

Office Use Only		\$	P2C-21-28056
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):  
 1/3 mile south of the intersection of Rohret Rd and Duck Creek Dr, west of Highway 218

Parcel Number(s): 1019126005, 1019126003, 1019101001, 1020227001, 1019151001

Proposed Subdivision Name: Carson Subdivision

The subdivision contains 110.11 total acres divided into 58 total lots as follows:

Buildable Lots: 38 Non-buildable outlots: 20

Total buildable acres: 43.02 Total non-buildable acres: 67.09

Current Zoning: R/RUA Proposed Use of the Subdivision: Residential

Ron Amelon

*Name of Engineer/Surveyor*

r.amelon@mmsconsultants.net 319-351-8282

*Contact Email and Phone*

Erek Sittig

*Name of Attorney*

esittig@neuzillaw.com 319-366-7795

*Contact Email and Phone*

**PLEASE PRINT OR TYPE**

The undersigned 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 application 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.

Allen Development

*Name of Owner \*please refer to plat for comprehensive list*

Allen Development

*Name of Applicant (if different)*

PO Box 3474, Iowa City, IA 52244

*Applicant Street Address (including City, State, Zip)*

319-530-8238

*Applicant Phone*

allenhomesinc@gmail.com

*Applicant Email*

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**



**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

April 8, 2021

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

RE: Carson Subdivision – Parts Two and Three

Dear Josh:

MMS Consultants, on behalf of Allen Development, is filing a preliminary plat for a proposed subdivision for the property south of Rohret Road and west of Highway 218, please see attached Preliminary Plat for exact location. The property is currently owned by Thomas L Carson & Linda A Carson Revocable Living Trust, James T Carson Revocable Trust, and Rebecca Albertson Revocable Trust. Ownership is anticipated to be transferred to Allen Development LLC. The property is currently zoned residential and matches the proposed use of the property. The intent is to create 38 buildable lots and 20 outlots, the property is 110.11 acres in size. The applicant is proposing individual septic's for each lot. The site will be accessed from Rohret Road through two proposed connections and the internal roads will allow for access through the site.

Respectfully submitted,

Ronald Amelon, P.E.

7596-107L2.docx



Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



JOHNSON COUNTY  
 PLANNING  
 DEPARTMENT & SUSTAINABILITY  
 FILED  
 APR 08 2021



The information presented  
 herein is for informational  
 purposes only. Johnson  
 County assumes no liability  
 for any errors or omissions  
 in this information or for  
 any reliance placed thereon.



Adjacent Property Owners List  
Carson Subdivision – Parts Two and  
Three  
Within 500'  
MMS Project #7596-107

ALLEN M SUSSMAN  
9551 SE 43RD ST  
MERCER ISLAND, WA 98040

ANDREW J & LAURA B FARRISSEY  
3204 PINE WOODS LN  
CARPENTERSVILLE, IL 60110

ANN CHONG  
1504 RANIER DR  
IOWA CITY, IA 52246

ARDITH HARTZLER  
1437 RANIER DR  
IOWA CITY, IA 52246

BENNETT JAMES SPROUL  
4334 HIGHWAY 382 NE  
SOLON, IA 52333

BLACK HILLS FARMS LLC  
1241 FLAGSTAFF DR  
IOWA CITY, IA 52246

BRADFORD J HOUSER  
107 5TH ST #200  
CORALVILLE, IA 52241

BRUCE A & MARY E SCHWAB  
4645 NAPLES AVE SW  
IOWA CITY, IA 52240

CA & J LLC  
2300 TERRACE RD  
DES MOINES, IA 50312

CARLREN PROPERTIES IOWA LLC  
22605 SALEM AVE  
CUPERTINO, CA 95014

CODY FISHER  
2582 CASCADE LN  
IOWA CITY, IA 52246

COURTNEY E BROWN  
2816 GLENDALE AVE  
SAINT LOUIS, MO 63136

CWD INVESTMENTS LLC  
316 E COURT ST  
IOWA CITY, IA 52240

DAVID D & MADONNA HENN  
275 W MICKEY MANTLE PATH  
HERNANDO, FL 34442

DONALD H & MARY JANE GRINGER  
3536 HIGHWAY 1 SW  
IOWA CITY, IA 52240

ETC INVESTMENTS LLC  
316 E COURT ST  
IOWA CITY, IA 52240

FINESTAY PROPERTIES LLC  
2235 SHROPSHIRE CIR  
CORALVILLE, IA 52241

GARY J & MARY J OTT  
4056 KITTY LEE RD SW  
IOWA CITY, IA 52240

GITAN & ARCHANA SHAH  
1435 RANIER DR  
IOWA CITY, IA 52245

GREG ARENS  
2516 RUSHMORE DR  
IOWA CITY, IA 52246

IOWA ALL NATIONS BAPTIST CHURC  
1715 MORMON TREK BLVD  
IOWA CITY, IA 52246

JAMES R DAVIS  
4097 KITTY LEE RD SW  
IOWA CITY, IA 52240

JEREMY H HOFFMAN  
2584 CASCADE LN  
IOWA CITY, IA 52246

JIRI G TVRDIK REVOCABLE TRUST  
2580 CASCADE LN  
IOWA CITY, IA 52246

KASIM ADAM  
2522 RUSHMORE DR  
IOWA CITY, IA 52246

KATHERINE C HURD  
2576 CASCADE LN  
IOWA CITY, IA 52246

KAY B SCHILLIG  
2564 CASCADE LN  
IOWA CITY, IA 52246

Adjacent Property Owners List  
Carson Subdivision – Parts Two and  
Three  
Within 500'  
MMS Project #7596-107

KAZUSHI & FUMIKO MIYOSHI  
217 PROSPECT ST  
NUTLEY, NJ 7110

KEITH A & MARCIA J TAEGER  
14951 126TH ST  
WEST BURLINGTON, IA 52655

KELLI S & STEVEN C CHRISTOPHER  
3507 ROHRET RD  
IOWA CITY, IA 52246

KI HYUN KIM  
1539 RANIER DR  
IOWA CITY, IA 52246

KRISTIN M REYNOLDS  
2578 CASCADE LN  
IOWA CITY, IA 52246

LARRY A & ELVA M EVERS  
2568 CASCADE LN  
IOWA CITY, IA 52246

LESLIE T COOPER & JANE H COOPE  
917 1ST ST N APT #1201  
JACKSONVILLE, FL 0

MARILYN E CAMPBELL  
2570 CASCADE LN  
IOWA CITY, IA 52246

MARIO ANTONIO ZAVATTI  
765 ARCH ROCK RD  
IOWA CITY, IA 52245

MATTHEW M TENTINGER  
4047 KITTY LEE RD SW  
IOWA CITY, IA 52240

MITCHELL R & ELIZABETH A KING  
3605 ROHRET RD  
IOWA CITY, IA 52246

NANCY G HERRING  
1603 RANIER DR  
IOWA CITY, IA 52246

NATHAN R KNAUSE  
1530 RANIER DR  
IOWA CITY, IA 52246

NEPPEL PROPERTY MANAGEMENT  
LLC  
3461 G RICHARD CIR  
IOWA CITY, IA 52240

NYLE D KAUFFMAN  
4112 MAIER AVE SW  
IOWA CITY, IA 52240

OAKNOLL WEST LLC  
1 OAKNOLL CT  
IOWA CITY, IA 52246

PATRICIA A BENDER  
1549 RANIER DR  
IOWA CITY, IA 52246

PATRICIA ANN DUFFE  
2588 CASCADE LN  
IOWA CITY, IA 52246

PAUL J & JANET M ABBAS  
2520 RUSHMORE DR  
IOWA CITY, IA 52246

PAUL M & TERESA S MCLAUGHLIN  
4060 KITTY LEE RD SW  
IOWA CITY, IA 52240

PHILLIP H BETTIS  
1447 RANIER DR  
IOWA CITY, IA 52246

PITLIK INVESTMENTS LLC  
265 BLAIRS FERRY RD NE  
CEDAR RAPIDS, IA 52402

PRIME VENTURES L C  
425 OAKDALE BLVD STE 101  
CORALVILLE, IA 52241

PRISCILLA A JACOBSEN  
735 GEORGE ST #595  
IOWA CITY, IA 52246

QUANTUM CHAOS LLC  
2596 CASCADE LN  
IOWA CITY, IA 52246

RANIER DRIVE 1551 LC  
1503 W WELSH ST  
WILLIAMSBURG, IA 0

ROBERT A & PATTI L DAVIS  
4059 KITTY LEE RD SW  
IOWA CITY, IA 52240

Adjacent Property Owners List  
Carson Subdivision – Parts Two and  
Three  
Within 500'  
MMS Project #7596-107

ROBERT ALLAN SCHAFBUCH  
1506 RANIER DR  
IOWA CITY, IA 52246

RON SCHINTLER INC  
2884 IWV RD SW  
IOWA CITY, IA 52246

SARJIT S & JASBIR S JOHAL  
1514 RANIER DR  
IOWA CITY, IA 52246

SEUNG JIN PARK & HO SUN YEOM  
1601 RANIER DR  
IOWA CITY, IA 52246

STEPHEN D HOPPING  
4053 KITTY LEE RD SW  
IOWA CITY, IA 52240

STEVE & MARY BETH CARSON  
3207 ROHRET RD  
IOWA CITY, IA 52246

STEVEN M CARSON  
3207 ROHRET RD  
IOWA CITY, IA 52246

SUSAN CHASSE  
1529 RANIER DR UNIT#177  
IOWA CITY, IA 52246

SUZIE J S KIM  
1521 RANIER DR  
IOWA CITY, IA 52246

SYED AHMED NADEEM  
1511 RANIER DR  
IOWA CITY, IA 52246

TEAGUE O E CASE  
2592 CASCADE LN  
IOWA CITY, IA 52246

TERRY BRANDS  
4595 HAZELWOOD AVE SW  
IOWA CITY, IA 52240

THE WATTS GROUP L C  
425 OAKDALE BLVD STE 101  
CORALVILLE, IA 52241

THERESA WHALEN  
2594 CASCADE LN  
IOWA CITY, IA 52246

VICTORIA A LAZAR  
1509 RAINIER DR  
IOWA CITY, IA 52246

WARD LUND  
2512 RUSHMORE DR  
IOWA CITY, IA 52246

WATTS GROUP  
425 E OAKDALE BLVD #101  
CORALVILLE, IA 52241

WILLIAM JOHN SICKELS  
1561 RANIER DR  
IOWA CITY, IA 52246

WILLIAM L REDDICK  
4052 KITTY LEE RD SW  
IOWA CITY, IA 52240

XUAN WANG  
1059 MEADOWLARK DR  
IOWA CITY, IA 52246

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. ***Initial each item below*** to confirm that you are aware of the submittal requirements for an application to be considered complete.

LSS	A signed certificate of the Auditor approving the subdivision name.	\$500
LSS	Resolution Affirming the Stability of the Road System (signed and notarized)	\$40 * 38 = \$1,520
LSS	Ten (10) copies of the plat (and any other sheets larger than 11x17).	+\$20 * 20 = \$400
LSS	The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.	=\$2,420
LSS	A brief letter of intent explaining the application and describing road, well, septic, etc.	
\$2,420	Application Fee (varies based on nature of application) is due at the time of submittal.	
	<b><u>FARMSTEAD SPLITS ONLY:</u></b> include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.	
LSS	One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver.	
LSS	One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver.	
LSS	Proof of application to Johnson County Public Health for a Public Health Zoning Application.	
	<b><u>FINAL PLATS ONLY:</u></b> As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design parameters of the preliminary plat.	
	<b><u>FINAL &amp; COMBINED PLATS:</u></b> The following DRAFT (i.e. unsigned) legal documents in digital or hard copy.	
	<ul style="list-style-type: none"> <li>• Owner's Certificate</li> <li>• Title Opinion</li> <li>• Treasurer's Certificate</li> <li>• Subdivider's Agreement</li> <li>• Fence Agreement</li> <li>• Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)</li> </ul>	

**Electronic Submission Requirements** – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

LSS	Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
	<ul style="list-style-type: none"> <li>• Submission must be saved in AutoCAD 2007 or older format</li> <li>• Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet</li> <li>• Submission <b><u>MUST</u></b> include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.</li> <li>• Submission <u>should NOT</u> include legends, legal descriptions, location maps, signature blocks, etc.</li> </ul>
LSS	A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable)
LSS	If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.