



ZONING APPLICATION

For Office Use Only	
Date Filed	_____
Fee	\$ _____
Receipt #	_____
Case #	_____
Task #	_____

- ☒ Zone amendment from A1 to C1 ☐ Text Amendment
- ☐ Planning Unit Development ☐ Site Plan Review ☐ Sign Permit
- ☐ Comprehensive Plan Amendment

Property Owner John Rankins 214 1st St SW 52040 563-599-2161
Name Address Zip Phone #

Applicant John Rankins 214 1st St SW 52040 563-599-2161
Name Address Zip Phone #

Representative _____
Firm Name Address Zip Phone #

Contact John Rankins 407 13th Ave SE 52040 563-599-2161
Name Address Zip Phone #
JRRPROP@gmail.com
E-Mail Address

General Location/Address 214 1st St SW

Legal Description _____

Currently Zoned: _____

Proposed Use Type _____ Existing Use _____
(Section 165.05.14 Use Matrix)

Description of the Proposed Use(s) _____

Site Summary Information

a. Total Site Area	_____ Sq. Ft.	g. Total Paved Area	_____ Sq. Ft.
b. Building Coverage	_____ Sq. Ft.	h. Number of Parking Stalls	
c. Maximum Building Height	_____ Ft.	i. Number of Handicapped Stalls	
d. Number of Residential Units	_____	j. Parking Lot Area	_____ Sq. Ft.
e. Non-Residential Use Area	_____ Sq. Ft.	k. Interior Parking Lot Landscaping	_____ Sq. Ft.
f. Accessory Use Area	_____ Sq. Ft.	l. Sign Permit – Sign Area	_____ Sq. Ft.

If you have any questions about this application, please contact the City at 563-875-7724.

John Rankins
Owner's Signature

1-31-23
Date Submitted

Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

John Rankins
Print or Type Name of Applicant

ZONING APPLICATION

The procedures for all zoning applications are listed in the Dyersville Code of Ordinances, Chapter 165. The application review procedure will not begin until a complete application is submitted to the City, according to Chapter 165 of the Dyersville Code of Ordinances. **Incomplete Applications Cannot Be Processed. Call the City at 563-875-7724 for meeting dates and deadlines.**

Site Layout

Use this checklist to provide a general site plan, drawn to scale with dimensions, as a part of all zoning applications required for site plan review, planned unit developments, and sign permits. The site plan is required to show the following, however, the City may waive items for inclusion after a pre-application meeting:

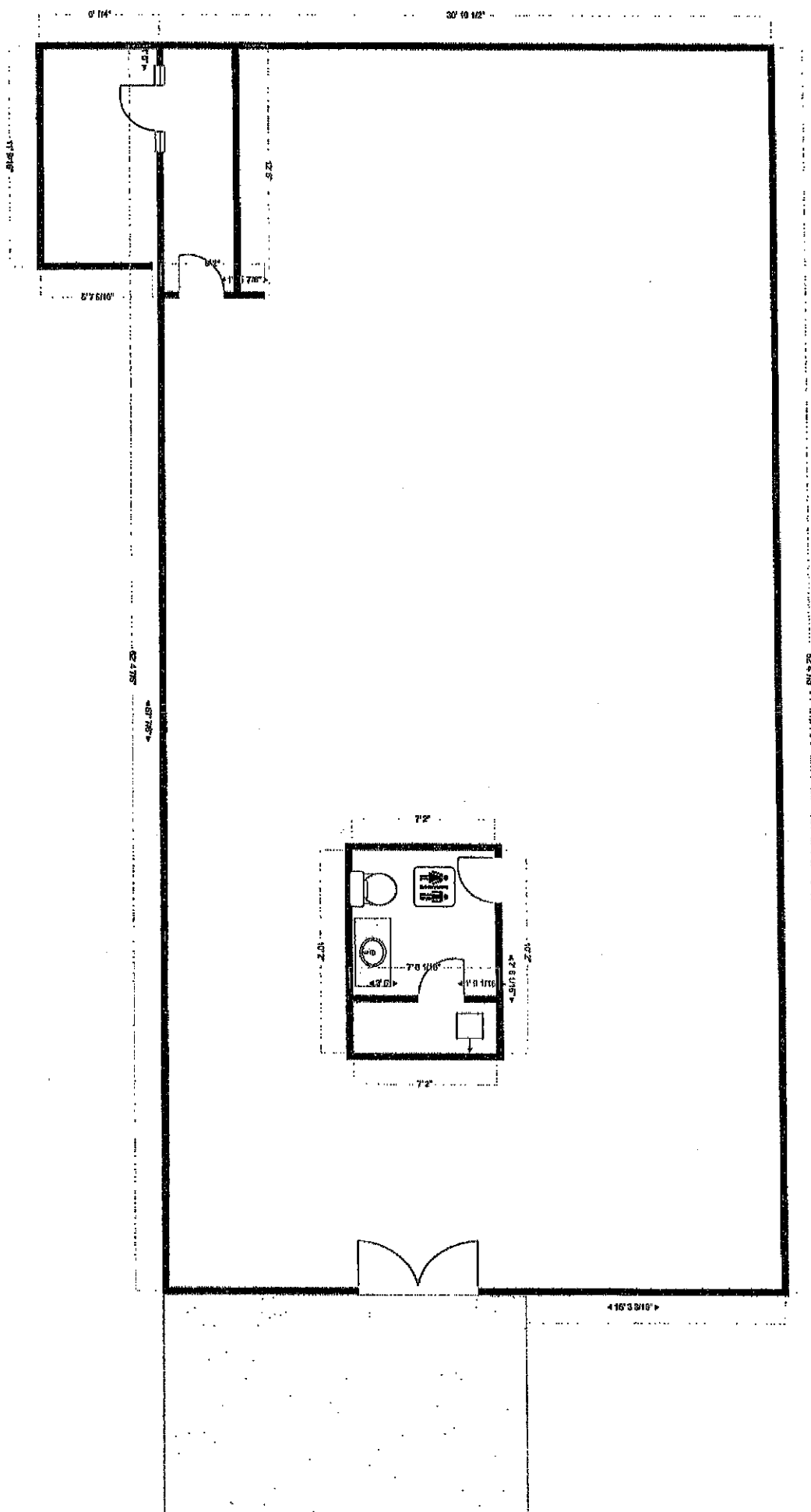
- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of major site features, including drainage systems with existing and proposed contour lines to display proposed grading, but in no case greater than at 5-foot intervals, and 2-foot intervals for PUD applications.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing, and lighting schemes.
- _____ For a sign permit include the location of the sign, schematic design, dimensions, and total sign area.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.

Site Plan and Planned Unit Development Applications

Please submit additional pages describing the proposed uses and site design. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, use of landscaping/buffering when applied, a development schedule, and any other information showing compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.

Application Checklist

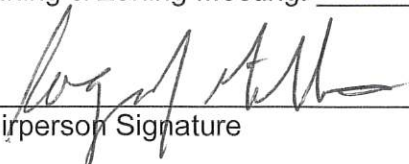
- ☒ Completed and Signed Application Form
- ☐ Filing Fee (Check with the City Administrative Office)
- ☐ Dimensioned and Labeled Site Layout
- ☐ Supplemental Narrative Material



ZONING APPLICATION

Planning & Zoning Meeting: 3-13-23

Approved X Denied Tabled
A-1 to C1 restricted to office use.


Chairperson Signature

City Council Date:

Approved Denied Tabled

Resolution #

Task #

DYERSVILLE (9 T.)
PLAT OF LOT 20A

MS 65101

North Fork Manassas River

20 21 22 270 272 221 50 7 66 73 115 60 3 22 6

☐ Tax Parcels

Web AppBuilder for ArcGIS
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