

During the review process, City staff and the Planning and Zoning Commission may visit the property. Please note here if the property owner wishes or does not wish to allow staff or Commission to enter onto the property.

Has a pre-application meeting been held?

A pre-application meeting and/or consultation with City Planning staff is strongly recommended to provide a full understanding of the process and related requirements, including ensuring that your application addresses all applicable criteria.

Is this property in a Fringe Area?

Land within two miles of the Iowa City city limits is often located in the Iowa City/Johnson County Fringe Area. Land in this area is subject to special land use regulations that have been mutually agreed upon by the Johnson County Board of Supervisors and the Iowa City Council. Any property that is undergoing the annexation and rezoning process will be located in the Fringe Area until the annexation process has been completed. Please indicate whether the property on your application is located in the Fringe Area.

Proposed Zoning Details:

Please add the proposed zoning district and associated acreage of the subject property by clicking on the pencil icon. Only the base zoning district needs to be selected, as the OPD overlay is assumed. If you are proposing more than one base zoning designation, please click the Add Row button to include additional base zoning designations.

If the project site is located in Riverfront Crossings, which method will be used to satisfy the affordable housing requirements?

Any property that is rezoned into a Riverfront Crossings zoning designation must adhere to the City's affordable housing policy, outlined in section 14-2G-8 of the City Code. The affordable housing requirement may be satisfied through the provision of one or more of the following methods:

- a. On site owner occupied affordable housing;
- b. On site affordable rental housing;
- c. A fee in lieu contribution to an affordable housing fund;
- d. Off site affordable housing; and/or
- e. Contribution of land.

If applicable, please select the appropriate option from the display menu.

Regulated Sensitive Features:

The sensitive areas inventory map - phase I may be used as a tool to determine the locations of potential environmentally sensitive areas. However, it is the applicant's responsibility to investigate and fully delineate such potential sensitive areas in order to determine whether the sensitive area or feature is subject to the regulations the City Code. Please select any regulated sensitive that exist on the subject property from the display menu.

Purpose of the Planned Development Overlay (OPD):

Please select the purpose of the OPD from the display menu. The categories of each type of planned development are outlined below. Please also see 14-3A-2C of the City Code.

- Sensitive Areas Development: A planned development containing regulated sensitive features according to the City's Sensitive Lands and Features Ordinance.
- Conservation Development: A planned development in which a portion of the land area is designated as permanent open space for the purpose of preserving natural or cultural features and resources as follows:
 - a. Development that protects or preserves environmental features not otherwise regulated by this title, but which are significant to the neighborhood or community. For example, such a plan might preserve an important view shed, protect wildlife areas or other unique natural features of the site.
 - b. Development that preserves cultural and historic features such as historic sites, historic buildings, and archaeological sites, particularly those that are designated or that would qualify for local historic landmark designation.
 - c. Development in which the site and the buildings are specifically oriented and designed for the conservation of energy and other resources.
- Neo-Traditional Development: A planned development that is characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities similar to neighborhoods platted prior to 1950.

- Mixed Use Development: A planned development that contains a mix of residential and commercial uses designed in such a manner that such uses complement one another to form a more urban neighborhood.
- Infill Development: Development or redevelopment on land that is surrounded by existing development where the constraints of the existing infrastructure, buildings, or site make it more difficult to develop the property.
- Alternative Ownership Development:
 - a. Manufactured Housing Parks: Manufactured housing parks, where the dwelling unit owner leases the lot on which the dwelling is located from a separate individual or organization.
 - b. Condominium Development: Condominium developments, where multiple units are located on the same lot. Dwelling units are typically owned individually and the structures, common areas, and facilities are owned by all dwelling unit owners on a proportional, undivided basis.

Attachments Tab

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.

Elevations:

Please upload a pdf of any building elevations that are planned for use in the OPD.

Preliminary Planned Area Development:

Please upload a pdf of the Planned Development Overlay Plan showing:

- Compliance with applicable approval criteria for planned developments set forth in 14-3A-4 of the City Code.
- Location map of the property outlining the area to be rezoned.
- Contours at 5-foot intervals or less.
- Location of proposed streets and existing adjacent streets.
- Proposed uses of the land and buildings.
- Number of dwelling units proposed.
- Location of buildings (provide outside dimensions and dimensions between buildings and property lines).
- Location and area of open spaces.
- Landscaping plan.
- If the applicant is requesting variations from requirements of the particular zone, outline those variations on the plans.
- 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.
- If the proposed development is for a manufactured housing park, the plan must demonstrate compliance with 14-3A-6 of the City Code.

Applicant's Statement:

Please upload a pdf or Word doc of a 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.

Neighboring Property Listing:

Attach an Excel or Excel-compatible document listing the following information for record owners of all property located within 300 feet of the exterior limits of the property involved in this application, including public ways:

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

This information is available at the City Assessors Office or the Johnson County Auditor's Office located at 913 S. Dubuque Street, or can be obtained from the Johnson County Property Information Viewer or <http://iowacity.iowaassessors.com/search.php>. Note: Unit numbers MUST be included for all Multi-Residential Parcels.

Evidence of Ownership:

Please upload a pdf demonstrating evidence of ownership of the property or evidence of a legally binding executed option agreement for purchasing of the property.

Legal Description of Property:

Please upload a Word doc containing a legal description of the subject property.

Review and Submit Tab

Make sure all the information is accurate and current. Staff will review the application for completion, after which they will contact you with the date your application will be considered by the Planning and Zoning Commission. Additional questions can be emailed to planningzoning@iowa-city.org or by phone at 319-356-5230.