

Office Use Only	3/9/23	\$560-	PZC-23-28341
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):

4945 Rapid Creek Road NE, Iowa City, IA 52240

**Parcel Number(s):** 0829151001

**Proposed Subdivision Name:** Mullinnix Meadow

The subdivision contains 2.65 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.99

Total non-buildable acres: 0.66

**Current Zoning:** A & R

**Proposed Use of the Subdivision:** Residential

Glen Meisner/Gina Landau  
 \_\_\_\_\_  
 Name of Engineer/Surveyor

g.meisner@mmsconsultants.net/g.landau@mmsconsultants.net, 351-8282  
 \_\_\_\_\_  
 Contact Email and Phone

John Beasley  
 \_\_\_\_\_  
 Name of Attorney

beasley@phelantuckerlaw.com, 319-354-1104  
 \_\_\_\_\_  
 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.

Estate of Leroy Mullinnix  
 \_\_\_\_\_  
 Name of Owner

Mike Mullinnix  
 \_\_\_\_\_  
 Name of Applicant (if different)

1000 Highland Park Avenue, Coralville, IA 52241  
 \_\_\_\_\_  
 Applicant Street Address (including City, State, Zip)

319-530-5363  
 \_\_\_\_\_  
 Applicant Phone

mikemullinnix@gmail.com  
 \_\_\_\_\_  
 Applicant Email

  
 \_\_\_\_\_  
 Applicant Signature

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

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.

- g|| \_\_\_\_\_ Application Fee (varies based on nature of application) is due at the time of submittal.
- g|| \_\_\_\_\_ A brief letter of intent explaining the application and describing road, well, septic, etc.
- g|| \_\_\_\_\_ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- g|| \_\_\_\_\_ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- g|| \_\_\_\_\_ A signed certificate of the Auditor approving the subdivision name.
- g|| \_\_\_\_\_ Resolution Affirming the Stability of the Road System (signed and notarized).
- g|| \_\_\_\_\_ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- g|| \_\_\_\_\_ One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- g|| \_\_\_\_\_ Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- \_\_\_\_\_ For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.
- \_\_\_\_\_ FARMSTEAD SPLITS ONLY: include a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000.
- \_\_\_\_\_ FINAL PLATS ONLY: 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.
- g|| \_\_\_\_\_ FINAL & COMBINED PLATS: The following DRAFT (unsigned) legal documents in digital or hard copy.
  - Owner's Certificate
  - Title Opinion
  - Treasurer's Certificate
  - Subdivider's Agreement
  - Fence Agreement
  - Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)

**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:

- g|| \_\_\_\_\_ 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).
  - Submission must be saved in AutoCAD 2017 or older format
  - Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
  - Submission **MUST** 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.
  - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.
- g|| \_\_\_\_\_ 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).
- \_\_\_\_\_ 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.



**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

March 7, 2023

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

RE: Leroy Mullinnix Estate – 4945 Rapid Creek Rd NE – Mullinnix Meadow

Dear Josh:

Mike Mullinnix desires to submit a two (2) lot subdivision (historic residential use) and rezoning on the property located at 4945 Rapid Creek Rd NE in Iowa City, Iowa.

The rezoning request is to rezone the 1.99-acre parcel from A-Agriculture to R-Residential. The platting request is to create a subdivision consisting of one (1) buildable lot, 1.99 acres in size, and one general (1) outlot, 0.66 acres in size.

There is an existing house on the property, which will continue to be utilized as well as an existing driveway, well, and septic system.

Respectfully submitted,

Gina Landau

9020-002LetterofIntent.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

Adjacent Property Owners List  
Mullinnix Meadow  
Within 500'  
MMS Project #9020-002

4953 RAPID CREEK ROAD LLC  
2993 WAPSI AVE NE  
IOWA CITY, IA 52240

ANDREW T & MARSHA E ONEILL  
4894 RAPID CREEK RD NE  
IOWA CITY, IA 52240

ANTHONY A & MAREIKE V PAGLIAI  
5254 HWY 6 SE  
IOWA CITY, IA 52240

BONNIE M ORGREN  
4889 RAPID CREEK RD NE  
IOWA CITY, IA 52240

CLYDE B & MARY BETH GUILLAUME  
3085 CHARLES DR NE  
IOWA CITY, IA 52240

DAVID G & PATRICIA E HAHN  
5028 RAPID CREEK RD NE  
IOWA CITY, IA 52240

ELAINE K COOK  
3094 CHARLES DR NE  
IOWA CITY, IA 52240

LEROY MULLINNIX  
4945 RAPID CREEK RD NE  
IOWA CITY, IA 52240

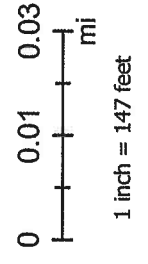
MARYGRACE ELSON  
4944 RAPID CREEK RD  
IOWA CITY, IA 52240

STANLEY A HACKBARTH  
REVOCABLE  
3104 CHARLES DR NE  
IOWA CITY, IA 52240



Johnson County

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



**Johnson County GIS**  
**Web Printing**

My Map  
Printed: 3/7/2023



PRELIMINARY AND FINAL PLAT  
MULLINIX MEADOW  
JOHNSON COUNTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240

OWNER/SUBDIVIDER: LEROY MULLINIX ESTATE C/O MIKE MULLINIX 1000 HIGHLAND PARK AVE. CORALVILLE, IOWA 52241

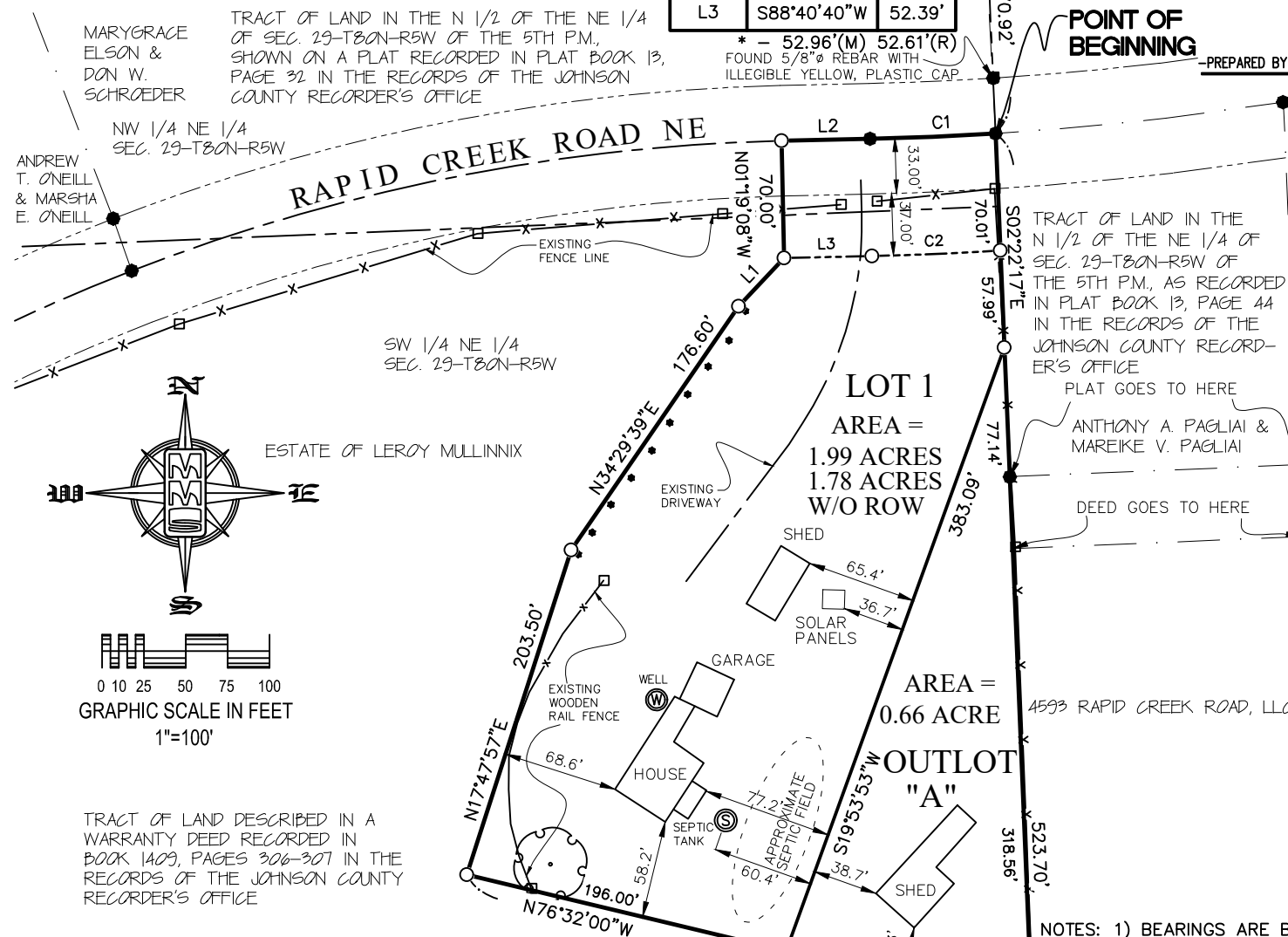
SUBDIVIDER'S ATTORNEY: JOHN BEASLEY PHELAN TUCKER LAW LLP 321 E. MARKET STREET - P.O. BOX 2150 IOWA CITY, IOWA 52244

NE CORNER NW 1/4 NE 1/4 SEC. 29-T80N-R5W FOUND 5/8" REBAR WITH RED, PLASTIC CAP NO. 8295, 6"± DEEP BOOK 45, PAGE 203

Curve Table						
Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	2°14'57"	37.49'	74.97'	1910.00'	74.97'	N87°32'41"E
C2	2°13'24"	38.42'	76.83'	1980.00'	76.82'	S87°34'28"W

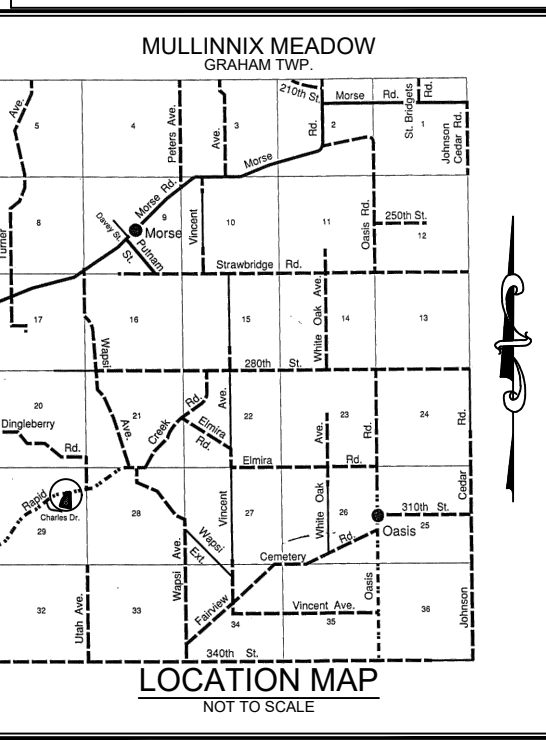
Line Table		
Line #	Direction	Length
L1	N43°28'34"E	39.60'
L2	N88°40'40"E	52.96'
L3	S88°40'40"W	52.39'

\* - 52.96'(M) 52.61'(R)  
FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW, PLASTIC CAP



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

**DESCRIPTION**  
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S02°29'06"E, 1270.92 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA ACCORDING TO A PLAT RECORDED IN PLAT BOOK 13, PAGE 32 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, SAID POINT BEING AT THE CENTERLINE OF RAPID CREEK ROAD NE AND THE POINT OF BEGINNING (SAID POINT IS ALSO THE NORTHWEST CORNER OF A TRACT OF LAND IN SAID NORTH ONE-HALF OF SECTION 29, RECORDED IN PLAT BOOK 13, PAGE 44 IN SAID RECORDER'S OFFICE); THENCE S02°22'17"E, ALONG THE WEST LINE OF SAID TRACT OF LAND SHOWN IN PLAT BOOK 13, PAGE 44, AND ITS SOUTHERLY EXTENSION, 523.70 FEET; THENCE N76°32'00"W, 346.91 FEET; THENCE N17°47'57"E, 203.50 FEET; THENCE N34°29'39"E, 176.60 FEET; THENCE N43°28'34"E, 39.60 FEET; THENCE N01°19'08"W, 70.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 29, RECORDED IN PLAT BOOK 13, PAGE 32 (SAID POINT ALSO BEING ON THE CENTERLINE OF RAPID CREEK ROAD NE; THENCE N88°40'40"E, ALONG SAID SOUTH LINE AND SAID CENTERLINE, 52.96 FEET; THENCE NORTHEASTERLY, 74.97 FEET, ALONG SAID SOUTH LINE AND SAID CENTERLINE AND AN ARC OF A 1910.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WHOSE 74.97 FOOT CHORD BEARS N87°32'41"E, TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



- 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.  
2) ALL FOUND PINS ARE 5/8" REBAR PINS WITH NO CAPS UNLESS NOTED OTHERWISE.  
3) THE RECORD ARC LENGTH FOR C1 IS 75.01' AND THE RECORD CHORD LENGTH WAS 75.00'.  
4) OUTLOT "A" IS A GENERAL OUTLOT FOR AGRICULTURAL PURPOSES AND CONTAINS 28,723 SQUARE FEET (0.66 ACRE).

**LEGEND AND NOTES**

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 14675")
- ⊗ CUT "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 FENCE LINE(S)
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

**AREA SUMMARY**

LOT 1 ROAD RIGHT-OF-WAY	0.13 ACRE
SW 1/4 NE 1/4	0.08 ACRE
TOTAL	0.21 ACRE

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.

MARK A. STEIN  
P.L.S. Iowa Lic. No. 14675  
My license renewal date is December 31, 20\_\_.

Seal: MARK A. STEIN 14675 IOWA

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, in and for the State of Iowa.

LOCATION: A PORTION OF THE NE 1/4 OF SEC. 29-T80N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

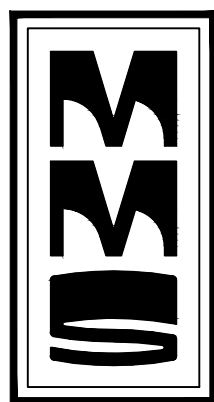
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: MARK A. STEIN, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282

SURVEY REQUESTED BY: MIKE MULLINIX

PROPRIETOR OR OWNER: ESTATE OF LEROY MULLINIX

DATE OF SURVEY: FEBRUARY 7, 2023

DOCUMENT RETURN INFORMATION: LAND SURVEYOR



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision

PRELIMINARY AND FINAL PLAT  
MULLINIX MEADOW

A PORTION OF THE NE 1/4 OF SEC. 29-T80N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 2/10/2023

Surveyed by: RRR	Field Book No: 1357
Drawn by: MAS	Scale: 1" = 100'
Checked by: GDM, MAS	Sheet No: 1
Project No: 9020-002	of: 1

