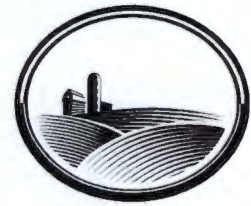


Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use)



Jones County Zoning
Rezoning Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		<i>✓ \$250.00</i> <i>5-1-23</i>

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: **\$ 250** (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 5-1-23

Owner Information					
Name on property: Camp Courageous of Iowa					
Address to receive mail:		House Number & Street: 12007 190th Street			Apartment/Unit
		City: Monticello		State: IA	Zip Code: 52310
Phone:	(319) 465-5916 ext. 2100		E-mail Address:	cbecker@campcourageous.org	
Applicant Information					
Name: (If different from above.)					
Address to receive mail:		House Number & Street:			Apartment/Unit
		City:		State:	Zip Code:
Phone:	()		E-mail Address:		
Parcel Information					
Township	86N	Section	31 & 32	Property Address	N/A
Legal description of property to be rezoned: See attached.				County Parcel ID(s), if known: 0331400010 0332300006 0332300007	

Legal Description of Property to be Rezoned

That part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 31, TOWNSHIP 86, NORTH, RANGE 2, West of the 5th P.M., described as: COMMENCING at the Southeast corner of said Section 31; thence North 609.4 feet; thence West 765 feet; thence South 609.4 feet; thence East 765 feet to place of beginning, containing 11 acres, more or less; and

The SW $\frac{1}{4}$ SW $\frac{1}{4}$; and The WEST 31 Acres of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ (being all of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ Excepting the part which lies East of and borders on the crown of the bluffs which range through said forty-acre tract on the West side of the Maquoketa River), EXCEPT 6.915 acres thereof which lies East of the following described line: Beginning at the Northeast corner of said 31 acres, thence N89°37½'W 203.52 feet along the north line thereof, thence S9°56'E 397.64 feet, thence S20°21'E 351.14 feet, thence S7°20½'W 146.45 feet, thence S76°56'W 110.80 feet, thence S70°08½'W 345.0 feet, thence along the centerline of the public highway, S32°56'E 53.09 feet; thence S16°20'W 244.21 feet, thence, leaving said highway centerline East 565.98 feet along the South line of said Section to the Southeast corner of said 31 acres; ALL IN SECTION 32, TOWNSHIP 86, NORTH, RANGE 2, West of the 5th P.M.



Rezoning Application Narrative

This request is for the rezoning of the Camp Courageous property with the following Parcel ID's: 0331400010, 0332300006, and 0332300007. This property is the former Pictured Rocks Methodist Camp that Camp Courageous purchased in 2019, which consists of three parcels totaling approximately 73 acres. The current zoning of this property is Agricultural. Camp Courageous is requesting it be rezoned to Planned Development.

The reason for the rezoning request is that the existing infrastructure, amenities, and overall use of the property better correspond with Planned Development zoning than Agricultural. Rezoning to Planned Development may also open up opportunities for possible future development on this property, as Camp Courageous continues to explore new services and amenities that will be critical to their future growth and outreach.

The existing amenities and infrastructure on this property are wide ranging. They include an existing single-family dwelling that serves as employee housing; the four buildings that were originally part of the Methodist Camp operations which include office space, lodging, and a commons/activities building; outdoor multi-purpose recreation field that contains areas for baseball, soccer, and pickleball; a restroom building; mini-golf course; zip-line ride; and walking trails. A new paved parking lot and paved streets/driveways were also constructed to replace areas once used as grass parking and provide more efficient access through the site.

Camp Courageous has also explored the idea of building a new gymnasium on this property, as well as a restrooms/concessions building that would serve the mini-golf course and zip-line ride.

The traffic impacts resulting from the existing amenities and infrastructure that Camp Courageous constructed following the purchase of the property are not known exactly, but it is assumed they generated approximately 5-10 new trips per day average based on observations (the amenities are seasonal use, not year-round). The amenities are mostly used by regular campers/visitors, who access the property by foot from the main campus across the road. The infrastructure improvements, such as the parking lot and private streets/driveways, did not generate new traffic but rather accommodated event traffic that Camp had already seen regularly in the past. The possible future gymnasium may have traffic impacts someday, if Camp offers rental to the general public which might generate new outside visitors, but the construction date is unknown at this time and a traffic study has yet to be completed.

Noise impacts resulting from the existing amenities and infrastructure on the property are also unknown at this time, but assumed to be minimal. There are two residential properties to the west, but there is sizable open space between those properties and the nearest amenities on-site.

Waste disposal services are provided by a waste pick-up company that is already contracted by Camp Courageous for their other nearby properties.

No new accesses to the property are being proposed currently; therefore, there are no new entrance access permits being provided with this application.

LOCATION MAP



PROPERTY NOTES

REQUESTED ZONING: PLANNED DEVELOPMENT
 EXISTING ZONING: AG
 PROPERTY ID: 0331480010, 0322300016, 032300007
 CURRENT PROPERTY ADDRESS: N/A
 DESCRIPTION: PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, T86N, R26W, THE SW 1/4 OF THE SW 1/4 AND PART OF THE WEST 3/4 ACRES OF THE SE 1/4 OF THE SW 1/4 ALL IN SECTION 31, T86N, R26W, JONES COUNTY, IOWA.
 TOTAL AREA: 72.67 AC. (PER RETRACEMENT PLAT OF SURVEY RECORDED 4/24/13)



DRAWN BY: JLL				
CHECKED BY:				
APPROVED BY: JLL				
DATE: 5/11/23				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE

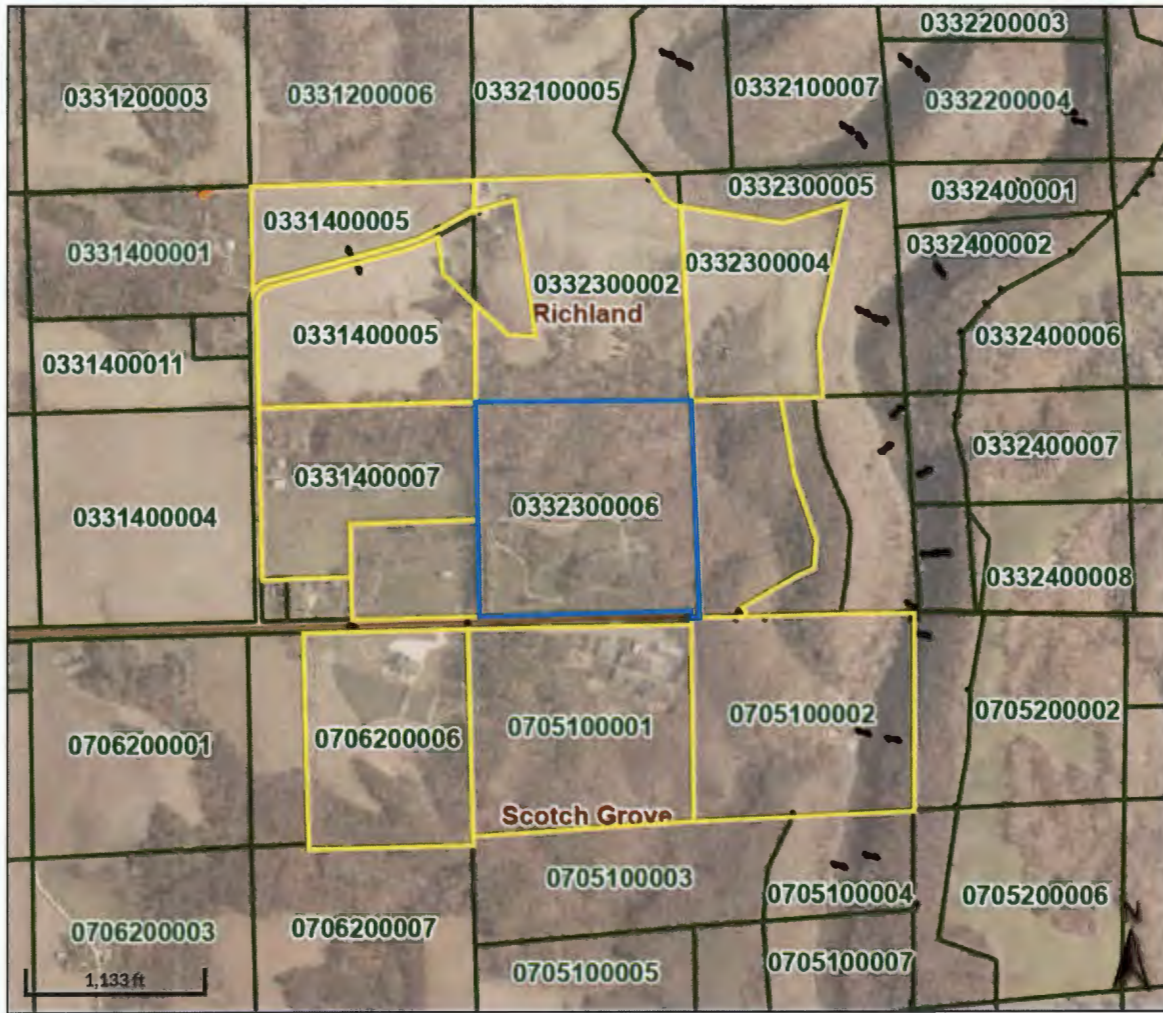


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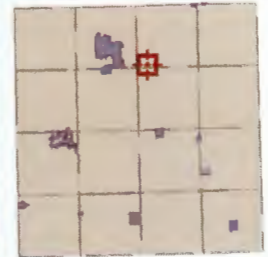
**CAMP COURAGEOUS
 REZONING APPLICATION
 "PICTURED ROCKS ADDITION"**
 IN JONES COUNTY, IOWA

**EXISTING SITE PLAN
 CAMP COURAGEOUS
 "PICTURED ROCKS ADDITION"**
 SCALE: 1" = 150' PROJECT NO: 20373

SHEET
1



Overview



Legend

- Corporate Limits
- Political Townships
- Parcels**
- Structures on Leased Land
- Parcels
- Cartography
- Major Roads

Parcel ID	0332300006	Alternate ID	000500	Owner Address	CAMP COURAGEOUS OF IOWA
Sec/Twp/Rng	32-86-02	Class	EX		12007 190TH ST PO BOX 418
Property Address		Acreage	39		MONTICELLO, IA 52310
District	RICMO				
Brief Tax Description	32 86 02 SW SW				

(Note: Not to be used on legal documents)

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 5/2/2023
 Last Data Uploaded: 5/2/2023 9:43:18 AM



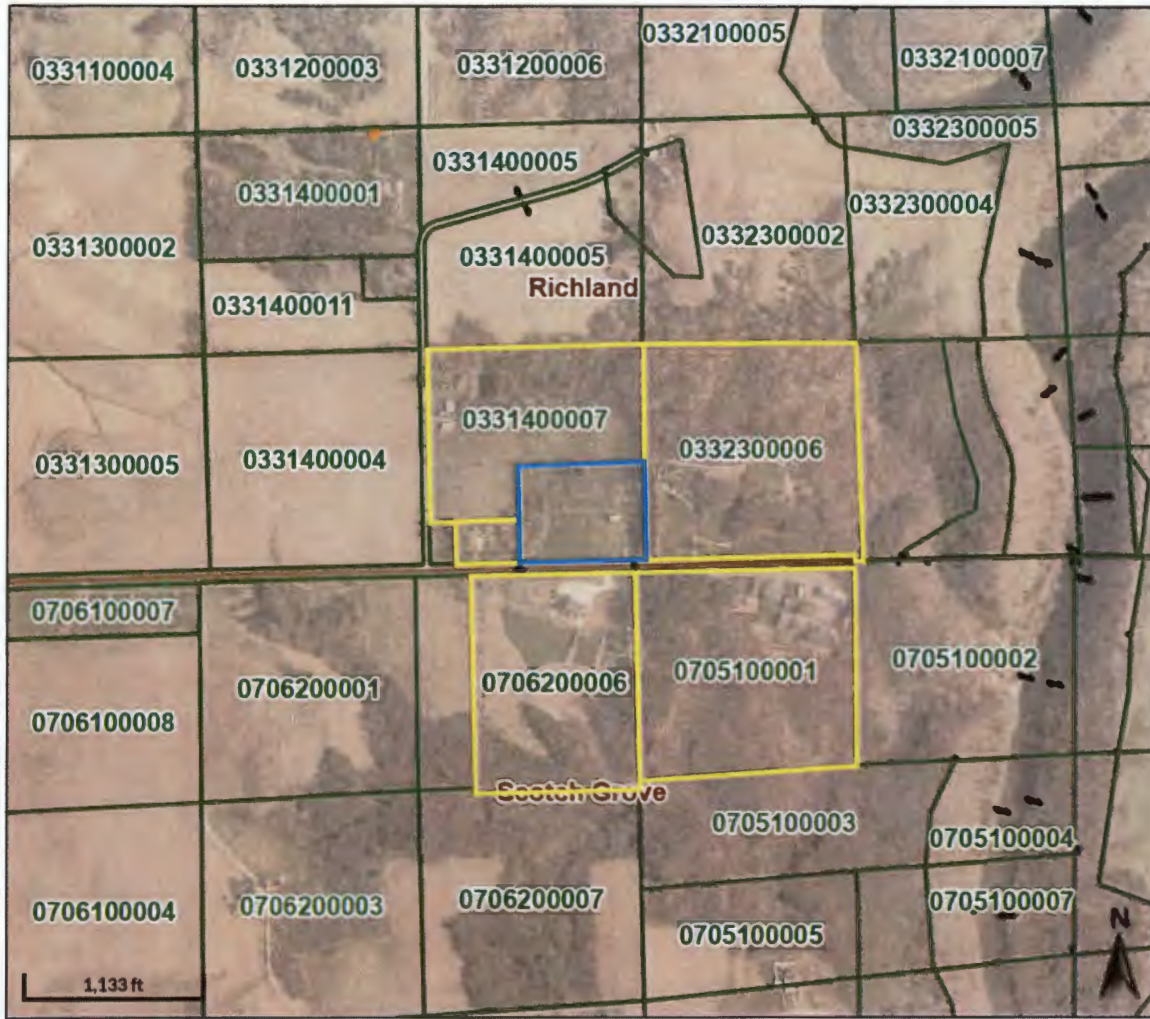
- Legend**
- Corporate Limits
 - Political Townships
 - Parcels**
 - Structures on Leased Land
 - Parcels
 - Cartography
 - Major Roads

Parcel ID	0332300007	Alternate ID	000600	Owner Address	CAMP COURAGEOUS OF IOWA
Sec/Twp/Rng	32-86-02	Class	EX		12007 190TH ST PO BOX 418
Property Address		Acreage	24.1		MONTICELLO, IA 52310
District	RICMO				
Brief Tax Description	32 86 02 W 31A SE SW EX 6.9A TR E SIDE TO STATE OF IOWA				
	(Note: Not to be used on legal documents)				

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Overview



Legend

- Corporate Limits
- Political Townships
- Parcels**
- Structures on Leased Land
- Parcels
- Cartography
- Major Roads

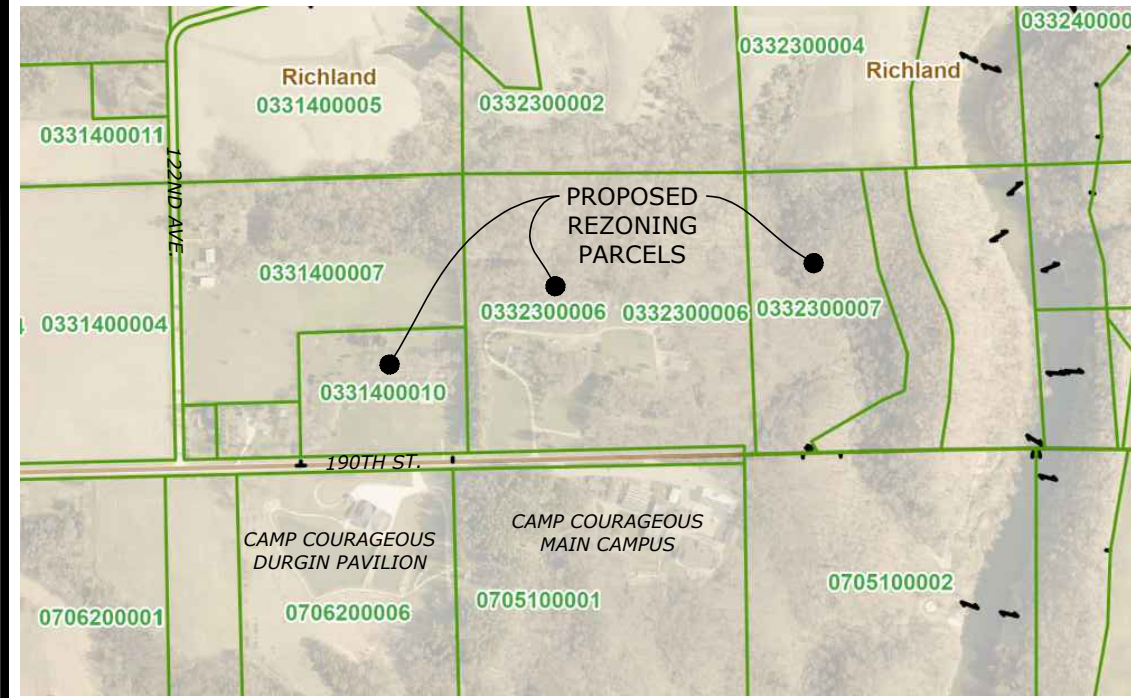
Parcel ID	0331400010	Alternate ID	014100	Owner Address	CAMP COURAGEOUS OF IOWA
Sec/Twp/Rng	31-86-02	Class	EX		12007 190TH ST PO BOX 418
Property Address		Acreage	10.7		MONTICELLO, IA 52310
District	RICMO				
Brief Tax Description	31 86 02 COM SE COR SE SE N 609.4'W 765'S 609.4' E TO BEG				
	<i>(Note: Not to be used on legal documents)</i>				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

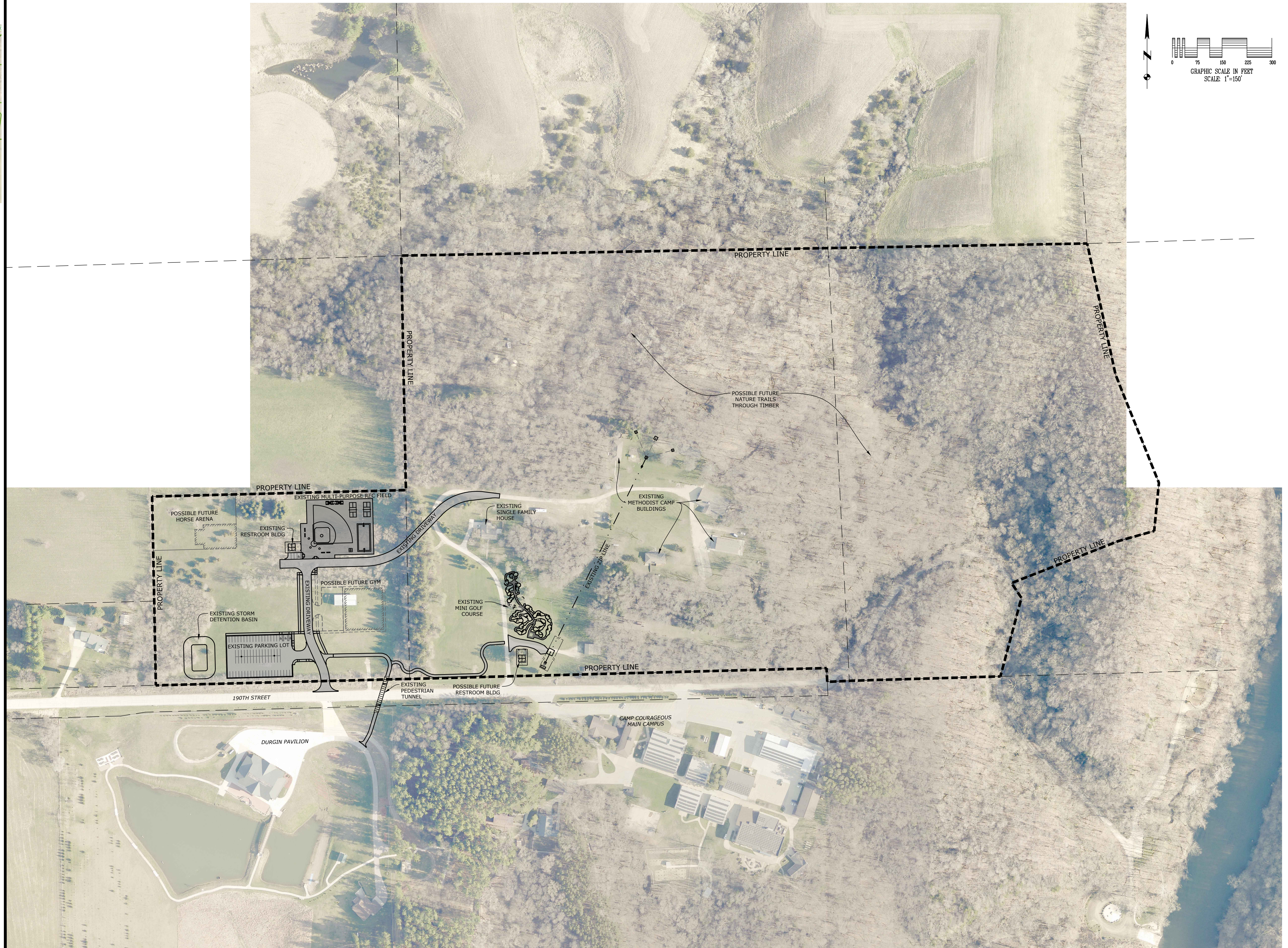
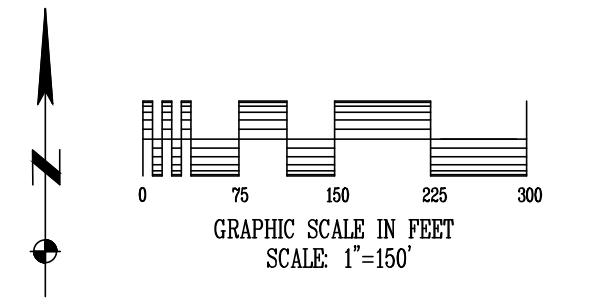
Date created: 5/2/2023
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Developed by Schneider
 GEOSPATIAL

LOCATION MAP



PROPERTY NOTES
REQUESTED ZONING: PLANNED DEVELOPMENT
 EXISTING ZONING: AG
 PROPERTY ID: 0331400010, 0332300006, 0332300007
 CURRENT PROPERTY ADDRESS: N/A
 DESCRIPTION: PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, T86N, R2W, THE SW 1/4 OF THE SW 1/4, AND PART OF THE WEST 31 ACRES OF THE SE 1/4 OF THE SW 1/4 ALL IN SECTION 32, T86N, R2W, JONES COUNTY, IOWA.
 TOTAL AREA: 72.67 AC. (PER RETRACEMENT PLAT OF SURVEY RECORDED 4/24/23)



DRAWN BY: JLL				
CHECKED BY:				
APPROVED BY: JLL				
DATE: 5/1/23				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE



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**CAMP COURAGEOUS
 REZONING APPLICATION
 "PICTURED ROCKS ADDITION"**
 IN JONES COUNTY, IOWA

**EXISTING SITE PLAN
 CAMP COURAGEOUS
 "PICTURED ROCKS ADDITION"**
 SCALE: 1" = 150' PROJECT NO: 20373

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov/land_use



Jones County Zoning Rezoning Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		<i>✓ \$ 250.00 5-1-23</i>

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: \$ 250 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 5-1-23

Owner Information

Name on property: Camp Courageous of Iowa Inc.

Address to receive mail:	<i>House Number & Street:</i> 12007 190th Street		<i>Apartment/Unit</i>
	<i>City:</i> Monticello	<i>State:</i> IA	<i>Zip Code:</i> 52310
<i>Phone:</i>	(319) 465-5916 ext. 2100	<i>E-mail Address:</i>	cbecker@campcourageous.org

Applicant Information

Name: (If different from above.)			
Address to receive mail:	<i>House Number & Street:</i>		<i>Apartment/Unit</i>
	<i>City:</i>	<i>State:</i>	<i>Zip Code:</i>
<i>Phone:</i>	()	<i>E-mail Address:</i>	

Parcel Information

Township	85N	Section	6	Property Address	12645 190th St., Monticello, IA 52310
Legal description of property to be rezoned: Parcel 2001-69; A part of the NE 1/4 NW 1/4 of Section 6, Township 85 North, Range 2 West of the 5th Principal Meridian, Jones County, Iowa				County Parcel ID(s), if known: <u>0706100007</u>	



Rezoning Application Narrative

This request is for the rezoning of the Camp Courageous property located at 12645 190th St., Monticello, IA (Parcel ID #0706100007). The current zoning of this property is Agricultural. Camp Courageous is requesting it be rezoned to Planned Development.

The reason for the rezoning request is to allow for the construction of duplexes that will be used for employee housing. This type of residential dwelling, as well as the density being proposed, does not comply with the current Agricultural zoning standards specified in the Jones County Zoning Ordinance. With the mixed-use of the parcel due to the proposed duplex(es), existing five single family dwellings, and one existing storage building being used for Camp operations, Planned Development is the most compatible zoning option for this parcel given the flexibility in its permitted uses.

Camp Courageous' goal is to finish constructing one duplex in the near future. The portion of the parcel where the proposed duplex will be located is able to accommodate five more duplexes potentially, along with the associated infrastructure needed to serve all duplexes. In addition to providing a site plan for the one immediate duplex, a master conceptual site plan has also been provided to show the full build-out potential of the chosen site if/when Camp Courageous ever decides to build more duplexes.

The traffic impacts resulting from the construction of the one immediate duplex will be minimal. Traffic trip generation modeling was completed to estimate the daily trips produced by the one duplex. The results were 7 trips per day per duplex unit, or 14 trips per day total for the whole duplex (84 trips total if all six duplexes are ever constructed). It is assumed that approximately one-third of these trips will be from residents driving to/from work. Since the duplexes are for employee housing, it is assumed that a fair number of these trips will be isolated to a short stretch of 190th Street between the duplex site and the place of employment at Camp Courageous' main campus to the east.

Noise impacts to surrounding property owners will be very minimal. The proposed duplex site is bordered by crop ground to the west, south, and north, and existing Camp Courageous employee housing to the east. There is one farmstead located to the northwest containing a residential dwelling, farm buildings, and a livestock confinement. The noise produced by the daily operations of said farm will exceed any noise produced by the proposed duplex development.

Waste disposal services will be provided by a waste pick-up company that is already contracted by Camp Courageous for waste pick-up at their nearby properties.

LOCATION MAP

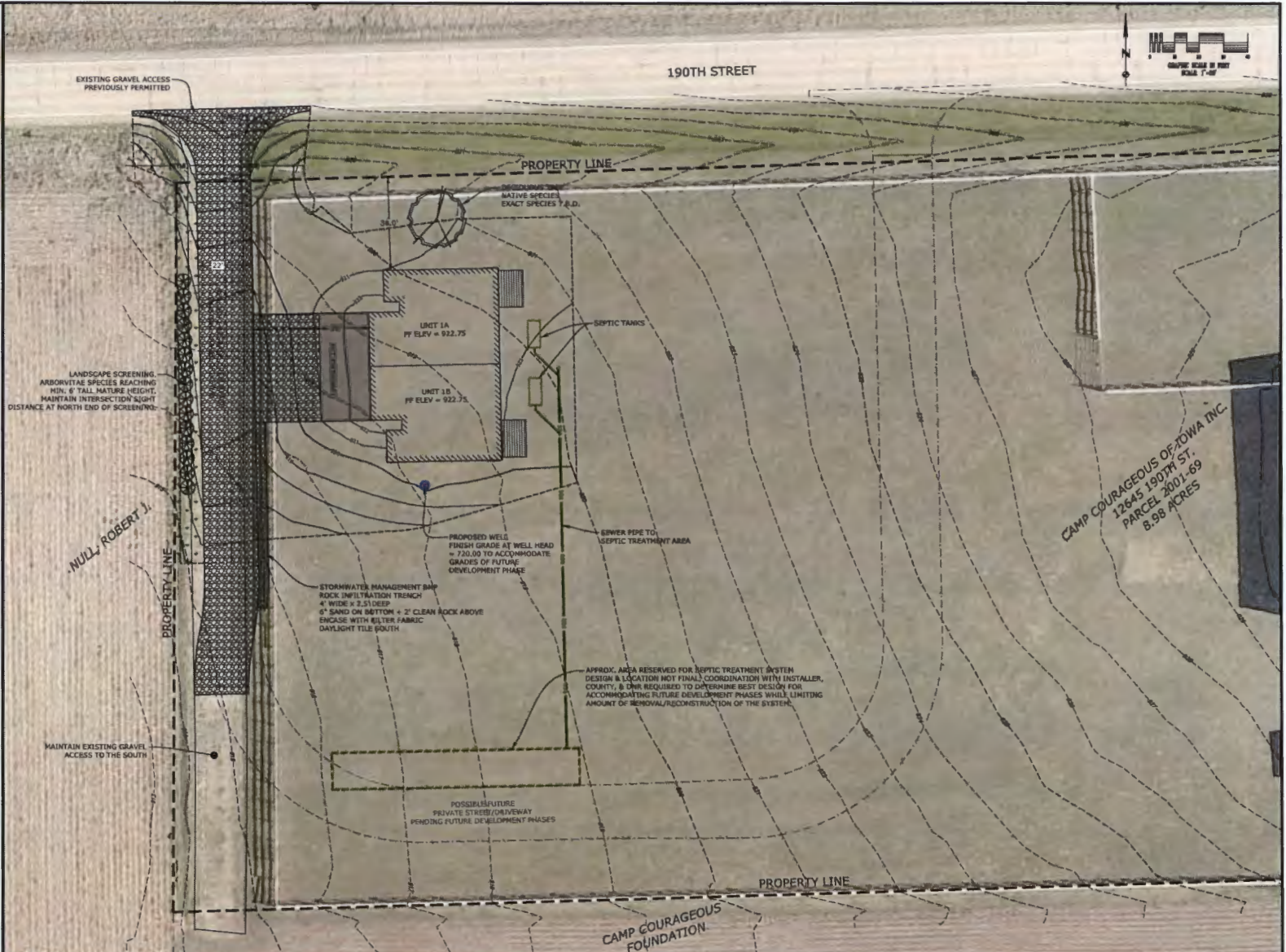
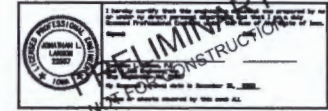


PROPERTY NOTES

REQUESTED ZONING: PLANNED DEVELOPMENT
 EXISTING ZONING: AG
 PROPERTY ID: 070810007
 CURRENT PROPERTY ADDRESS: 12645 190TH ST., HORTICELLO, IA
 LEGAL DESCRIPTION: PARCEL 2001-69, A PART OF THE NE 1/4 NW 1/4 OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 2 WEST OF THE 1TH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA.
 TOTAL PARCEL AREA: 8.98 AC. (REL. PLAT OF SUBDIVISION PARCEL 2001-69 RECORDED 5/29/12)
 PROJECT AREA: WESTERLY 0.75 ACRES OF PARCEL 2001-69
 EXISTING BUILDINGS ON PROPERTY: FIVE SINGLE-FAMILY DWELLINGS, ONE UTILITY BUILDING

PROPOSED DEVELOPMENT NOTES

*THIS SITE PLAN IS PRELIMINARY ONLY AND SHALL NOT BE CONSIDERED THE FINAL CONSTRUCTION SITE PLAN.
 BUILDINGS: ONE DUPLEX (2 UNITS TOTAL) TO BE USED FOR CAMP COURAGEOUS EMPLOYEE HOUSING.
 DENSITY: 1.00 DUPLEXES PER ACRE; 2.00 DWELLING UNITS PER ACRE (BASED ON PROJECT AREA CONSISTING OF WESTERLY 0.75 ACRES OF THE PARCEL); 0.75 DWELLING UNITS PER ACRE IF USING THE EXISTING FIVE DWELLINGS TO THE EAST AND THE TOTAL PARCEL AREA.
 TRAFFIC IMPACTS: 14 TRIPS PER DAY TOTAL (7 TRIPS PER DAY PER DUPLEX UNIT)
 TOTAL CONSTRUCTION DISTURBANCE AREA: APPROXIMATELY 0.67 ACRES TOTAL. IOWA ONE GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES IS NOT REQUIRED DUE TO DISTURBANCE BEING LESS THAN ONE ACRE.
 UTILITY INFRASTRUCTURE: ONE PUBLIC WATER SUPPLY WELL; ON-SITE WASTEWATER TREATMENT & ASSOCIATED SEWER COLLECTION; FILING INFILTRATION TRENCH TO SERVE AS STORMWATER MANAGEMENT BUMP.; PRIVATE UTILITIES SUCH AS ELECTRIC AND FIBER OPTIC SHALL BE PROVIDED BY OTHERS.
 ACCESS: EXISTING GRAVEL ACCESS DRIVE OFF 18TH STREET THAT HAS BEEN PREVIOUSLY PERMITTED BY THE COUNTY. GRAVEL ACCESS WILL REQUIRE REASPIRING, REGRADING, AND RESURFACING WITH NEW GRAVEL IN ORDER TO ACCOMMODATE SITE GRADING REQUIREMENTS.
 PARKING: ON-SITE PARKING SPACES, OTHER THAN GARAGE SPACES, WILL BE PROVIDED ON THE DRIVEWAY SERVING THE DUPLEX. DRIVEWAY IS 46.5' IN LENGTH, PROVIDING ADEQUATE SPACE FOR PARKING OF UP TO TWO VEHICLES PER UNIT (FOUR TOTAL). ON-STREET PARKING MAY BE UTILIZED ALONG THE ONE-SIDE OF THE ACCESS DRIVE SOUTH OF THE DRIVEWAY TO THE DUPLEX. THE ACCESS DRIVE IS A DEAD-END, THEREFORE, THERE WILL BE NO CONFLICTS BETWEEN THROUGH TRAFFIC AND PARKED VEHICLES. THE DRIVABLE PARKING SPACE ALONG THE ACCESS DRIVE EXCEEDS THE REQUIREMENT OF ONE ON-STREET PARKING SPACE PER DUPLEX UNIT.
 LANDSCAPING: SCREENING SHRUBS BEING PROPOSED ALONG WEST EDGE OF PROPERTY, ADJACENT TO NEIGHBORING AC 20001 PROPERTY. ONE NATIVE DECIDUOUS TREE IS BEING PROPOSED AT THE NORTH END OF THE SITE (EXACT SPECIES T.B.D.).
 LIGHTING: NO STREET LIGHTING IS BEING PROPOSED. LIGHTING ATTACHED TO THE BUILDING, SUCH AS FLOOD LIGHTING, IS TO BE DETERMINED. IF BUILDING LIGHTING IS INSTALLED, IT SHALL BE IN COMPLIANCE WITH ARTICLE 656 OF THE SUBDIVISION ORDINANCE.



CAMP COURAGEOUS OF IOWA INC.
 12645 190TH ST.
 PARCEL 2001-69
 8.98 ACRES

CAMP COURAGEOUS FOUNDATION

DRAWN BY: JLL				
CHECKED BY:				
APPROVED BY: JLL				
DATE: 5/1/23				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE



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**CAMP COURAGEOUS
 REZONING APPLICATION**
 12645 190TH ST. PROPERTY ("WEEPIE ADDITION")
 IN JONES COUNTY, IOWA

**PRELIMINARY SITE PLAN
 PHASE ONE - WEEPIE ADDITION DUPLEXES
 CONSTRUCTION OF ONE DUPLEX**

SHEET
1

SCALE: 1" = 20'
 PROJECT NO: 20373

LOCATION MAP



PROPERTY NOTES

REQUESTED ZONING: PLANNED DEVELOPMENT

EXISTING ZONING: AG

PROPERTY ID: 0708100097

CLIENT PROPERTY ADDRESS: 12645 190TH ST., MORTICELO, IA

LEGAL DESCRIPTION: PARCELS 2001-69, A PART OF THE NE 1/4 NW 1/4 OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 2 WEST OF THE 1TH MERIDIAN, JONES COUNTY, IOWA.

TOTAL PARCEL AREA: 8.98 AC. (PER PLAT OF SURVEY PARCEL 2001-69 RECORDED 5/26/02)

PROJECT AREA: WESTERLY 3.10 ACRES OF PARCEL 2001-69

EXISTING BUILDINGS ON PROPERTY: FIVE SINGLE-FAMILY DWELLINGS, ONE UTILITY BUILDING

PROPOSED DEVELOPMENT NOTES

*THE SITE PLAN SHOWN AND THE FOLLOWING INFORMATION ARE CONCEPTUAL ONLY. THIS SITE PLAN REPRESENTS THE MAXIMUM BUILD-OUT POTENTIAL OF THIS SITE IF ADDITIONAL DUPLEXES ARE CONSTRUCTED IN THE FUTURE. THIS SITE PLAN SHALL NOT BE CONSIDERED THE FINAL CONSTRUCTION PLANS. CONSTRUCTION DATES OF DUPLEXES 1 - 6 AND ASSOCIATED INFRASTRUCTURE ARE UNKNOWN AT THIS TIME.

BUILDINGS: SIX RESIDENTIAL DUPLEXES (12 UNITS TOTAL) TO BE USED FOR CAMP COURAGEOUS EMPLOYEE HOUSING.

DENSITY: 1.84 DUPLEXES PER ACRE; 3.67 DWELLING UNITS PER ACRE (BASED ON PROJECT AREA CONSISTING OF WESTERLY 3.10 ACRES OF THE PARCEL). 1.89 DWELLING UNITS PER ACRE IF USING THE EXISTING FIVE DWELLINGS TO THE EAST AND THE TOTAL PARCEL AREA.

TRAFFIC IMPACTS: 84 TRIPS PER DAY TOTAL (7 TRIPS PER DAY PER DUPLEX UNIT)

TOTAL CONSTRUCTION DISTURBANCE AREA: APPROXIMATELY 3.70 ACRES TOTAL IF ALL SIX DUPLEXES AND ASSOCIATED INFRASTRUCTURE ARE CONSTRUCTED IN ONE PHASE. IOWA DNR GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES REQUIRED IF LAND DISTURBANCE IS GREATER THAN ONE ACRE.

UTILITY INFRASTRUCTURE: TWO PUBLIC WATER SUPPLY WELLS; ON-SITE WASTEWATER TREATMENT & ASSOCIATED SOLIDS CONFINEMENT SYSTEM; STORM SEWER, COLLECTOR, & SUBSTRAIN TIE; STORMWATER DETENTION BASIN WITH CONTROLLED RELEASE IN COMPLIANCE WITH THE IOWA DNR STORMWATER MANAGEMENT MANUAL. PRIVATE UTILITIES SUCH AS ELECTRIC AND FIBER OPTIC SHALL BE PROVIDED BY OTHERS.

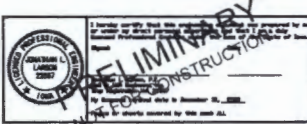
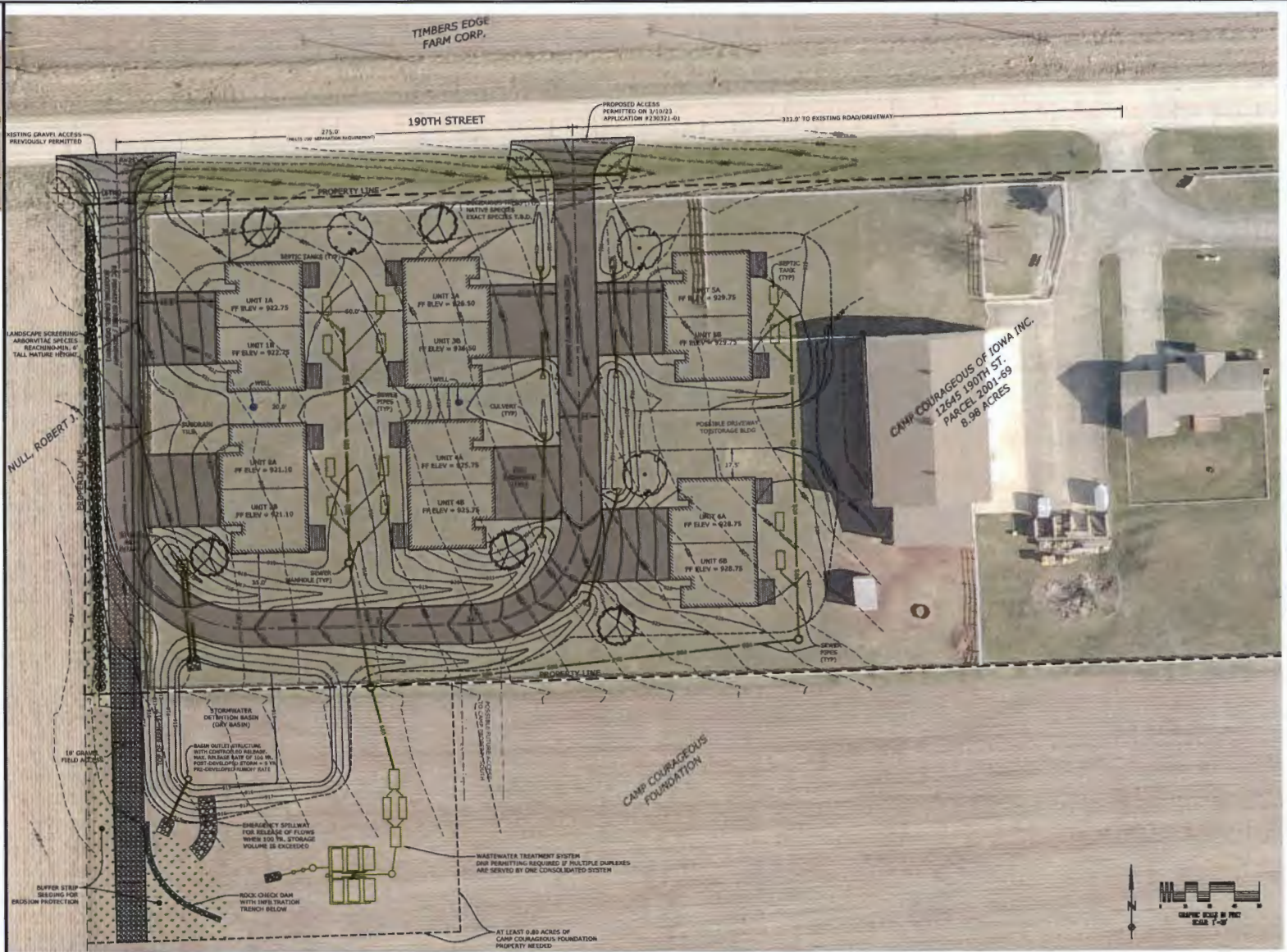
ACCESS: U-SHAPED PRIVATE STREET/DRIVEWAY PROVIDING TWO ACCESS PORTS TO 190TH ST. PRIVATE STREET/DRIVEWAY IS ANTICIPATED TO BE CONSTRUCTED OF 7" A.C. CONCRETE.

PARKING: ON-SITE PARKING SPACES, OTHER THAN GARAGE SPACES, WILL BE PROVIDED ON THE INDIVIDUAL DRIVEWAYS SERVING EACH DUPLEX. DRIVEWAYS VARY FROM 42 TO 44.5' IN LENGTH, PROVIDING ADEQUATE SPACE FOR PARKING OF AT LEAST ONE VEHICLE (UP TO TWO VEHICLES FOR 44.5' DRIVEWAYS). ON-STREET PARKING MAY BE UTILIZED ALONG ONE-SIDE OF THE 24' WIDE PORTION OF THE PROPOSED STREET. 24' STREET WIDTH IS ADEQUATE FOR ON-STREET PARKING ON ONE SIDE. TWO TRAIL FLOWING LANES ARE NOT REQUIRED ON LOCAL, LOW VOLUME STREETS PER IOWA SUBURBAN DESIGN STANDARDS. THERE IS A TOTAL LENGTH OF 264 FEET OF ON-STREET PARKING AVAILABLE ON THE WESTERLY SIDE OF THE 24' WIDE PORTION, WHICH PROVIDES ENOUGH LENGTH FOR 13 PARKING SPACES (ONE PER DUPLEX UNIT).

LANDSCAPING: SCREENING SHRUBS BEING PROPOSED ALONG WEST EDGE OF PROPERTY, ADJACENT TO REZONING ADJACENT PROPERTY. TOTAL OF EIGHT NATIVE DECIDUOUS TREES BEING PROPOSED THROUGHOUT THE SITE (EIGHT SPECIES T.A.D.).

LIGHTING: NO STREET LIGHTING IS BEING PROPOSED. LIGHTING ATTACHED TO THE BUILDINGS, SUCH AS FLOOD LIGHTING, IS TO BE DETERMINED. IF BUILDING LIGHTING IS INSTALLED, IT SHALL BE IN COMPLIANCE WITH ARTICLE XIX OF THE SUBDIVISION ORDINANCE.

AT LEAST 0.88 ACRES OF CAMP COURAGEOUS FOUNDATION PROPERTY IS NEEDED.



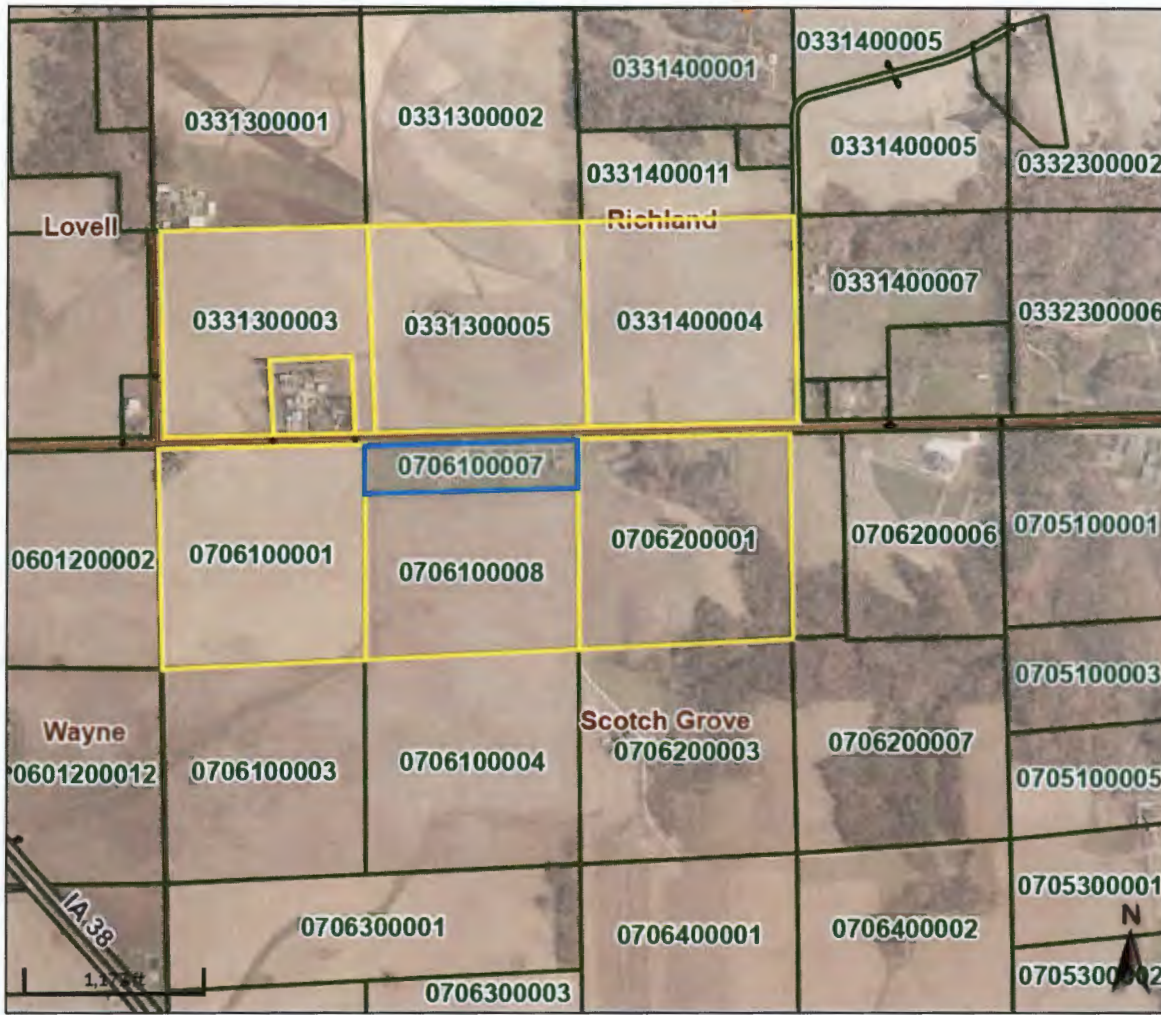
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CHECKED BY:					
APPROVED BY: JLL					
DATE: 5/1/23					
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE	



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**CAMP COURAGEOUS
 REZONING APPLICATION**
 12645 190TH ST. PROPERTY ("WEEPIE ADDITION")
 IN JONES COUNTY, IOWA

**CONCEPTUAL MASTER PLAN
 POTENTIAL FUTURE BUILD-OUT
 OF WEEPIE ADDITION DUPLEXES**
 SCALE: 1" = 30'
 PROJECT NO: 20373



- Legend**
-  Corporate Limits
 -  Political Townships
 - Parcels**
 -  Structures on Leased Land
 -  Parcels
 -  Cartography
 -  Major Roads

Parcel ID	0706100007	Alternate ID	084200	Owner Address	CAMP COURAGEOUS OF IOWA INC
Sec/Twp/Rng	6-85-2	Class	EX		12007 190TH ST
Property Address	12645 190TH ST	Acres	n/a		MONTICELLO, IA 52310
	SCOTCH GROVE				
District	SCGMO				
Brief Tax Description	6-85-2 PARCEL 2001-69 IN N 1/8 E 1/2 NW				
	(Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 5/2/2023
 Last Data Uploaded: 5/2/2023 9:43:18 AM

Developed by  **Schneider**
 GEOSPATIAL



Secondary Roads Department
 19501 HWY 64, P.O. Box 368
 Anamosa, IA 52205
 Telephone: (319) 462-3785
 Email: engineer@jonescountyiowa.gov

APPLICATION FOR ACCESS

Application No.: A- 230321-01
 Application Fee: ~~\$100.00~~ 0.00

APPLICANT INFORMATION (PLEASE PRINT CLEARLY OR TYPE)

Applicant Name: Camp Courageous Owner Name (if different): _____

Mailing Address: 12007 190th Street Monticello IA 52510
(Street Address) (City) (State) (Zip)

Phone Number: 319-465-5916 Cell Phone No.: 319-550-4160

LOCATION OF PROPOSED ACCESS

Address/Road Name: 190th St. Camp Courageous Road Township: Scotch Grove Sec.: _____

Type (Field, Res., Comm., etc.): Residential New or Widen: New Top Width: 24 FT.

- Construction Requirements:
1. All entrances shall be constructed in accordance with the current "Jones County Access Detail Sheet" printed on the back side of this Application and the Jones County Access Policy.
 2. THE APPLICANT MUST CONTACT THE ENGINEER'S OFFICE A MINIMUM 48 HOURS PRIORS TO CONSTRUCTION AT (319) 462-3785.
 3. The Applicant will be responsible for surfacing material and reseeding any disturbed areas.
 4. Contact IOWA ONE CALL at 1-800-292-8989 prior to any excavation.

In signing and accepting this Application for Access I agree to install and maintain the Access according to the Jones County Access Policy. Any access not constructed in conformance with the Jones County Access Policy shall correct the deficiency upon notification or be required to remove the access. I agree the County reserves the right to perform any necessary maintenance on the access as determined by the County.

Applicant Signature: [Signature] Date: 3-10-23

FOR COUNTY USE ONLY

Sight Distance: OK Longitude: _____ Latitude: _____

Culvert Type: RCP Culvert Dia.: 18" MIN. IN. Length: 72' +/- FT.

No. 24' Sec.: _____ No. 16' Sec.: _____ No. Bands: _____

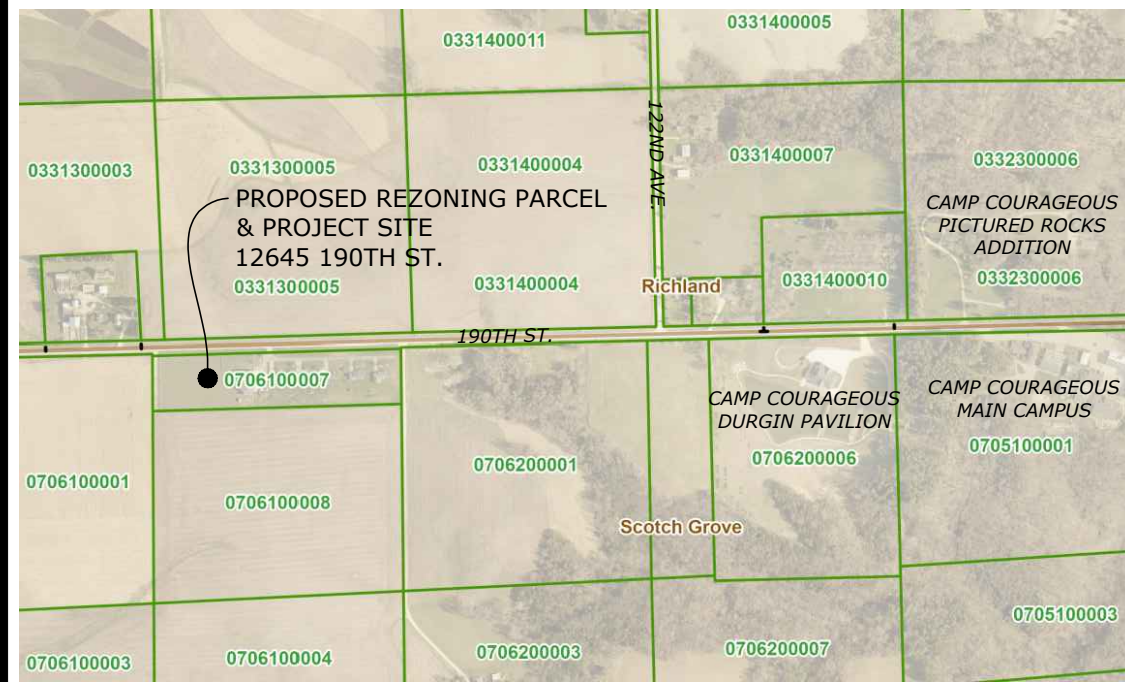
Culvert Cost: \$ _____ Band Cost: \$ _____ Delivery Cost: \$ _____

Total Cost: \$ _____

Special Provisions: APPLICANT SHALL PROVIDE CULVERT AND BE RESPONSIBLE FOR ANY FUTURE MAINTENANCE / REPLACEMENT.

Delivered By: APPROVED Date Delivered: _____
 Inspected By: [Signature] Date Inspected: _____

LOCATION MAP



PROPERTY NOTES

REQUESTED ZONING: PLANNED DEVELOPMENT

EXISTING ZONING: AG
 PROPERTY ID: 0706100007
 CURRENT PROPERTY ADDRESS: 12645 190TH ST., MONTICELLO, IA
 LEGAL DESCRIPTION: PARCEL 2001-69; A PART OF THE NE 1/4 NW 1/4 OF SECTION 6, TOWNSHIP 85 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA.
 TOTAL PARCEL AREA: 8.98 AC. (PER PLAT OF SURVEY PARCEL 2001-69 RECORDED 5/29/02)
 PROJECT AREA: WESTERLY 0.95 ACRES OF PARCEL 2001-69
 EXISTING BUILDINGS ON PROPERTY: FIVE SINGLE-FAMILY DWELLINGS, ONE UTILITY BUILDING

PROPOSED DEVELOPMENT NOTES

**THIS SITE PLAN IS PRELIMINARY ONLY AND SHALL NOT BE CONSIDERED THE FINAL CONSTRUCTION SITE PLANS.*

BUILDINGS: ONE DUPLEX (2 UNITS TOTAL) TO BE USED FOR CAMP COURAGEOUS EMPLOYEE HOUSING.

DENSITY: 1.05 DUPLEXES PER ACRE; 2.10 DWELLING UNITS PER ACRE (BASED ON PROJECT AREA CONSISTING OF WESTERLY 0.95 ACRES OF THE PARCEL). 0.78 DWELLING UNITS PER ACRE IF USING THE EXISTING FIVE DWELLINGS TO THE EAST AND THE TOTAL PARCEL AREA.

TRAFFIC IMPACTS: 14 TRIPS PER DAY TOTAL (7 TRIPS PER DAY PER DUPLEX UNIT)

TOTAL CONSTRUCTION DISTURBANCE AREA: APPROXIMATELY 0.62 ACRES TOTAL. IOWA DNR GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES IS NOT REQUIRED DUE TO DISTURBANCE BEING LESS THAN ONE ACRE.

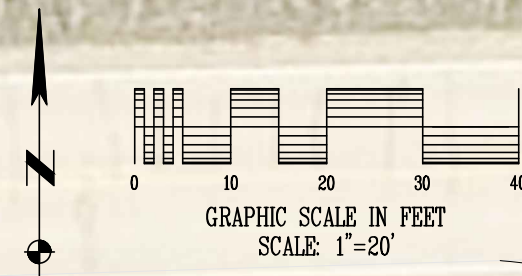
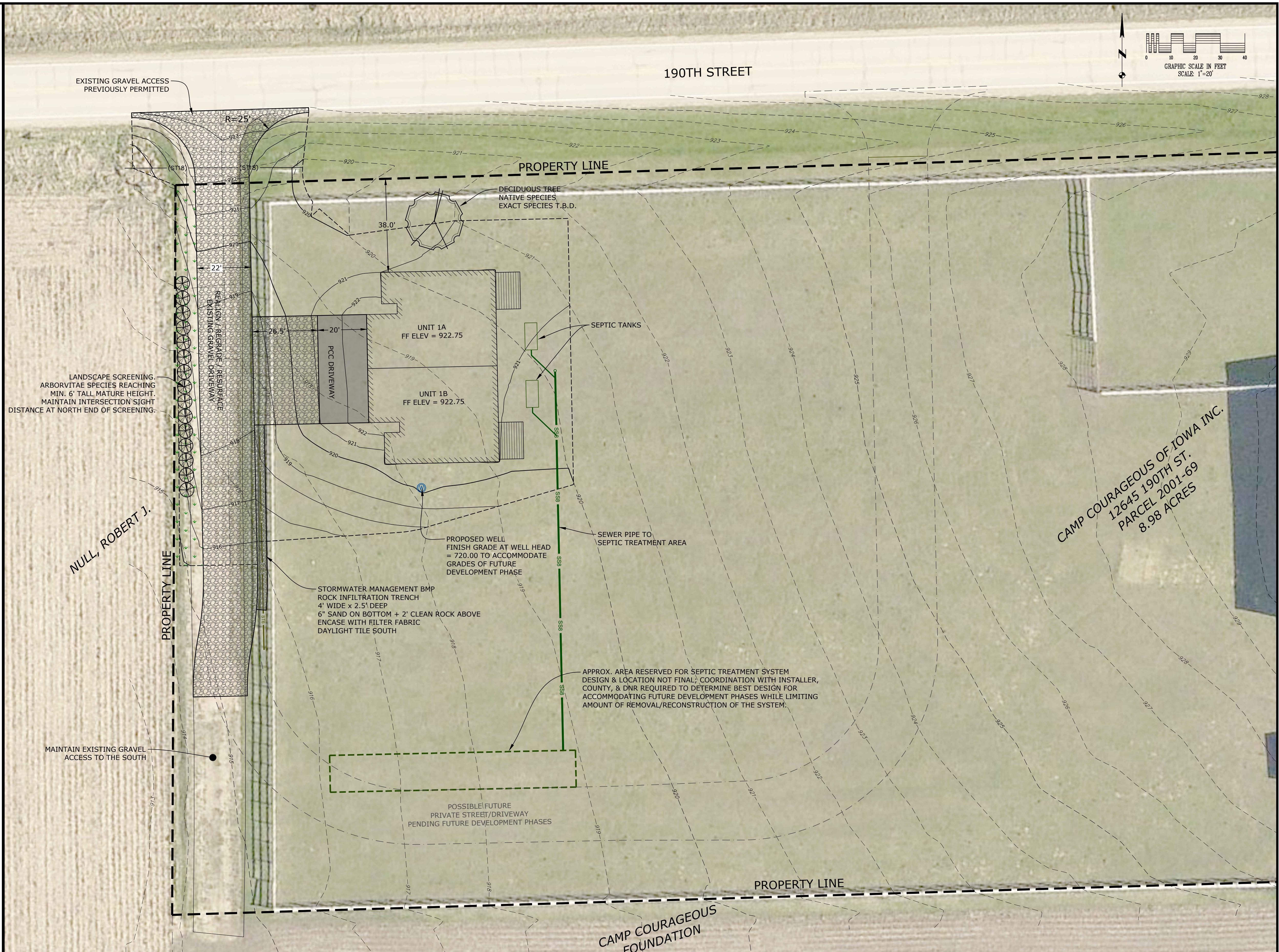
UTILITY INFRASTRUCTURE: ONE PUBLIC WATER SUPPLY WELL; ON-SITE WASTEWATER TREATMENT & ASSOCIATED SEWER CONVEYANCE PIPING; INFILTRATION TRENCH TO SERVE AS STORMWATER MANAGEMENT B.M.P.; PRIVATE UTILITIES SUCH AS ELECTRIC AND FIBER OPTIC SHALL BE PROVIDED BY OTHERS.

ACCESS: EXISTING GRAVEL ACCESS DRIVE OFF 190TH STREET THAT HAD BEEN PREVIOUSLY PERMITTED BY THE COUNTY. GRAVEL ACCESS WILL REQUIRE REALIGNING, REGRADING, AND RESURFACING WITH NEW GRAVEL IN ORDER TO ACCOMMODATE SITE GRADING REQUIREMENTS.

PARKING: ON-SITE PARKING SPACES, OTHER THAN GARAGE SPACES, WILL BE PROVIDED ON THE DRIVEWAY SERVING THE DUPLEX. DRIVEWAY IS 46.5' IN LENGTH, PROVIDING ADEQUATE SPACE FOR PARKING OF UP TO TWO VEHICLES PER UNIT (FOUR TOTAL). ON-STREET PARKING MAY BE UTILIZED ALONG THE ONE-SIDE OF THE ACCESS DRIVE SOUTH OF THE DRIVEWAY TO THE DUPLEX. THE ACCESS DRIVE IS A DEAD-END, THEREFORE, THERE WILL BE NO CONFLICTS BETWEEN THROUGH TRAFFIC AND PARKED VEHICLES. THE AVAILABLE PARKING ALONG THE ACCESS DRIVE EXCEEDS THE REQUIREMENT OF ONE ON-STREET PARKING SPACE PER DUPLEX UNIT.

LANDSCAPING: SCREENING SHRUBS BEING PROPOSED ALONG WEST EDGE OF PROPERTY, ADJACENT TO NEIGHBORING AG ZONED PROPERTY. ONE NATIVE DECIDUOUS TREES IS BEING PROPOSED AT THE NORTH END OF THE SITE (EXACT SPECIES T.B.D.).

LIGHTING: NO STREET LIGHTING IS BEING PROPOSED. LIGHTING ATTACHED TO THE BUILDING, SUCH AS FLOOD LIGHTING, IS TO BE DETERMINED. IF BUILDING LIGHTING IS INSTALLED, IT SHALL BE IN COMPLIANCE WITH ARTICLE XIX OF THE SUBDIVISION ORDINANCE.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer in the State of Iowa.
 Signed: _____
 Jonathan Larson, P.E.
 My license expiration date is December 31, 2023.
 All other sheets covered by this seal ALL

DRAWN BY: JLL				
CHECKED BY:				
APPROVED BY: JLL				
DATE: 5/1/23				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE



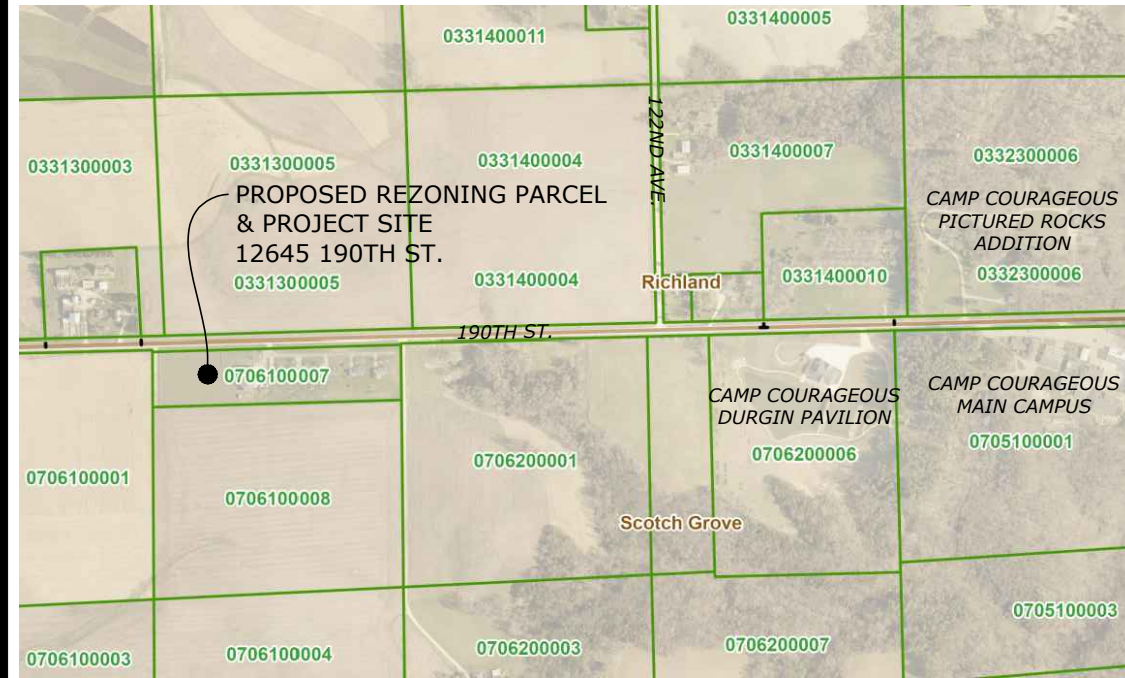
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**CAMP COURAGEOUS
 REZONING APPLICATION**
 12645 190TH ST. PROPERTY ("WEEPIE ADDITION")
 IN JONES COUNTY, IOWA

**PRELIMINARY SITE PLAN
 PHASE ONE - WEEPIE ADDITION DUPLEXES
 CONSTRUCTION OF ONE DUPLEX**
 SCALE: 1" = 20'
 PROJECT NO: 20373

SHEET
1

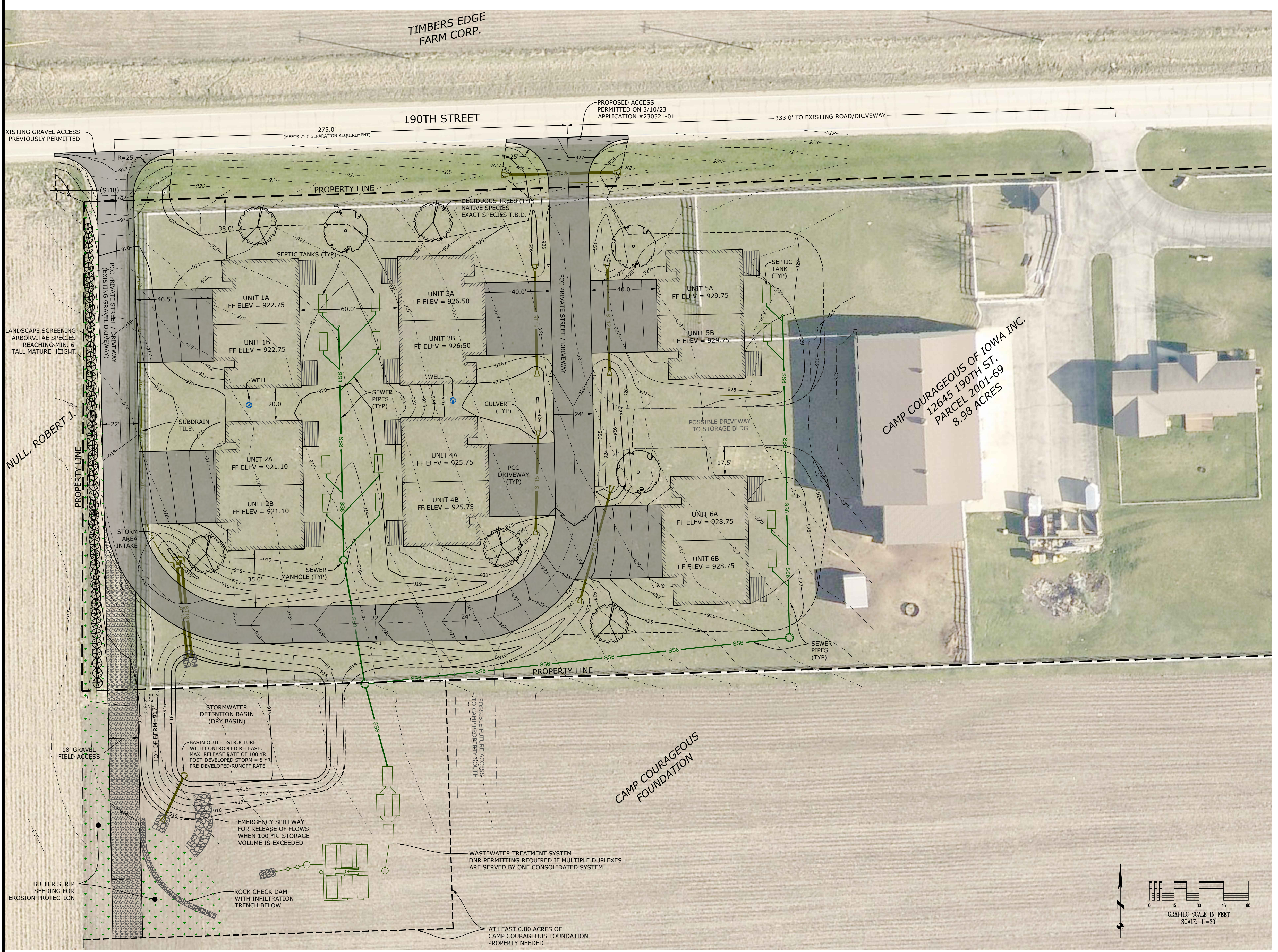
LOCATION MAP



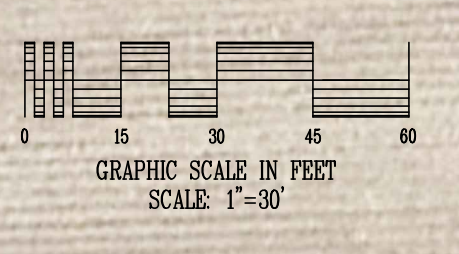
PROPERTY NOTES
REQUESTED ZONING: PLANNED DEVELOPMENT
 EXISTING ZONING: AG
 PROPERTY ID: 0706100007
 CURRENT PROPERTY ADDRESS: 12645 190TH ST., MONTICELLO, IA
 LEGAL DESCRIPTION: PARCEL 2001-69; A PART OF THE NE 1/4 NW 1/4 OF SECTION 6, TOWNSHIP 85 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA.
 TOTAL PARCEL AREA: 8.98 AC. (PER PLAT OF SURVEY PARCEL 2001-69 RECORDED 5/29/02)
 PROJECT AREA: WESTERLY 3.10 ACRES OF PARCEL 2001-69
 EXISTING BUILDINGS ON PROPERTY: FIVE SINGLE-FAMILY DWELLINGS, ONE UTILITY BUILDING

PROPOSED DEVELOPMENT NOTES
 *THE SITE PLAN SHOWN AND THE FOLLOWING INFORMATION ARE CONCEPTUAL ONLY. THIS SITE PLAN REPRESENTS THE MAXIMUM BUILD-OUT POTENTIAL OF THIS SITE IF ADDITIONAL DUPLEXES ARE CONSTRUCTED IN THE FUTURE. THIS SITE PLAN SHALL NOT BE CONSIDERED THE FINAL CONSTRUCTION PLANS. CONSTRUCTION DATES OF DUPLEXES 2 - 6 AND ASSOCIATED INFRASTRUCTURE ARE UNKNOWN AT THIS TIME.

BUILDINGS: SIX RESIDENTIAL DUPLEXES (12 UNITS TOTAL) TO BE USED FOR CAMP COURAGEOUS EMPLOYEE HOUSING.
 DENSITY: 1.94 DUPLEXES PER ACRE; 3.87 DWELLING UNITS PER ACRE (BASED ON PROJECT AREA CONSISTING OF WESTERLY 3.10 ACRES OF THE PARCEL). 1.89 DWELLING UNITS PER ACRE IF USING THE EXISTING FIVE DWELLINGS TO THE EAST AND THE TOTAL PARCEL AREA.
 TRAFFIC IMPACTS: 84 TRIPS PER DAY TOTAL (7 TRIPS PER DAY PER DUPLEX UNIT)
 TOTAL CONSTRUCTION DISTURBANCE AREA: APPROXIMATELY 3.70 ACRES TOTAL IF ALL SIX DUPLEXES AND ASSOCIATED INFRASTRUCTURE ARE CONSTRUCTED IN ONE PHASE. IOWA DNR GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES REQUIRED IF LAND DISTURBANCE IS GREATER THAN ONE ACRE.
 UTILITY INFRASTRUCTURE: TWO PUBLIC WATER SUPPLY WELLS; ON-SITE WASTEWATER TREATMENT & ASSOCIATED SEWER CONVEYANCE PIPING; STORM SEWER, CULVERTS, & SUBDRAIN TILE; STORMWATER DETENTION BASIN WITH CONTROLLED RELEASE IN COMPLIANCE WITH THE IOWA DNR STORMWATER MANAGEMENT MANUAL. PRIVATE UTILITIES SUCH AS ELECTRIC AND FIBER OPTIC SHALL BE PROVIDED BY OTHERS.
 ACCESS: U-SHAPED PRIVATE STREET/DRIVEWAY PROVIDING TWO ACCESS POINTS TO 190TH ST. PRIVATE STREET/DRIVEWAY IS ANTICIPATED TO BE CONSTRUCTED OF 7" P.C. CONCRETE.
 PARKING: ON-SITE PARKING SPACES, OTHER THAN GARAGE SPACES, WILL BE PROVIDED ON THE INDIVIDUAL DRIVEWAYS SERVING EACH DUPLEX. DRIVEWAYS VARY FROM 40' TO 46.5' IN LENGTH, PROVIDING ADEQUATE SPACE FOR PARKING OF AT LEAST ONE VEHICLE (UP TO TWO VEHICLES FOR 46.5' DRIVEWAYS). ON-STREET PARKING MAY BE UTILIZED ALONG ONE-SIDE OF THE 24' WIDE PORTION OF THE PROPOSED STREET. 24' STREET WIDTH IS ADEQUATE FOR ON-STREET PARKING ON ONE SIDE. TWO FREE FLOWING LANES ARE NOT REQUIRED ON LOCAL, LOW VOLUME STREETS PER IOWA SDAS DESIGN STANDARDS. THERE IS A TOTAL LENGTH OF 264 FEET OF ON-STREET PARKING AVAILABLE ON THE NORTHBOUND SIDE OF THE 24' WIDE PORTION, WHICH PROVIDES ENOUGH LENGTH FOR 12 PARKING SPACES (ONE PER DUPLEX UNIT).
 LANDSCAPING: SCREENING SHRUBS BEING PROPOSED ALONG WEST EDGE OF PROPERTY, ADJACENT TO NEIGHBORING AG ZONED PROPERTY. TOTAL OF EIGHT NATIVE DECIDUOUS TREES BEING PROPOSED THROUGHOUT THE SITE (EXACT SPECIES T.B.D.).
 LIGHTING: NO STREET LIGHTING IS BEING PROPOSED. LIGHTING ATTACHED TO THE BUILDINGS, SUCH AS FLOOD LIGHTING, IS TO BE DETERMINED. IF BUILDING LIGHTING IS INSTALLED, IT SHALL BE IN COMPLIANCE WITH ARTICLE XIX OF THE SUBDIVISION ORDINANCE.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer in the State of Iowa.
 Signed: *Jonathan Larson*
 Jonathan Larson, P.E.
 License No. 22557
 My license expiration date is December 31, 2023.
 Pages or sheets covered by this seal: ALL



DRAWN BY: JLL					
CHECKED BY:					
APPROVED BY: JLL					
DATE: 5/1/23					
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE	

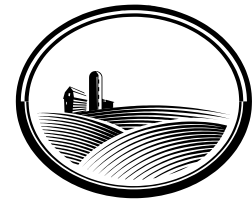


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**CAMP COURAGEOUS
 REZONING APPLICATION**
 12645 190TH ST. PROPERTY ("WEEPIE ADDITION")
 IN JONES COUNTY, IOWA

**CONCEPTUAL MASTER PLAN
 POTENTIAL FUTURE BUILD-OUT
 OF WEEPIE ADDITION DUPLEXES**
 SCALE: 1" = 30'
 PROJECT NO: 20373

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

**Written Report of the Jones County Land Use Administrator
 Request to Amend the Jones County Zoning Map**

Application from:	Camp Courageous of Iowa, owner
For property located at:	12000,12002 and 12004 190 th St., Monticello
Brief legal description:	31 86 02 COM SE COR SE SE N 609.4'W 765'S 609.4' E TO BEG; 32 86 02 SW SW; 32 86 02 W 31A SE SW EX 6.9A TR E SIDE TO STATE OF IOWA
Parcel numbers:	03-31-400-010, 03-32-300-006, 03-32-300-007
Parcel size:	10.70 acres, 39 acres, 24.10 acres
Current Zoning District:	A-Agricultural
Proposed Zoning District:	PD-Planned Development
Purpose:	To rezone parcels 03-31-400-010, 03-32-300-006 and 03-32-300-007 in Sections 31 and 32 of Richland Township from the A-Agricultural District to the PD-Planned Development District. The reason for the request is that the existing infrastructure, amenities, and overall use of the property better correspond with the Planned Development District and will allow for possible future development.
Date application received:	May 1, 2023
Applicable fee:	\$250 paid on May 1, 2023
Planning and Zoning meeting date:	May 23, 2023
Notice published: (Article XXI-Section 5)	Week of May 8, 2023 (5-20 days)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	May 3, 2023
Report mailed to Planning and Zoning Commission:(Article XXI-Section 7)	May 9, 2023
Report mailed to Applicant: (Article XXI-Section 7)	May 9, 2023

Copy of application, statement of intent and parcel map attached.

See pages 2, and 3 for report.

Report of the Jones County Land Use Administrator
 (Article XXI-Section 7)

Written Report Provided	Consultation by the following, if necessary (Article XXI-Section 7):
	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Rezoning Application submitted by Camp Courageous of Iowa and recommend acceptance. Please inform the applicant that if any new driveways are to be constructed or if any existing driveways are to be altered, then an Application for Access needs to be completed and submitted to our office prior to construction. Also, Jones County has a Setback Ordinance that prohibits building construction within thirty feet of the existing road right-of-way.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>No comment received</i>
	Jones County Sanitarian – Paula Hart
Comments:	<i>Must obtain necessary septic and or well permits from this department or DNR if applicable, prior to construction of the gymnasium restrooms/concessions building. Minimum required separation distances must be met.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>This property is not located in or near a flood plain.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>One possible issue would be if this could lead to “residential dwellings, buildings, and structures shall not be built or moved within 600 feet of a public hunting area” since it is adjacent to Pictured Rocks.</i>
	Jones County 911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application, the Jones County 911 office finds that this request, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances is approved.</i>

<i>Moderate impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXI-Section 7)
<p>Comments: The 2012 Comprehensive Plan currently in effect is silent in regard to the Planned Development district. The 2012 Comprehensive Plan does address the Goals, Objective and Strategies of Recreation, Natural Resources and Agricultural Protection on page 39. The objectives focus on accommodating growth while preserving environmentally sensitive areas and open space, preserve river corridors and view sheds, ensure adequate provisions for water and treating wastewater in new subdivisions and determine appropriate development on specific sites on a case-by case basis taking soil type, percolation tests, depth to bedrock and topography into account. A general goal of the Comprehensive Plan is to give priority to agricultural land uses and preserve those lands in productivity.</p> <p>The proposed 2023 Comprehensive Land Use Plan discusses preservation, protection, buffering, agricultural related uses, and other non-agricultural compatible uses on page 16. An objective of the plan is to limit major residential development in agricultural districts and to only allow development in areas where adequate infrastructure is already available. The proposed plan has an aspiration of improving, preserving and protecting the County’s recreational, natural and cultural resources for current and future generations. Most of the objectives refer to providing more public recreational opportunities (parks, trails, preserves, camping, hunting).</p>	
<i>Moderate impact</i>	Impact which the application would have on surrounding property: (Article XXI-Section 7)
<p>Comments: With the development of the multi-purpose field, mini-golf course, parking areas and zip line, there has been an impact to surrounding private property owners. Parking was a needed addition. The increased traffic and lighting to the new recreational areas would create an impact to neighboring properties. The property to the west has already seen an impact by receiving a variance because of a drainage issue caused by the development by Camp Courageous. The Camp has to provide for storm water mitigation in the area of the McCormick’s. The future plans provided by Hall and Hall include a house arena and future gym. This will have other future impacts. The multi-purpose field and many other amenities by Camp Courageous offer rental opportunities which impact traffic, lighting, signage, etc.</p>	
<p>Article V. Section 11. PD-Planned Development is attached for reference.</p>	
<p>Though the Planned Development District fits the description of this type of development, it does not appear that Camp Courageous will be utilizing the procedure to review plats. A suggestion would be to consider the Special Requirements (I.) and incorporate a contractual agreement to allow development without the subdivision plat to describe how future structures may be permitted. This contractual agreement would be signed and acknowledged before the Board of Supervisors public hearing.</p>	

 Whitney Hein for Sheralyn Schultz
 Jones County Land Use Administrator

 Date

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

**Written Report of the Jones County Land Use Administrator
 Request to Amend the Jones County Zoning Map**

Application from:	Camp Courageous of Iowa, owner
For property located at:	12645 190 th St., Monticello
Brief legal description:	6-85-2 PARCEL 2001-69 IN N 1/8 E 1/2 NW
Parcel number:	07-06-100-007
Parcel size:	8.98 acres
Current Zoning District:	A-Agricultural
Proposed Zoning District:	PD-Planned Development
Purpose:	To re-zone parcel 07-06-100-007 generally located at 12645 190th St., Scotch Grove, in Section 6 of Scotch Grove Township from the A-Agricultural District to the PD-Planned Development District. The reason for the request is to allow for the construction of duplexes that will be used for employee housing.
Date application received:	May 1, 2023
Applicable fee:	\$250 paid on May 1, 2023
Planning and Zoning meeting date:	May 23, 2023
Notice published: (Article XXI-Section 5)	Week of May 8, 2023 (5-20 days)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	May 3, 2023
Report mailed to Planning and Zoning Commission:(Article XXI-Section 7)	May 9, 2023
Report mailed to Applicant: (Article XXI-Section 7)	May 9, 2023

Copy of application, statement of intent and parcel map attached.

See pages 2, and 3 for report.

Report of the Jones County Land Use Administrator
 (Article XXI-Section 7)

Written Report Provided	Consultation by the following, if necessary (Article XXI-Section 7):
	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Rezoning Application submitted by Camp Courageous of Iowa and recommend acceptance. Please inform the applicant that Jones County has a Setback Ordinance that prohibits building construction within thirty feet of the existing road right-of-way.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>No comment received</i>
	Jones County Sanitarian – Paula Hart
Comments:	<ul style="list-style-type: none"> • <i>A well permit from this department must be issued prior to construction. If water use exceeds the private well definition, a public well is required and must be permitted and registered with DNR as a public water supply (PWS).</i> • <i>If a well is shared between different lots and owners, a written shared well agreement is required. A copy must be submitted to this department. The agreement should be recorded with the County Recorder.</i> • <i>A septic permit from this department must be issued prior to construction. Units must have their own septic tank and approved system may possibly be shared. Or if over the usage limit a permit from the DNR may be required.</i> • <i>Minimum required separation distances must be met.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>This property is not located in or near a floodplain.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comment received</i>
	Jones County 911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application, the Jones County 911 office finds that addressing concerns that were stated in the previous variance request denial from this office would be set aside. As long as a road is installed entering the Weepie Addition from 190th Street to access the currently planned duplex and all future construction in the Weepie Addition. By meeting this condition this request, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances is approved.</i>

<i>Moderate impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXI-Section 7)
<p>Comments: The 2012 Comprehensive Plan currently in effect is silent regarding the Planned Development district. The 2012 Comprehensive Plan does address new housing within the County. The general goal is to provide for and encourage orderly residential growth near developed areas ensuring adequate infrastructure and public services are available. Most likely, the development should occur as residential expansion areas and residential infill areas. These would be logical extensions of existing development at or near the limits of cities or densely developed unincorporated areas. The availability of paved streets and public services are the greatest determining factors for the location of these areas. Areas for infill primarily consist of existing single-family residential development and approved residential subdivisions. Any new development within infill areas would be expected to occur on undeveloped land in a subdivision or as a result of single-lot splits. (page 43) The proposed 2023 Comprehensive Land Use Plan has a goal similar to the 2012 plan which is to provide for orderly rural residential growth near the cities with available infrastructure capacity. In addition, develop property in the unincorporated villages, encourage diverse housing types, and encourage maintenance and revitalize current housing. (page 24)</p>	
<i>Moderate impact</i>	Impact which the application would have on surrounding property: (Article XXI-Section 7)
<p>Comments: Generally, the surrounding property is Agricultural farmland. Additional residential housing will increase traffic on 190th St. Most likely, since it is employee housing, the traffic would be going east towards the camp. Provisions should be made for storm water runoff to make sure all the runoff stays on property owned by Camp Courageous.</p>	
<p>Article V. Section 11. PD-Planned Development is attached for reference.</p>	
<p>Though the Planned Development District fits the description of this type of development, it does not appear that Camp Courageous will be utilizing the procedure to review plats. A suggestion would be to consider the Special Requirements (I.) and incorporate a contractual agreement to allow development without the subdivision plat to allow more than one (1) dwelling per lot as noted in Article IV General Regulations and Provisions Section 2 Dwellings Per Parcel. This contractual agreement may also describe the procedure to permit future structures. This contractual agreement would be signed and acknowledged before the Board of Supervisors public hearing.</p>	

 Whitney Hein, for Sheralyn Schultz
 Jones County Land Use Administrator

 Date

SECTION 11. PD - PLANNED DEVELOPMENT

- A. Intent: To provide flexibility in mixed-use site development in exchange for long term community benefits where traffic and utilities are adequate, where the use is compatible with adjacent development and where the proposed development does not impinge on existing agricultural operations or neighboring properties.

- B. Principal Permitted Uses: Property and buildings in the Planned Development District may be used for the following purposes of which are generally allowable uses that are compatible with adjacent properties:
 - 1. Single Family Residential.
 - a. Patio homes
 - 2. Zero lot-line Residential.
 - a. Duplexes, Triplexes, Quadraplexes
 - b. Townhouses
 - c. Condominiums
 - 3. Multiple Family Residential.
 - 4. Neighborhood Commercial.
 - 5. Residential over Commercial.
 - 6. Commercial: offices, professional services, urgent care, restaurants, branch banks, and similar facilities.
 - 7. Nursing/Care facilities.
 - 8. Retirement communities (over 55) and congregate housing.
 - 9. Golf courses.
 - 10. Light industry/manufacturing, larger than home based industry less than 10,000 square feet.
 - 11. Parks, recreation and libraries.
 - 12. Utility Scale Solar Energy Systems (SECS) according to Article XVI.

- C. Permitted Accessory Buildings or Uses:
 - 1. Private garages.
 - 3. Storage sheds.
 - 3. Non-utility scale solar.

- D. General Requirements: The densities for residential, commercial and light manufacturing shall be established at the time of review and approval with special considerations for:
1. The intensity and potential conflicts with adjacent development.
 2. The amenities and services provided for the residents.
 3. The demand for non-residential development proposed.
 4. The mix of other residential and non-residential development in the vicinity.
 5. The adequacy of adjacent traffic and transportation facilities.
 6. The adequacy of utilities and public services.
- E. District Size: A minimum of five (5) acres shall be required for the establishment of a planned development district. Access to the district shall be from a paved public road.
- F. District Regulations: The bulk regulations established for the PD - Planned Development District are listed in Appendix A. All regulations are minimum standards unless otherwise noted.
- G. Application - In addition to the regular Subdivision application requirements, the developer shall submit:
1. Legal Description of the property.
 2. Ten (10) copies of a site plan containing the existing topography, 2 foot contours, existing structures, and fences.
 3. Site plan of the proposed development showing all buildings, streets, and parking areas.
 4. Buffers and Landscaping.
 5. Water service.
 - a. Single lot wells.
 - b. Shared wells, with agreements.
 - c. Community wells, with agreements.
 6. Waste Water Services
 - a. On-site septic systems.
 - b. Shared septic systems with approval from the Board of Health and recorded agreements.

- c. Community wastewater disposal systems with agreements.
- 7. Lighting Requirements: See Article XIX
- 8. Sign Requirements: See Article XX
- 9. Parking Requirements: See Article XXII
- 10. Written description of the project, including:
 - a. How the proposed development meets the requirements of the current Jones County Comprehensive Plan.
 - b. How the proposed development offers more benefits to the general public than a development that would be allowed from any district alone.
 - c. How the general public will benefit by the proposal because of increased accommodations and aesthetic amenities.
 - d. That the design is in accord with generally accepted principles of architecture, landscape architecture, engineering and related fields.
- 11. The applicable fee.

H. Procedure to review plats

- 1. Application submission: Upon receipt of a completed application, the Land Use Administrator shall place the request on the agenda of the next scheduled Planning & Zoning Commission meeting.
- 2. Public notice: The Land Use Administrator will provide for a proper notice. Proper notice shall consist of a publication of the request along with the time and place for the hearing at least five (5) days prior to the hearing, but no longer than twenty (20) days prior to the hearing in all of the officially designated newspapers of the County. In addition, certified mailings shall be sent to all adjoining property owners with the time and place for the hearing. This notice will combine both the zoning map amendment and subdivision plat design.
- 3. Report by Land Use Administrator: In consultation with other county and state departments, the Land Use Administrator will prepare a written analysis of the proposal.
- 4. Review by the Planning & Zoning Commission: The Planning and Zoning Commission shall conduct the necessary hearing and make a recommendation to the Board of Supervisors to approve, approve with conditions or reject the proposal for specific reasons. The recommendation shall be forwarded to the Board of Supervisors for public hearing(s) and action.

I. Special Requirements:

1. Development Standards: Planned Developments shall comply with the standards of the Zoning Ordinance and Subdivision Regulations except where the County finds that public and private amenities exceed the minimum standards.
2. Community amenities: Deviations from the regulations established in the Ordinances may be recommended by the Planning & Zoning Commission and the Board of Supervisors subject to:
 - a. Transportation amenities including trails, transit orient improvements such as bike lanes, bus shelters;
 - b. All roads and parking areas shall be paved hard surfaces;
 - c. Dedication of public lands;
 - d. Open space for agricultural land preservation;
 - e. Community facilities for provision of public services beyond those required for the Plan;
 - f. Housing that is reserved for affordable to low and very low income households pursuant to HUD definitions and regulations;
 - g. Other provisions in excess of minimum standards that benefits are found to offset the deviations from the strict development standards.
3. Contractual Agreements:
 - a. The Developer shall enter into an agreement with the County upon approval acknowledging that the approval allows development and use of the parcel under certain specific conditions;
 - b. A seller of a property that is in the PD-Planned Development District shall apprise any buyer(s) of the terms and conditions of the approval;
 - c. The Developer releases the County from any liability for misrepresentation or violation of the terms and conditions of the approval; and,
 - d. The Developer shall set forth the conditions of approval within the covenants. Such covenants shall be filed with the final approved plan and plat.

4. Conformance with Subdivision Review: Subdivision review shall conform to the current Subdivision Regulations.
 5. Conformance with Subdivision requirements: The site plan shall satisfy the requirements of the subdivision regulations for preliminary and final plats.
 6. Transfer of Ownership: No person shall sell, convey or transfer ownership of any property or portion thereof within a PD-Planned Development district until such time as the buyer(s) have been informed of the properties exact status and conditions of approval.
 7. Planned Development Designation: The Land Use Administrator shall designate each PD-Planned Development on the Official Zoning Map.
- J. Amendments: Proposed Amendments to the Plan shall be subject to all regulations and procedures. The Land Use Administrator shall determine if the amendments requested are minor modifications or significant alterations requiring additional public hearings, such as a zoning amendment, increased density, increased intensity, boundary and setback alterations, reduction in amenities and similar changes.