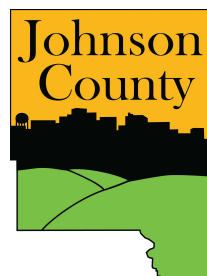


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD25-000009****APPLICATION DATE: 11/05/2025****PROPERTY OWNER: RAY SLACH FARMS LLC****APPLICANT: David West****WORK DESCRIPTION: Slach Meardon Subdivision****SITE ADDRESS: 5419 420th ST SE****PARCEL NUMBER: 0926226001****PROPOSED 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>**



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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 420th Street SE, and the remainder will utilize existing field entrances on 420th 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.

