## PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Subdivision SUBTYPE: Combined

NO. SD25-000009

**APPLICATION DATE: 11/05/2025** 

PROPERTY OWNER: RAY SLACH FARMS LLC

**APPLICANT: David West** 

**WORK DESCRIPTION: Slach Meardon Subdivision** 

SITE ADDRESS: 5419 420th ST SE

**PARCEL NUMBER: 0926226001** 

PROPOSED SUBDIVISION NAME: Slach Meardon Subdivision

## PROPERTY INFORMATION

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0926226001	2.63	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

1 of 1 11/6/2025, 10:09 AM



1917 S. Gilbert Street Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net mms@mmsconsultants.net

October 10, 2025

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

**RE: Slach-Meardon Subdivision** 

Dear Josh,

On behalf of the Ray Slach Farms we are filing a Rezoning application to rezone 1.99 acres of a portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26-T79N-R5W located at 5419 420th Street SE from A to R.

We are also filing a Preliminary and Final Plat application of Slach-Meardon Subdivision. This is a one lot subdivision, consisting of 2.63 acres containing 1 buildable lot. The intent is to create a 1.99 acre buildable lot for an existing house and a General Outlot of 0.64 acres to convey the rest of the farmstead, with the remainder of the parcel continuing to remain in agricultural production. 420th Street SE does not have a projected additional right-of-way need.

The proposed lot contains an existing house, garage, outbuildings, well, and a newly installed permitted septic. The subdivision does not lie within a designated Fringe Area. Lot 1 and Outlot A will utilize existing access on 420<sup>th</sup> Street SE, and the remainder will utilize existing field entrances on 420<sup>th</sup> Street SE. A waiver that stormwater requirements be deferred to building permit time has been approved for the subdivision. A Sensitive Areas Report or waivers will be provided with this application.

Please feel free to contact us with any questions.

Respectfully submitted,

David M. West, P.L.S.

## PRELIMINARY & FINAL PLAT SLACH MEARDON SUBDIVISION

JOHNSON COUNTY, IOWA

DESCRIPTION: (SLACH-MEARDON SUBDIVISION)

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, THENCE N88\*26'34"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 197.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88\*26'34"E ALONG SAID NORTH LINE, 490.00 FEET; THENCE S22\*57'01"W, 212.00 FEET; THENCE S39\*39'03"W, 122.95 FEET; THENCE S87\*07'07"W, 207.27 FEET; THENCE N48\*49'08"W, 155.00 FEET; THENCE N01\*33'27"W, 185.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.63 ACRES, AT THE TIME OF SURVEY, WHICH INCLUDES 0.36 ACRES OF COUNTY ROAD RIGHT—OF—WAY EASEMENT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF

LOCATION:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5th P.M, JOHNSON COUNTY, IOWA

LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:

DAVID M. WEST, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282

SURVEY REQUESTED BY:

RAY SLACH

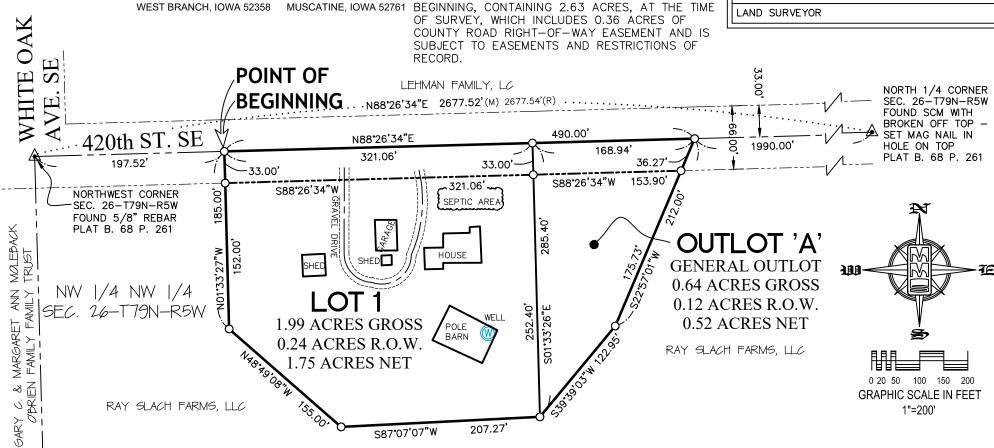
PROPRIETOR(S) OR OWNER(S):

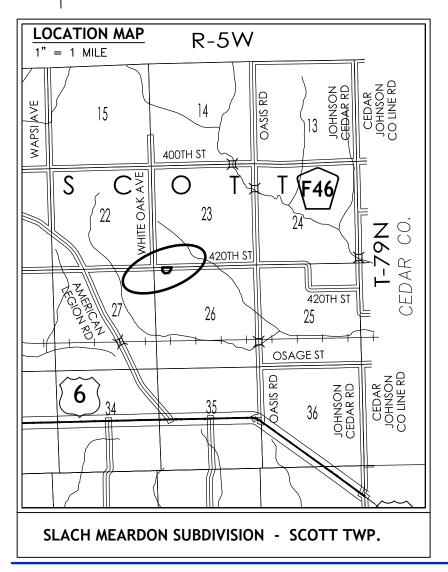
RAY SLACH FARMS, LLC

DATE(S) OF SURVEY:

APRIL 1, 2025

DOCUMENT RETURN INFORMATION:





-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

OWNERS' ATTORNEY:

ALLBEE & BARCLAY PC

R. CRAIG OPPEL

115 E. 2ND STREET

OWNER/SUBDIVIDER:

C/O RAY SLACH

23 - 326TH STREET

RAY SLACH FARMS, LLC

PLAT PREPARED BY:

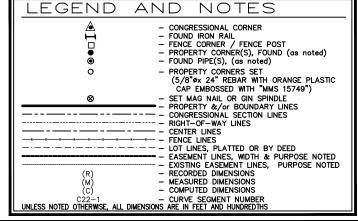
IOWA CITY, IA 52240

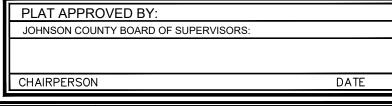
MMS CONSULTANTS INC.

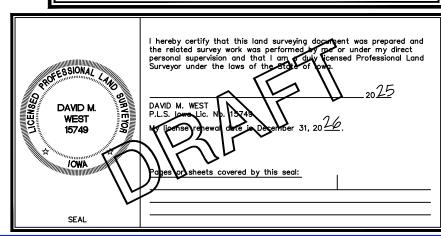
1917 S. GILBERT STREET

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 NADB3 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.







6392-012	Checked by: RRN/DMW	Drawn by: DMW	)/EJW	Date: 04	MMS CONSULTANTS, INC.	RURAL IOWA CITY, JOHNSON COUNTY, IOWA	5419 420th STREET SE	SLACH MEARDON SUBDIVISION
of: 1	Sheet No:	Scale: 1" = 100'	Field Book No: 1409	04/03/2025	ANTS, INC	A CITY, OUNTY,	REET SE	SLACH MEARDON SUBDIVISION

Date Revision

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
10WA CITY, 10WA 52240
(319) 351-8282
www.mmsconsultants.net

