

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000020****APPLICATION DATE: 10/06/2026****PROPERTY OWNER: PATRICIA JOAN ZIMMERMAN****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Historic Residential Split****SITE ADDRESS: 1768 250th St NW****PARCEL NUMBER: 0503476003****PROPOSED SUBDIVISION NAME: Z & Z Subdivision****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0503476003	3.17	A - Agricultural
0503451003	1.38	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

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

October 6, 2026

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

RE: 1768 250th Street – Z & Z Subdivision & Rezoning

Dear Josh,

On behalf of Patricia Zimmerman we are submitting a rezoning and a 1 lot + 1 outlot subdivision. The rezoning request is to rezone 1.99 acres around the existing dwelling from Agriculture to 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.

We are also submitting a Preliminary and Final Plat for a 1 Lot subdivision, the lot will match the requested R – Residential zoning boundary. There is an existing dwelling on the property which will remain, an existing septic system that will continue to service said dwelling. An existing well is located on Outlot “A” that will continue to service the dwelling, a well easement has been provided with the draft legal documents.

The existing access onto 250th Street will continue to be utilized. A 25.00’ Wide Access Easement has been provide on the plat to facilitate access to Outlot “A” and to the remaining farm ground to the north and east of the subdivision. An access easement agreement has been provided with the draft legal documents.

Stormwater Management has been waived until Building Permit time, all Sensitive Areas have been waived other than Critical Wildlife Habitat, a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions or concerns.

Respectfully submitted,

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

Lacey S. Stutzman

8879-003Letter of Intent_HistoricResidential.docx

NOTES:

- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALCULATION 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.
- 2) SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THE PRELIMINARY AND FINAL PLAT OF Z & Z SUBDIVISION, JOHNSON COUNTY, IOWA IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

DESCRIPTION - Z & Z SUBDIVISION

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

2658.98'(W)
2659.10'(R)
1329.49'

Y ACQUISITION

THE SOUTHEAST QUARTER OF
RANGE 8 WEST OF THE FIFTH PRINCIPAL

NORTHEAST CORNER
SE 1/4 - SE 1/4
SEC. 3-T80N-R8W
FOUND 5/8" REBAR
RED PLASTIC CAP
16546
BOOK 52, PAGE 86

Date	Revision
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A PORTION OF THE SOUTH-HALF
OF THE SE 1/4 OF SEC.
3-T80N-R8W. OF THE 5TH P.M.

MMS CONSULTANTS, INC.

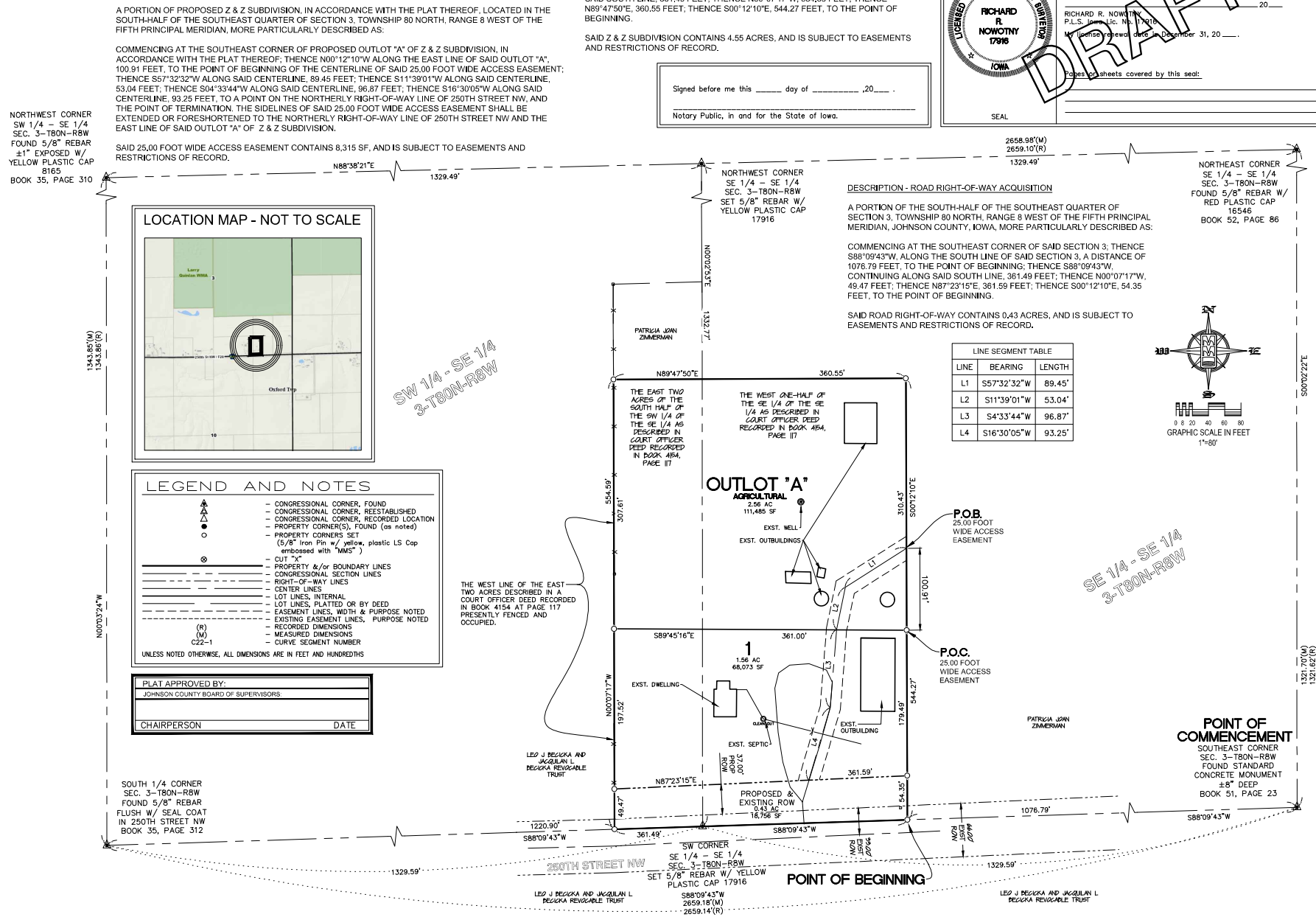
Date: 9/1/2026

Surveyed by:	JRD	Field Book No:	1452
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LSS	1"=80'
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Project No:	RRN	1
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8879-003





Prepared For:

Patricia Zimmerman
Johnson County Planning Development &
Sustainability

Prepared By:

Lee Swank
lswank@mms-us.com
MMS Project No. 8879-003
October 6, 2026

SENSITIVE AREAS REPORT for

Z & Z SUBDIVISION

SE1/2, SEC.03-T80N-R8W
JOHNSON COUNTY, IOWA

MMS Consultants, Inc.

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Civil Engineers
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Land Planners
Landscape Architects
Environmental Specialists

Signed this ____ day of _____, 20__.

(Patricia Zimmerman)

Approved by, this ____ day of _____, 20__

(Johnson Co. Planning, Development & Sustainability)

SENSITIVE AREAS STUDY

EXECUTIVE SUMMARY

The following sensitive areas study has been conducted for the approximately 4.2-acre study area located at 1768 250th St NW in Oxford. Newport Rd NE in Iowa City. The study area is located in the SE1/2 of Section 3, Township 80 North, Range 8 West in Johnson County, Iowa.

The applicant proposes to subdivide the property to create one lot around the existing home, and an additional associated outlot around existing outbuildings. A waiver was submitted to Johnson County in October of 2026. A waiver response from their office approved waiver of further investigation into all sensitive areas excluding Critical Wildlife Habitat. This Sensitive Areas report documents the presence of potential critical wildlife habitat for the Rusty Patched Bumble Bee, Indiana Bat, and Northern Long-Eared Bat.

SITE DESCRIPTION

At present day, the study area is under residential land management. A home and various outbuildings are present. The vegetation surrounding the study area is maintained as lawn and regularly mowed. Scattered trees are present. The site has been under residential and agricultural land management for the last century.

CRITICAL WILDLIFE HABITAT

The U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website was utilized to review federally listed plant and animal species that might be present within the study area. According to the IPaC Website, the following species could potentially be affected by the project: Indiana Bat, Northern Long-Eared Bat, and the Rusty Patched Bumble Bee.

During the field visit in October, an on-site investigation was conducted to determine the presence of potential habitat for any of the species listed on the IPaC website. The study area was investigated to determine if suitable habitat for the Indiana Bat or the NLEB was present.

The site contains a mix of conifers and deciduous trees. Tree species observed include Silver Maple, Boxelder, Spruce, White Pine, Cedar, Walnut, Mulberry, and Ash. Silver Maple were the dominant tree species observed. While shagbark hickory trees were not identified, other tree species with sloughing bark, such as Silver Maple are present within the study area, in addition to dead trees. The treed areas of the site are within 1,000 feet of a much larger wooded area (greater than 75 acres) within the vicinity and is adjacent to the Coralville Reservoir/Iowa River, in addition to various other small ponds within the vicinity. Based on the aforementioned factors, it was determined the treed areas of the site are suitable habitat for the endangered Indiana Bat, and threatened NLEB.

The Rusty Patched Bumble Bee (RPBB) map from the Fish and Wildlife Service (USFWS) was also reviewed to determine if the study area lies within any 'High Potential Zones'. The map shows that the parcel falls within a High Potential Zone. According to Steve Woodruff at the IDNR "Habitat for the bee includes grasslands with flowering plants from April through October, underground and abandoned rodent cavities or clumps of grasses above ground as nesting sites, and undisturbed soil for hibernating queens to over winter". While the majority of the site is regularly mowed, there are pockets of un-mowed vegetation around the scattered groupings of trees. These areas have potential to contain habitat for the Bee. Any future development or land disturbing activities should follow recommendations as outlined within the Section 7 Guidance from the U.S. Fish and Wildlife Service to prevent or minimize take of the RPBB. Additional information on the RPBB's life cycle, habitat, and ways to help manage for the bee are available online at

<https://www.fws.gov/midwest/endangered/insects/rpbb/ProjectProponent.html>.

SUMMARY AND CONCLUSIONS

Preliminary site data research as well as field observations were conducted for sensitive area assessments as required by the Johnson County Unified Development Ordinance to protect sensitive areas within Johnson County. The sensitive areas assessment was conducted for the study area as required due to the subdivision request.

Land use and management practices of the study area have mainly consisted of agricultural and residential use for the last century. Collected data and field observations by MMS Consultants Inc. during the field visits in October indicated the presence of potential habitat for Rusty Patched Bumble Bee, Indiana Bat, and Northern Long-Eared Bat. USFWS guidelines should be followed to protect these species.

Rusty Patched Bumble Bee Map



10/6/2026

RPBB_HPZModel_Update

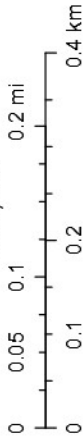
High Potential Zones (where presence should be presumed for ESA Section 7 purposes) 04/06/2026

Low Potential Zones (identified for scientific recovery permits and additional conservation efforts) 04/06/2026

RPBB_County_Range_060925

USA States Generalized Boundaries

1:10,800



steven.choi@fwis.gov, Sources: Esri, U.S. Department of Commerce, Census Bureau, U.S. Department of Commerce (DOC), National Oceanic

SENSITIVE AREAS EXHIBIT Z & Z SUBDIVISION JOHNSON COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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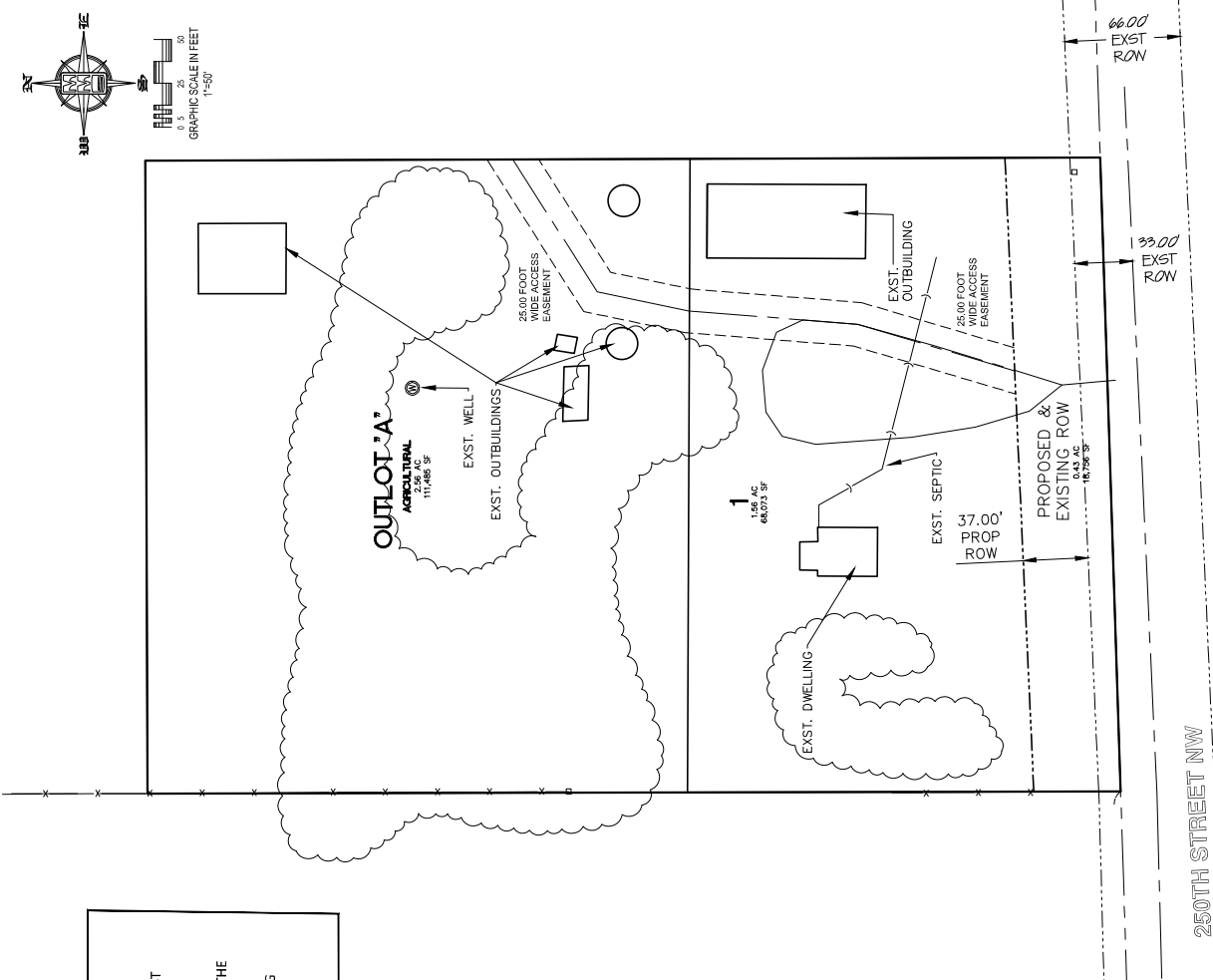
SENSITIVE AREAS EXHIBIT

A PORTION OF THE SOUTH-HALF
OF THE SE 1/4 OF SEC.
3-T80N-R30W, OF THE 5TH P.M.

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 9/1/2026

Drawn by:	LRS	Scale:	1"=50'
Checked by:	LRS	Sheet No:	1
Project No:	8879-003	et:	1



SENSITIVE AREAS NOTES

1. CRITICAL WILDLIFE HABITAT IS PRESENT FOR THE ENDANGERED INDIANA BAT AND THREATENED NLEB. POTENTIAL ROOST TREES FOR THE BAT SHALL ONLY BE REMOVED DURING THE DATES OF OCTOBER 1ST TO MARCH 31ST.
2. CRITICAL WILDLIFE HABITAT IS ALSO PRESENT FOR THE RUSTY PATCHED BUMBLE BEE (RPBB). ANY FUTURE LAND DISTURBING ACTIVITIES SHOULD FOLLOW THE RECOMMENDATIONS AS OUTLINED WITHIN SECTION 7 GUIDANCE FROM THE U.S. FISH AND WILDLIFE SERVICE TO PREVENT OR MINIMIZE TAKE OF THE RPBB.
3. COLOR VERSIONS OF THIS EXHIBIT ARE AVAILABLE ON FILE AT JOHNSON COUNTY PDS, ALONG WITH THE ACCOMPANYING SENSITIVE AREAS REPORT.

LOCATION MAP - NOT TO SCALE



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECONSTRUCTED
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNER(S), SET (1/4" = 100' scale, plastic LS Cap)
 - CONGRESSIONAL CORNER, RECONSTRUCTED with "MMS"
 - OUT "X" - 1/4" = 100' scale, plastic LS Cap
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: October 6, 2026
To: MMS Consultants; Attn. Lee Swank
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPNs 0503476003 & 0503451003

Recently, your firm submitted a request to waive the Sensitive Areas requirements for a subdivision, PPNs 0503476003 & 0503451003. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested for all sensitive areas with the exception of Critical Wildlife Habitat. Waiver has been approved for all sensitive areas requested.
- 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: Sensitive Areas Ordinance

Type of Development Application: Historic Residential Subdivision
 Street Address or Layman's Description: 1768 250th Street NW, Oxford, IA 52322
 Parcel Number(s): 0503476003, 0503451003

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.

Lee Swank

Name of Applicant



Applicant Phone



Applicant Email Address

Patricia Zimmerman

Name of Owner (if different)



Owner Email Address



Owner Mailing Address (include City, State, Zip)

[Handwritten Signature]

Applicant Signature

9/14/2026

Date

ADMINISTRATIVE OFFICER'S DECISION: ☒ **APPROVE**

☐ **PARTIAL APPROVAL****

☐ **DENY**

[Handwritten Signature]
 ADMINISTRATIVE OFFICER

10/6/2026

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.



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: September 22, 2026
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPNs 0503476003, 0503451003

Recently, your firm submitted a request to waive the Stormwater Management requirements for a subdivision, PPNs 0503476003, 0503451003. 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.

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: Historic Residential Subdivision
 Street Address or Layman's Description: 1768 250th Street NW, Oxford, IA 52322
 Parcel Number(s): 0503476003, 0503451003

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.

Lacey Stutzman [Redacted]
 Name of Applicant Applicant Email Address
[Redacted]

Applicant Phone
Patricia Zimmerman [Redacted]
 Name of Owner (if different) Owner Email Address
[Redacted]

Owner Mailing Address (include City, State, Zip)
[Redacted]
[Signature] 9/14/2026
 Applicant Signature Date

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

[Signature] 9/22/2026
 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.

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

LSS A written narrative explaining the request.



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September 21, 2026

Kasey Hutchinson
Environmental Regulations Coordinator
Johnson County Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: 1768 250th Street NW, Oxford – Stormwater Management Waiver

Dear Kasey,

On behalf of Patricia Zimmerman, we are requesting Stormwater Management requirements to be addressed at building permit time for her proposed Historic Residential Split/1 Lot subdivision, Z & Z Subdivision, which is anticipated to be submitted on October 7th, 2026.

Please let us know if you have any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

Letter of Intent_Waivers.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

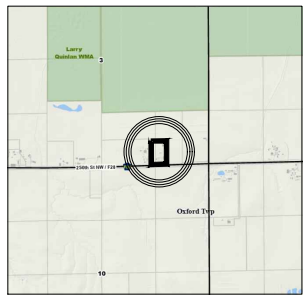
Civil Engineers

SENSITIVE AREAS EXHIBIT
Z & Z SUBDIVISION
JOHNSON COUNTY, IOWA

SENSITIVE AREAS NOTES

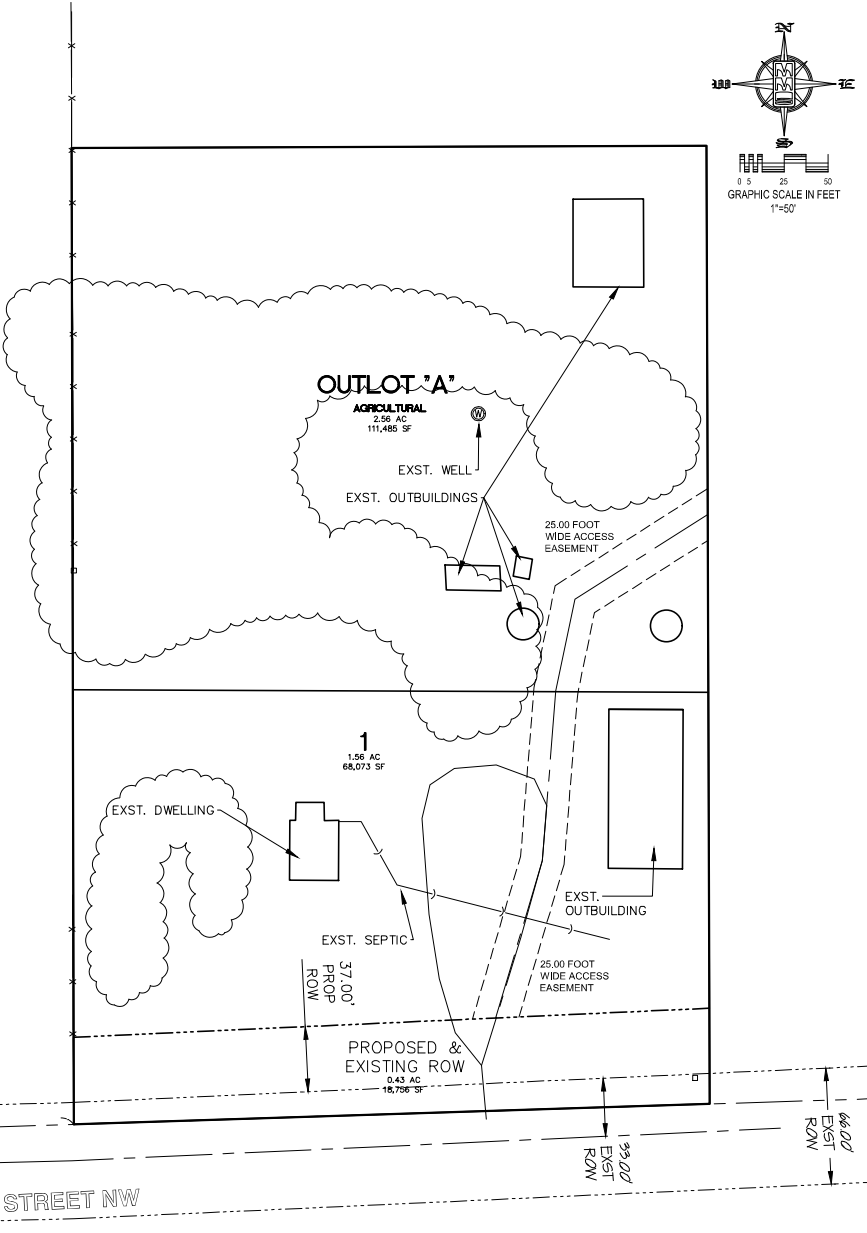
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LEGEND AND NOTES

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 - CONGRESSIONAL CORNER, RECORDED LOCATION
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 - (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
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(M)
C22-1
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Date	Revision
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SENSITIVE AREAS
EXHIBIT

A PORTION OF THE SOUTH-HALF
OF THE SE 1/4 OF SEC.
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JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 9/1/2026

Drawn by: LRS
Checked by: LRS
Project No:

Scale: 1"=50'
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1

8879-003 of 1