

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ25-000006****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JAMES M YODER****APPLICANT: David West****WORK DESCRIPTION: Yoder Estate - Rezone 1.59 acres from A to R****SITE ADDRESS: 1232 540th St SW****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
1320351004	1.59	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>**



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

October 10, 2025

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

RE: Deer Creek Bend

Dear Josh,

On behalf of the Elizabeth Kling as the executor of the estate of James M. Yoder we are filing a Rezoning application to rezone 1.59 acres of a portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20-T78N-R8W located at 1232 540th Street SW from A to R.

We are also filing a Preliminary and Final Plat application of Deer Creek Bend. This is a one lot subdivision, consisting of 1.59 acres containing 1 buildable lot. The intent is to create a buildable lot for an existing house with the remainder of the parcel lying south of 540th Street SW continuing to remain in agricultural production. 540th Street SW has a projected right-of-way need of 70 feet for $\frac{1}{2}$ ROW. An acquisition has been included for this projected need and since the buildings lie within this area, a separate legal document has been included to handle this situation.

The proposed lot contains an existing house, garage, well, and permitted septic. The subdivision does not lie within a designated Fringe Area. A portion of Lot 1 is located in a designated Floodplain and a conservation easement has been provided to accommodate the Floodplain.

Lot 1 will utilize an existing access on 540th Street SW, and the remainder will utilize an existing access on 540th Street SW 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,

David M. West, P.L.S.

REZONING EXHIBIT JOHNSON COUNTY, IOWA

DESCRIPTION: (REZONING PARCEL)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 8 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

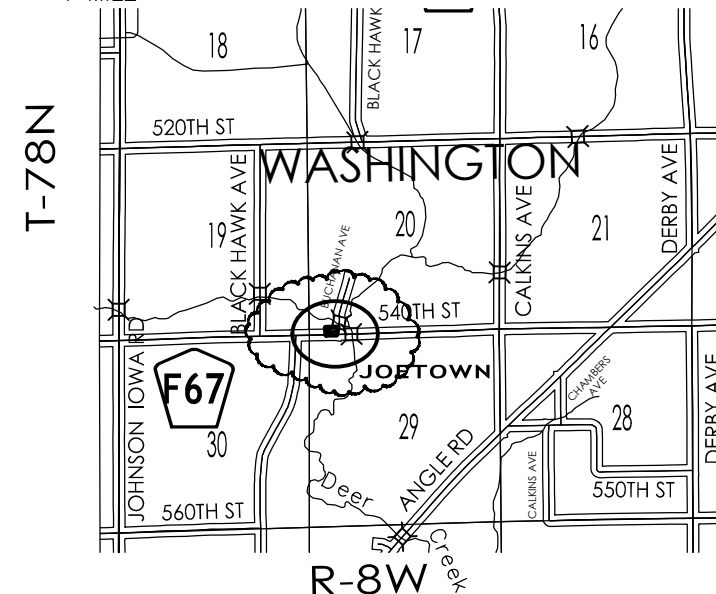
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE N88°26'25"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20, A DISTANCE OF 502.01 FEET TO THE SOUTHEAST CORNER OF LOT 1 CHRISTNER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 25 AT PAGE 70, PLAT RECORDS OF JOHNSON COUNTY, IOWA AND THE POINT OF BEGINNING; THENCE N02°55'14"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 217.83 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N88°45'22"E, 351.22 FEET TO A POINT ON THE CENTERLINE OF BUCHANAN AVENUE SW; THENCE S13°01'37"W ALONG SAID CENTERLINE, 223.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20; THENCE S88°26'25"W ALONG SAID SOUTH LINE, 289.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, WHICH INCLUDES 0.31 ACRES OF EXISTING ROAD RIGHT-OF-WAY EASEMENT AND ALSO INCLUDES 0.20 ACRES OF COUNTY ROAD RIGHT-OF-WAY THAT IS TO BE DEDICATED TO THE PUBLIC, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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

OWNER/SUBDIVIDER:
JAMES M. YODER ESTATE
C/O ELIZABETH KLING
23074 HWY 92
COLUMBUS JUNCTION, IA 52738

LOCATION MAP

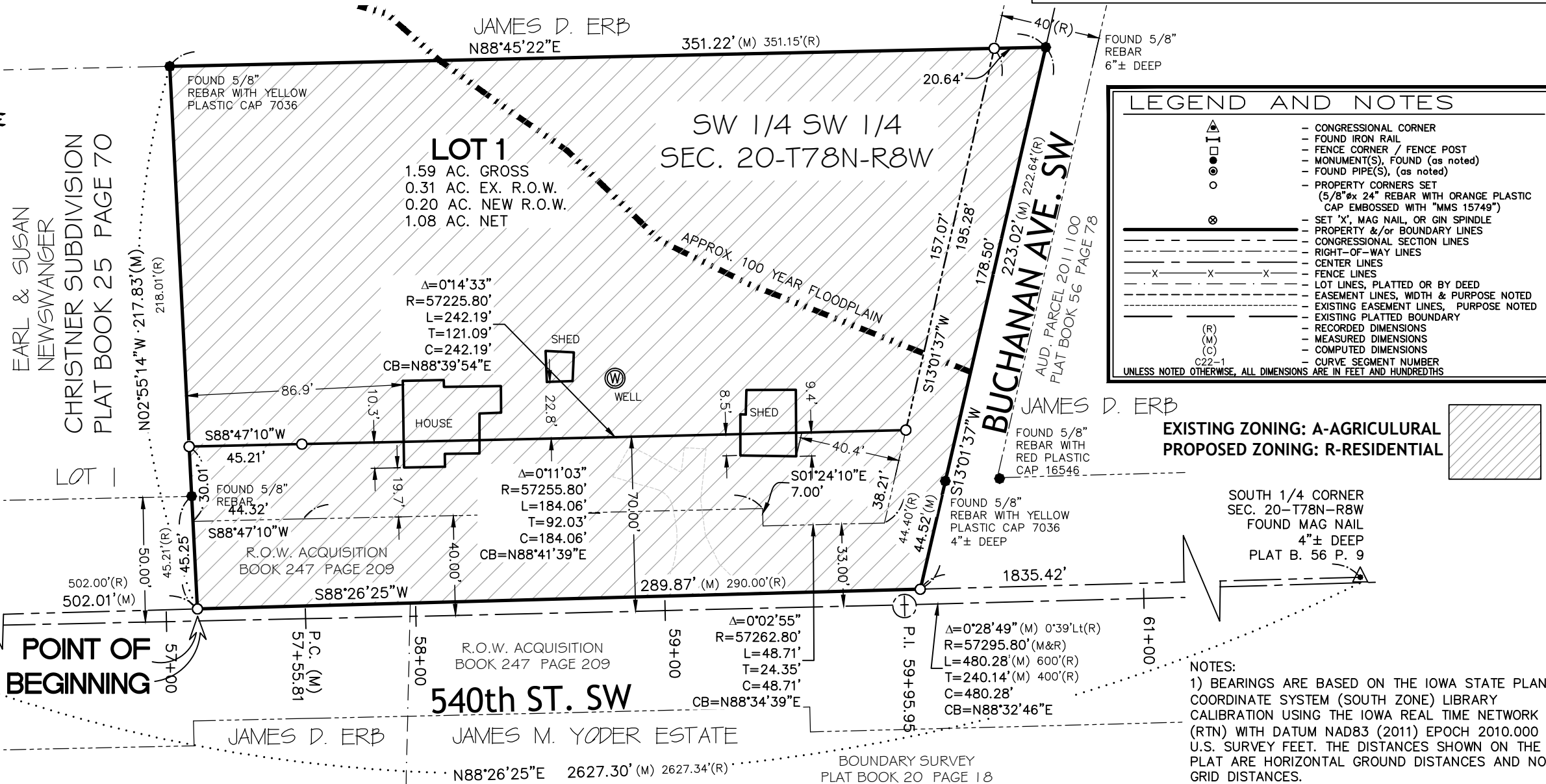
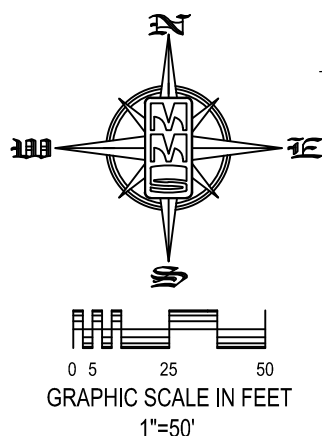
1" = 1 MILE



DEER CREEK BEND - WASHINGTON TWP.

SOILS MAP 1" = 100'±

NUMBER	SOIL TYPE	SLOPES
133+	COLO SILT LOAM	0-2%
220	NODAWAY SILT LOAM	0-2%
876B	LAGODA SILT LOAM	2-5%



LEGEND AND NOTES

- CONGRESSIONAL CORNER
- FOUND IRON RAIL
- FENCE CORNER / FENCE POST
- MONUMENT(S), FOUND (as noted)
- FOUND PIPE(S), (as noted)
- PROPERTY CORNERS SET (5/8" x 24" REBAR WITH ORANGE PLASTIC CAP EMBOSSED WITH "MMS 15749")
- SET 'X', MAG NAIL, OR GIN SPINDLE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- FENCE LINES
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- EXISTING PLATTED BOUNDARY
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- COMPUTED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Date	Revision

REZONING EXHIBIT A-AG TO R-RESIDENTIAL

DEER CREEK BEND
1232 540th ST SW
RURAL WELLMAN,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date:	10/09/2025
Surveyed by:	JRD
Field Book No.:	1430
Drawn by:	DMW
Scale:	1" = 50'
Checked by:	DMW
Sheet No.:	1
Project No.:	12322-001
of:	1



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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