

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000014****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: ROSE ANN LOAN****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Loan Subdivision****SITE ADDRESS: 2237 Rohret RD SW****PARCEL NUMBER: 1130226001****PROPOSED SUBDIVISION NAME: Loan Subdivision****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1130226001	5.35	A - Agricultural

**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

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

Dear Josh,

On behalf of Rose Ann Loan Revocable Trust c/o Richard Loan, we are submitting a 1-lot, 1-outlot subdivision totaling 5.35 acres. A rezoning application is also being submitted in conjunction to rezone the proposed boundary of Lot 1 from A to R. The existing home was constructed prior to December 1, 2000, meeting the requirements of an established historic residential use within the A – Agricultural Future Land Use Category.

The existing home on proposed Lot 1 will remain. The well serving the home will also remain. The applicant is planning to install a new septic system within the bounds of Lot 1 to serve the existing home. The existing access point and driveway onto Rohret Road SW will continue to be utilized. A 25.00 foot wide access easement has been provided across Lot 1 to provide continued access to Outlot “A”.

Stormwater management has been deferred until building permit review and a full sensitive areas waiver has been submitted on the subdivision.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman'.

Lacey S. Stutzman

12470-001Letter of Intent_Subd.docx

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 2010.00M. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) ORIGINAL ROHRETT ROAD WAS ESTABLISHED AS LEWIS ROAD JULY 4, 1859, NO WIDTH GIVEN, IN AUDITOR'S ROAD BOOK 4, PAGE 345. THE 66 FT CODE ROW IS ESTABLISHED USING EXISTING CENTERLINE AND FENCE LINE EVIDENCE.
- 3) SECTION CORNER MONUMENTS WERE SET OR RESET BASED UPON RECORDED DISTANCE EVIDENCE FROM A SURVEY RECORDED IN PLAT BOOK 2, PAGE 110.
- 4) GABLE AVE SW ROADBED IS NON-EXISTENT.

FOR COUNTY RECORDER'S USE

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

DESCRIPTION - LOAN SUBDIVISION

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, 637.53 FEET; THENCE S88°19'17"W, 425.84 FEET; THENCE N03°01'25"W, 536.91 FEET, TO THE NORTH LINE OF SAID SECTION 30; THENCE N88°13'23"E, ALONG SAID NORTH LINE, 441.24 FEET, TO THE POINT OF BEGINNING.

SAID LOAN SUBDIVISION CONTAINS 5.35 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CENTERLINE DESCRIPTION - 25.00 FOOT WIDE ACCESS EASEMENT

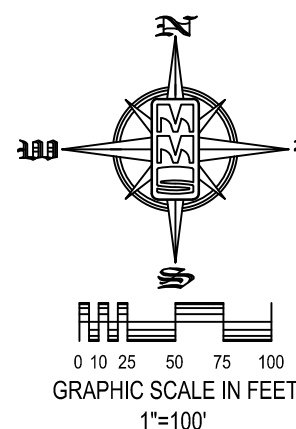
A PORTION OF PROPOSED LOT 1 LOAN SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF, LOCATED IN THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.

COMMENCING AT THE MOST NORTHEAST CORNER OF PROPOSED LOAN SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF; THENCE S01°22'53"E, ALONG THE EAST LINE OF SAID LOAN SUBDIVISION, 30.91 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROHRET ROAD SW; THENCE S89°04'19"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 25.00 FOOT WIDE ACCESS EASEMENT; THENCE S01°28'17"W, ALONG SAID CENTERLINE 192.70 FEET; THENCE SOUTHWESTERLY, 35.92 FEET, ALONG SAID CENTERLINE ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 35.15 FOOT CHORD BEARS S22°48'19"W; THENCE S43°23'09"W, ALONG SAID CENTERLINE, 82.42 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, AND THE POINT OF TERMINATION, THE SIDELINES OF SAID 25.00 FOOT WIDE ACCESS EASEMENT SHALL BE EXTENDED OR FORESHORTENED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROHRET ROAD AND THE SOUTH LOT LINE OF LOT 1 LOAN SUBDIVISION.

SAID 25.00 FOOT WIDE ACCESS EASEMENT CONTAINS 7,776 SF, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Date	Revision
07/28/2026	PER RRN REVIEW - LSS

LOCATION MAP - NOT TO SCALE



FRACTIONAL
SW 1/4 -
FRACTIONAL SW 1/4
SEC. 19-T79N-R7W

S88°13'23"W
 1632.0'(R)
 1632.00'(M)

EXST 66.00'
 ROW 33.00'

ROHRET ROAD SW

1146.03' S88°13'23"W

NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30-T79N-R7W OF THE FIFTH P.M.
 SET 5/8" REBAR W/ YELLOW LS CAP #17916
 SEE NOTE #3

536.91'

0 10 25 50 75 100
 GRAPHIC SCALE IN FEET
 1"=100'

FRACTIONAL
NW 1/4 -
FRACTIONAL NW 1/4
SEC. 30-T79N-R7W

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	41°09'41"	50.00'	18.77'	35.92'	35.15'	S22°48'19"W

LINE SEGMENT TABLE		
LINE	BEARING	LENGTH
L1	S01°28'17"W	192.70'
L2	S43°23'09"W	82.42'

NE 1/4 -
FRACTIONAL NW 1/4
SEC. 30-T79N-R7W

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

_____ 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

SEAL

Signed before me this _____ day of _____, 20____

Notary Public, in and for the State of Iowa

PRELIMINARY AND FINAL PLAT

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: 7/22/2026	
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



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: August 4, 2026
To: MMS Consultants; Attn. Lee Swank
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1130226001

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a 1-lot subdivision, PPN 1130226001. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from Historic Properties Requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: _____

Street Address or Layman's Description: _____

Parcel Number(s): _____

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|---|--|--|--|---|
| ☐ Critical Wildlife Habitat | ☐ Historic Properties | ☐ Prairie & Prairie Remnant | ☐ Savanna & Savanna Remnant | ☐ Significant Slopes |
| ☐ Stream Corridors, Watercourses, and Surface Water Bodies | ☐ Floodplain & Floodway | ☐ Wetlands | ☐ Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this waiver being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

Owner Mailing Address (include City, State, Zip)

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION:

☒ **APPROVE**

☐ **PARTIAL APPROVAL****

☐ **DENY**

ADMINISTRATIVE OFFICER

8/4/2026
DATE

**See accompanying letter for explanation for specific requirements.

Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

A waiver request fee of \$50 due at time of submittal.

A written narrative explaining the request.

Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**

Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.

Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.

Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.

Prairie and Prairie Remnant: aerial photographs showing history of row crops.

Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.

Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.

Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.

Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).

Woodlands: aerial photographs showing absence or sparse distribution of trees.