

The City Council of the City of Johnston will accept requests from a property owner or developer to amend the zoning classification. By Iowa Code, the zoning must conform with the Comprehensive Plan. With any application, a meeting with the Community Development staff is highly recommended when considering making an application. On occasions it may be advisable to meet informally with the City Council in a work session and discuss proposed plans prior to making formal application. Department staff can advise you.

Submit application

Property owner/developer submit petition for zoning change and fee to the Community. Staff will review the application for completeness.

City Council accept petition.

The City Council would review the petition and forward it to the Planning & Zoning Commission for their review and recommendation.

Notice is sent to property owners who lie within 250 feet of the property proposed to be changed. Legal notice is also published in the city's official newspaper.

The applicant is responsible for installing a notification sign on the property.

P&Z Public Hearing

The Community Development Department will prepare a staff report for the Planning Commissions review outlining the proposed change and reviewing the change based upon the policies and land use designations in the Comprehensive Plan. The P&Z Commission will recommend approval, denial, or approval with conditions.

City Council sets date for Public Hearing

Legal notice is published in city paper.
Notices are sent to adjacent property owners
Applicant should update information on posted sign.

In order for your request to be considered, it may become evident that additional city concerns must be dealt with separate from the rezoning change. This can be done through a Development Agreement. These agreements can specifying conditions the applicant would place on the future use. See Code Of Iowa Section 414.5

City Council Public Hearing

City Council 2nd Consideration

City Council 3rd Consideration

Publish Ordinance

The ordinance becomes effective when published in the city's official newspaper.

Note:

This procedure and all the necessary petitions, and guidelines for the sign posting are available on the city's website (www.cityofjohnston.com) or can be mailed to you upon request.