

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Rezoning****NO. REZ26-000006****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: ROSE ANN LOAN****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: 1 Lot Historic Residential Split****SITE ADDRESS: 2237 Rohret Rd SW****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification	Proposed zoning district classification
1130226001	1.82	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.

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1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

August 3rd, 2026

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

RE: 2237 Rohret Road SW, Oxford – Loan Subdivision – Rezoning

Dear Josh,

On behalf of Rose Ann Loan Revocable Trust c/o Richard Loan, we are submitting a rezoning application to rezone 1.82 acres around the existing home located at 2237 Rohret Road, Oxford from A – Agriculture to R – Residential. The existing home was built prior to December 1, 2000 meeting the requirements of an established historic residential use in the A-Agricultural Future Land Use Category. The 1.82 acres rezoning will translate to the boundary of the proposed Lot 1 of Loan Subdivision which has also been submitted.

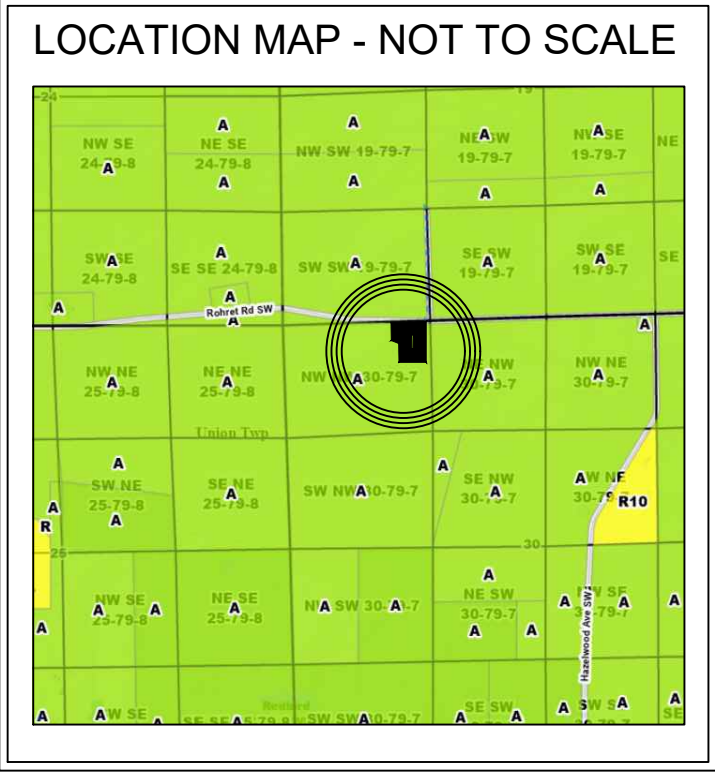
Please let us know if you have any questions, concerns or need any additional information.

Respectfully submitted,

Lacey S. Stutzman

12470-001Letter of Intent_Rezone.docx

LOCATION:	APPLICANT:
A PORTION OF THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	RICHARD LOAN 1204 DEERFIELD DRIVE IOWA CITY, IOWA 52246
LAND SURVEYOR:	SUBDIVIDER'S ATTORNEY:
RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	KANDIE K. GELNER 920 S DUBUQUE STREET IOWA CITY, IOWA 52240
DATE OF SURVEY:	PROPRIETOR OR OWNER:
06-25-2026	ROSE ANN LOAN REVOCABLE TRUST 2237 ROHRET ROAD SW OXFORD, IOWA 52322
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR



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. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

REZONING EXHIBIT

A PORTION OF THE FRACTIONAL NW 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 30-T79N-R7W JOHNSON COUNTY, IOWA

REZONING DESCRIPTION - "A" TO "R"

A PORTION OF THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.

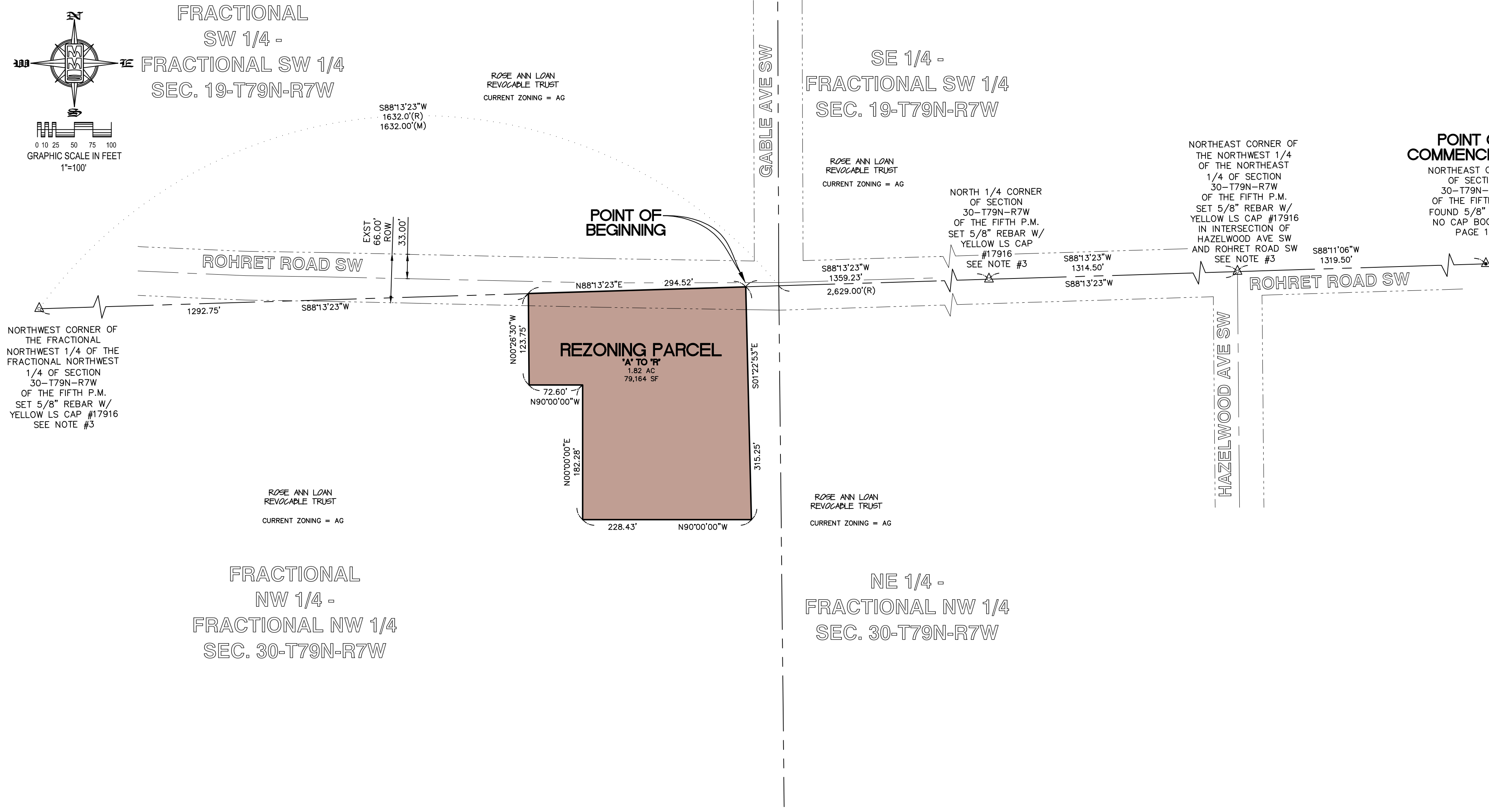
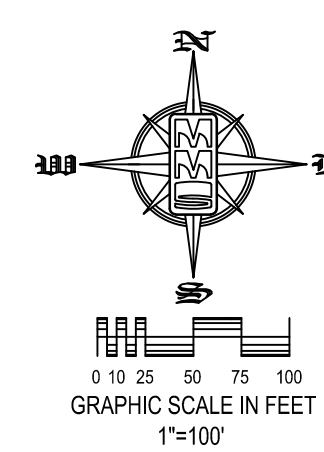
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE S88°11'06"W, ALONG THE NORTH SECTION LINE OF SAID SECTION 30, A DISTANCE OF 1319.50 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S88°13'23"W, CONTINUING ALONG SAID NORTH SECTION LINE, 1314.50 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S88°13'23"W, CONTINUING ALONG SAID NORTH SECTION LINE, 1359.23 FEET TO THE POINT OF BEGINNING; THENCE S01°22'53"E, 315.25 FEET; THENCE N90°00'00"W, 228.43 FEET; THENCE N00°00'00"E, 182.28 FEET; THENCE N90°00'00"W, 72.60 FEET; THENCE N00°26'30"W, 123.75 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE N88°13'23"E, ALONG SAID NORTH LINE, 294.52 FEET, TO THE POINT OF BEGINNING.

SAID REZONING PARCEL CONTAINS 1.82 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- OUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
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REZONING EXHIBIT

A PORTION OF THE FRAC. NW 1/4 - FRAC. NW 1/4 OF SEC. 30-T79N-R7W OF THE 5TH P.M.

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	7/28/2026
Surveyed by:	RRN/LSS
Field Book No:	1443
Drawn by:	LSS
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	12470-001
of:	1