

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000017****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: KENT E & JOY H SHORT****APPLICANT: Scott Ritter****WORK DESCRIPTION: Wapsi Creek View****SITE ADDRESS: WAPSI AVE NE****PARCEL NUMBER: 0821301001****PROPOSED SUBDIVISION NAME: Wapsi Creek View****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0821301001	30.31	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>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

28 July 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Wapsi Creek View, for Kent & Joy Short
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Short's.

At this time they would like to split off this portions of their property for a the residence and area around for a Lot 1. This lot has access to Wapsi Ave. NE, with water and septic to be established.

If you have questions or if you require further information you may contact myself, Attorney: Casey Rigdon or Kent Short.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Kent Short
Mr. Casey Rigdon
HFCfile

INDEX LEGEND

LOCATION: PARCEL B - SE 1/4-SW 1/4
SECTION 21, T-80-N, R-5-W
REQUESTOR: KENT SHORT
PROPRIETOR: KENT E. & JOY H. SHORT
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

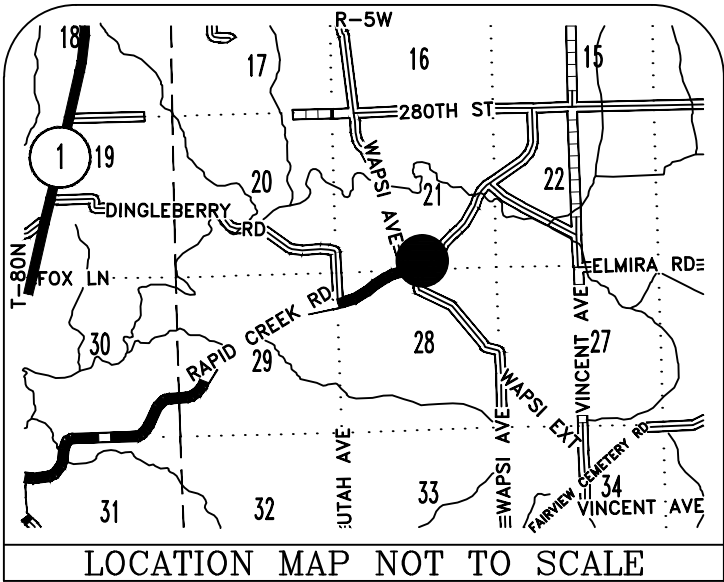


APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

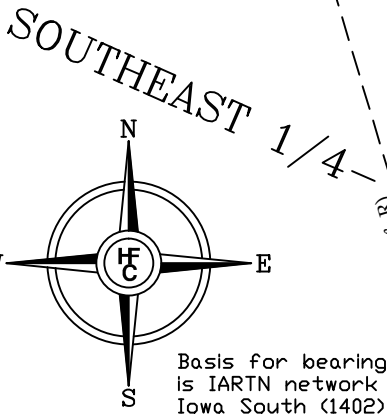
CHAIRPERSON

DATE

GRAHAM TOWNSHIP



LOCATION MAP NOT TO SCALE



BOUNDARY SURVEY
BK. 31, PG. 208

Kent & Joy Short

PARCEL B
REMAINING AREA = 46.54 ACRES

LOT 1

NUMBER	DIRECTION	DISTANCE
L1	N 14°06'51" W	202.85' (M)
	S 13°44'08" E	202.85' (R)
L2	N 14°06'51" W	30.36' (M)
	S 13°44'08" E	30.52' (R)
L3	N 15°46'36" W	244.11' (M)
	N 15°23'47" W	244.11' (R)
L4	N 14°06'51" W	160.53' (M)
	S 13°44'08" E	160.35' (R)
L5	S 01°56'58" E	48.52' (M)
	N 01°34'12" W	48.6' (R)

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD
- FOUND 5/8" IRON ROD #8295
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING FENCE

PARCEL A

Armond C. & Polly L. Pagliai

SOUTHWEST CORNER
SECTION 21-80-5
FOUND 5/8" REBAR #8295
3' DEEP
TIES BK. 44, PG. 280

L = 145.68' (M) L = 147.07' (R)
Ic = 07°04'47" Ic = 07°08'50"
R = 1179.00' R = 1179.00'
CL = 145.59' CL = 146.98'
CH = N 81°49'01" E CH = N 82°10'35" E

RAPID CREEK RD NE

David G. & Patricia E. Hahn

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.

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY

Date



Michael P. & Joy L. Miller

PRELIMINARY & FINAL PLAT
WAPSI CREEK VIEW
A FARMSTEAD SPLIT
A PART OF PARCEL B
IN THE SE 1/4 OF THE SW 1/4
OF SECTION 21, T-80-N, R-5-W
JOHNSON COUNTY, IOWA

DATE: 06/26 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 267080

WAPSI CREEK VIEW

Being a part of Parcel B of a Boundary Survey as is recorded in Plat Book 31 on page 208 in the office of the Johnson County Recorder, located in the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the South 1/4 corner of Section 21, Township 80 North, Range 5 West; thence S 88°38'14" W along the South line of the Southwest 1/4 of said Section 21, a distance of 323.66 feet to the Southwest corner of Parcel B of a Boundary Survey as is recorded in Plat Book 31 on page 208 in the office of the Johnson County Recorder; thence N 14°06'51" W along a Westerly line of said Parcel B, a distance of 202.85 feet; thence N 15°46'36" W along a Westerly line of said Parcel B, a distance of 244.11 feet; thence N 16°41'55" W along a Westerly line of said Parcel B, a distance of 114.03 feet; thence N 84°20'37" E, a distance of 454.71 feet to a point on an East line of said Parcel B; thence S 01°56'58" W along said East line, a distance of 578.32 feet to the Point of Beginning containing 5.00 acres of which 0.29 acre is existing county road right of way and being subject to all easements and restrictions of record.

Parent Parcel Is found as
Warranty Deed in Book 1510
on page 138, dated March 9,
1993. In all containing 92.57
acres by a Boundary
Survey, Plat Book 31, page
208.

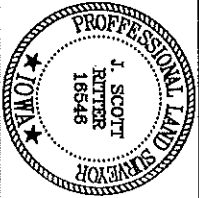
SUBDIVIDERS/DWNERS: KENT E. & JODY H. SHORT
2948 WAPSI AVE. NE
IDWA CITY, IA, 52240

ATTORNEY: CASEY RIGDON
2007 FIRST AVE. SE P.O. BOX 2804
CEDAR RAPIDS, IA, 52406-2804

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA, 52340

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.

J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY





PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: June 23, 2026
To: Hart-Frederick Consultants; Attn. Chuck Schmidt
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0821301001

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPN 082130100. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Building Permit**

Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: **Partial Approval**

- Waiver has been requested and approved for all sensitive areas with the exception of Wetlands and Woodlands.
 - The property contains a wooded area that is contiguous with a larger wooded area of greater than 2 acres. Therefore, woodlands cannot be ruled out on desktop analysis alone, and this area should be assessed.
 - There is a pond located within the subdivision boundary. The pond margin should be assessed for the presence of wetland indicators.
 - The results of these assessments should be provided with the subdivision application.
- This subdivision is exempt from the 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: Storm-water Management Requirements

Type of Development Application: FARMSTEAD SPLIT
 Street Address or Layman's Description: 2948 WAPSI AVE NE IOWA CITY, 52240
 Parcel Number(s): 0821301001

A written narrative explaining justification for granting this waiver request should be attached hereto.

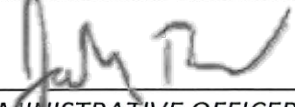
The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that 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.

CHARLES SCHMIDT cschmidt@hart-frederick.com
Name of Applicant *Applicant Email Address*
319.545.7215

KENT SHORT KENTSHORT16@GMAIL.COM
Name of Owner (if different) *Owner Email Address*
2948 WAPSI AVE NE IOWA CITY, 52240

 6/15/26
Applicant Signature *Date*

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT** ☐ DENY

 6/23/2026
 ADMINISTRATIVE OFFICER DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial 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.

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: FARMSTEAD SPLIT
 Street Address or Layman's Description: 2948 WAPSI AVE NE IOWA CITY, 52240
 Parcel Number(s): 0821301001

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.

CHARLES SCHMIDT

Name of Applicant

cschmidt@hart-frederick.com

Applicant Email Address

319.545.7215

Applicant Phone

KENT SHORT

Name of Owner (if different)

KENTSHORT16@GMAIL.COM

Owner Email Address

2948 WAPSI AVE NE IOWA CITY, 52240

Owner Mailing Address (include City, State, Zip)



Applicant Signature

6/15/26

Date

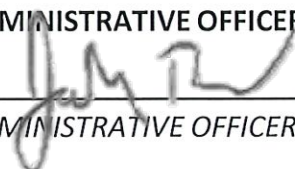
ADMINISTRATIVE OFFICER'S DECISION:

☐ APPROVE

☒ PARTIAL APPROVAL**

☐ DENY

6/23/2026


 ADMINISTRATIVE OFFICER

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.