

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ25-000004****APPLICATION DATE: 10/01/2025****PROPERTY OWNER: DAVID A HEMSTED****APPLICANT: David West MMS Consultants****WORK DESCRIPTION: Rezoning 1.34 acres from A to R****SITE ADDRESS: 4888 660th St SE****PARCEL NUMBER: 1720377001****ACRES IN PARCEL:**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
1720377001	1.34	A - Agricultural	R - Residential

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

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September 25, 2025

Mr. Josh Busard
Johnson County Planning Development & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Hemsted's Third Subdivision

Dear Josh,

On behalf of David Hemsted we are filing a Rezoning application to rezone 1.34 acres of Lot 1 of Hemsted's Subdivision from A to R.

We are also filing a Preliminary and Final Plat application of Hemsted's Third Subdivision. This is a re-subdivision of Lot 1 of Hemsted's Subdivision which is zoned A, consisting of 9.01 acres containing 1 buildable lot and an Agricultural Outlot. The intent is to create a buildable lot for an existing house with the remainder of the parcel continuing to remain in agricultural production.

The proposed lot contains an existing house, garage, well, and permitted septic. The subdivision falls outside of the Fringe Area of Lone Tree.

Lot 1 will utilize an existing access on to 660th Street SE, and Outlot A will utilize an existing access to 660th Street SE as well. A waiver that stormwater requirements be deferred to building permit time has been approved for the subdivision. A Sensitive areas report or waivers will be provided with this application.

Please feel free to contact us with any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "David M. West".

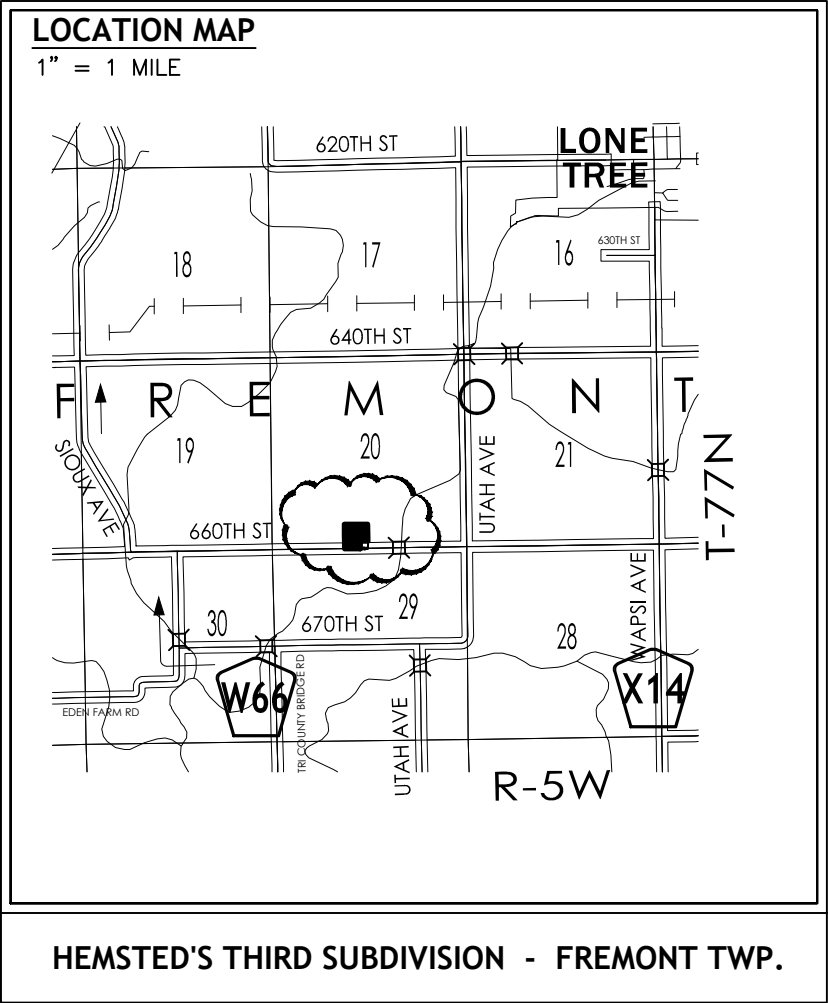
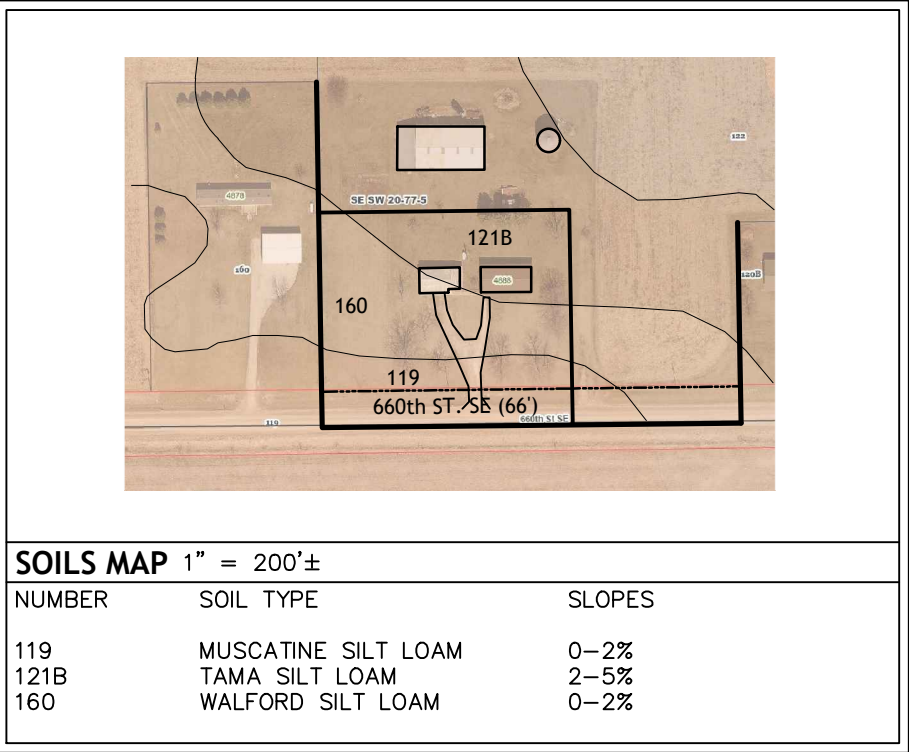
David M. West, P.L.S.

REZONING EXHIBIT
JOHNSON COUTY, IOWA

DESCRIPTION: (REZONING PARCEL)

THAT PART OF LOT 1 HEMSTED'S SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 52 AT PAGE 267, PLAT RECORDS OF JOHNSON COUNTY, IOWA AND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 77 NORTH, RANGE 5 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°56'31"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 224.00 FEET; THENCE N89°22'16"E, 261.00 FEET; THENCE S00°56'30"E, 224.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE S89°22'16"W ALONG SAID SOUTH LINE, 261.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES, AT THE TIME OF SURVEY, WHICH INCLUDES 0.23 ACRES OF COUNTY ROAD RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



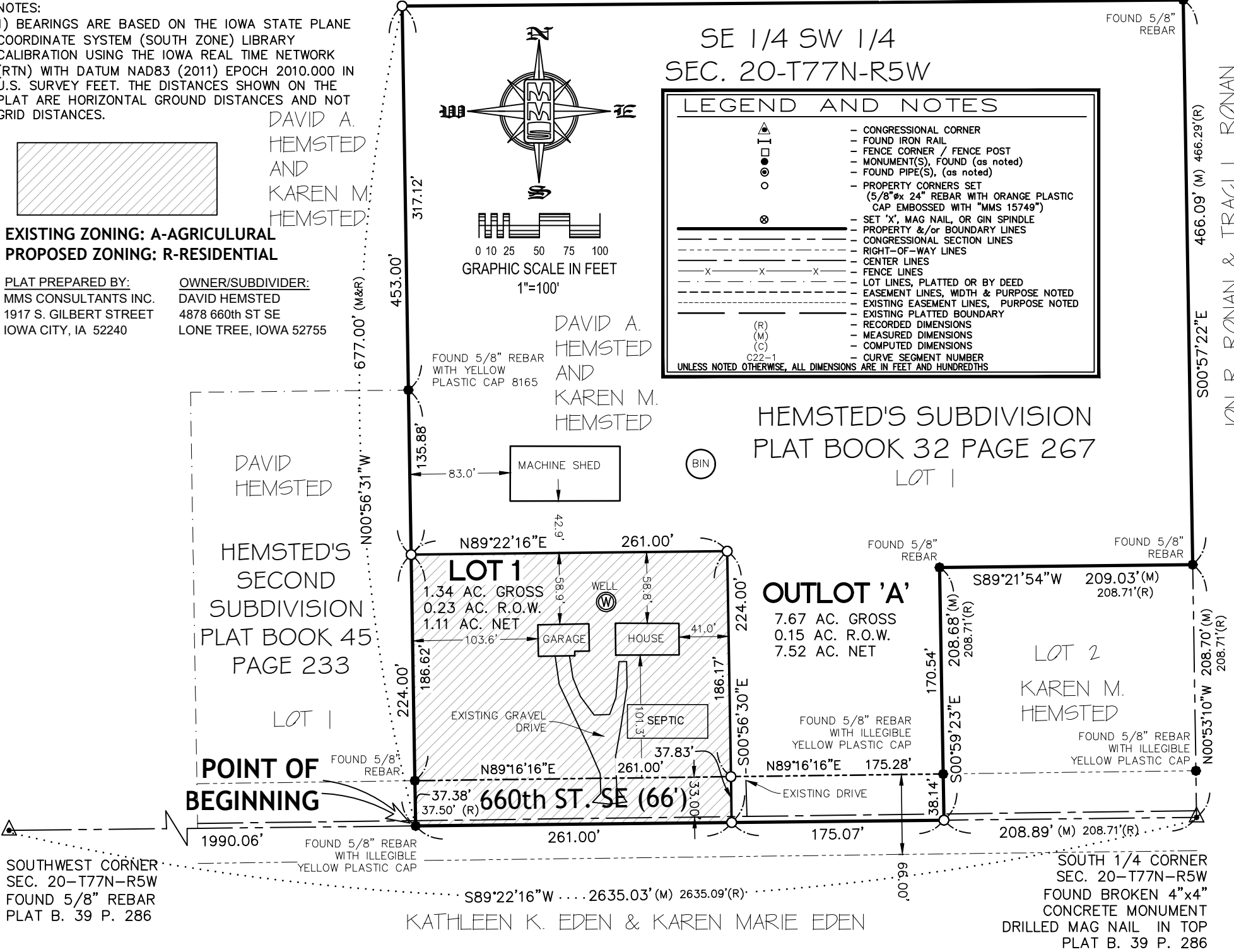
NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.



EXISTING ZONING: A-AGRICULTURAL
PROPOSED ZONING: R-RESIDENTIAL

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
DAVID HEMSTED
4878 660th ST SE
LONE TREE, IOWA 52755



REZONING EXHIBIT
AGRICULTURAL TO RESIDENTIAL

HEMSTED'S THIRD SUBDIVISION
4888 660th ST SE
LONE TREE,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 09/10/2025

Surveyed by: JRD Field Book No: 1421

Drawn by: DMW Scale: 1" = 100'

Checked by: DMW Sheet No: 1

Project No: 6729-003 of: 1

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