

RESOLUTION NO. 2026-042

A RESOLUTION SETTING THE PUBLIC HEARING FOR JULY 21, 2026, FOR THE REZONING OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA, A PLANNED DEVELOPMENT OVERLAY DISTRICT (OPD) OF LOTUS HILL R-12/OPD CONCEPT DISTRICT TO R-12/OPD LOTUS HILL SOUTH SITE DISTRICT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA

Whereas, the City of Tiffin, Iowa will set the date for the Public Hearing for Andersen Addition – Part Three of Lotus Hill South, R-12/OPD Site District in the City of Tiffin, Iowa; and,

Whereas, the site plan/exhibit of the property is attached to this resolution; and,

Whereas, the Planning & Zoning Commission recommended approval of the rezoning of the planned development overlay site district on a 4-0 vote at the June 17, 2026, meeting.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa, that the date for the Public Hearing is set for July 21, 2026, to discuss Andersen Addition – Part Three of Lotus Hill R-12/OPD Concept District to R-12/OPD Site District for Lotus Hill South of Andersen Addition – Part Three.

On the 7th day of July, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-042, A RESOLUTION SETTING THE PUBLIC HEARING FOR JULY 21, 2026, FOR THE REZONING OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA, A PLANNED DEVELOPMENT OVERLAY DISTRICT (OPD) OF LOTUS HILL R-12/OPD CONCEPT DISTRICT TO R-12/OPD LOTUS HILL SOUTH SITE DISTRICT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:
Nays:
Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2026-042, A RESOLUTION SETTING THE PUBLIC HEARING FOR JULY 21, 2026, FOR THE REZONING OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA, A PLANNED DEVELOPMENT OVERLAY DISTRICT (OPD) OF LOTUS HILL R-12/OPD CONCEPT DISTRICT TO R-12/OPD LOTUS HILL SOUTH SITE DISTRICT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 7th day of July, 2026

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
LANDSCAPE SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52243
(319) 35-4282
www.mmsconsultants.com

Date Revision

OVERALL LAYOUT PLAN

LOTUS HILL SOUTH

TIFFIN JOHNSTON COUNTY IOWA

MMS CONSULTANTS, INC.

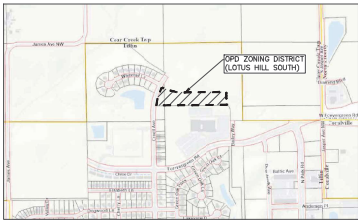
Date: 05/18/2026
Designed by: RAN
Drawn by: TAV
Checked by: RAN
Project No: C120

6385-084

FINAL OPD SITE PLAN LOTUS HILL SOUTH TIFFIN, IOWA

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-302 AND CITY OF TIFFIN REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

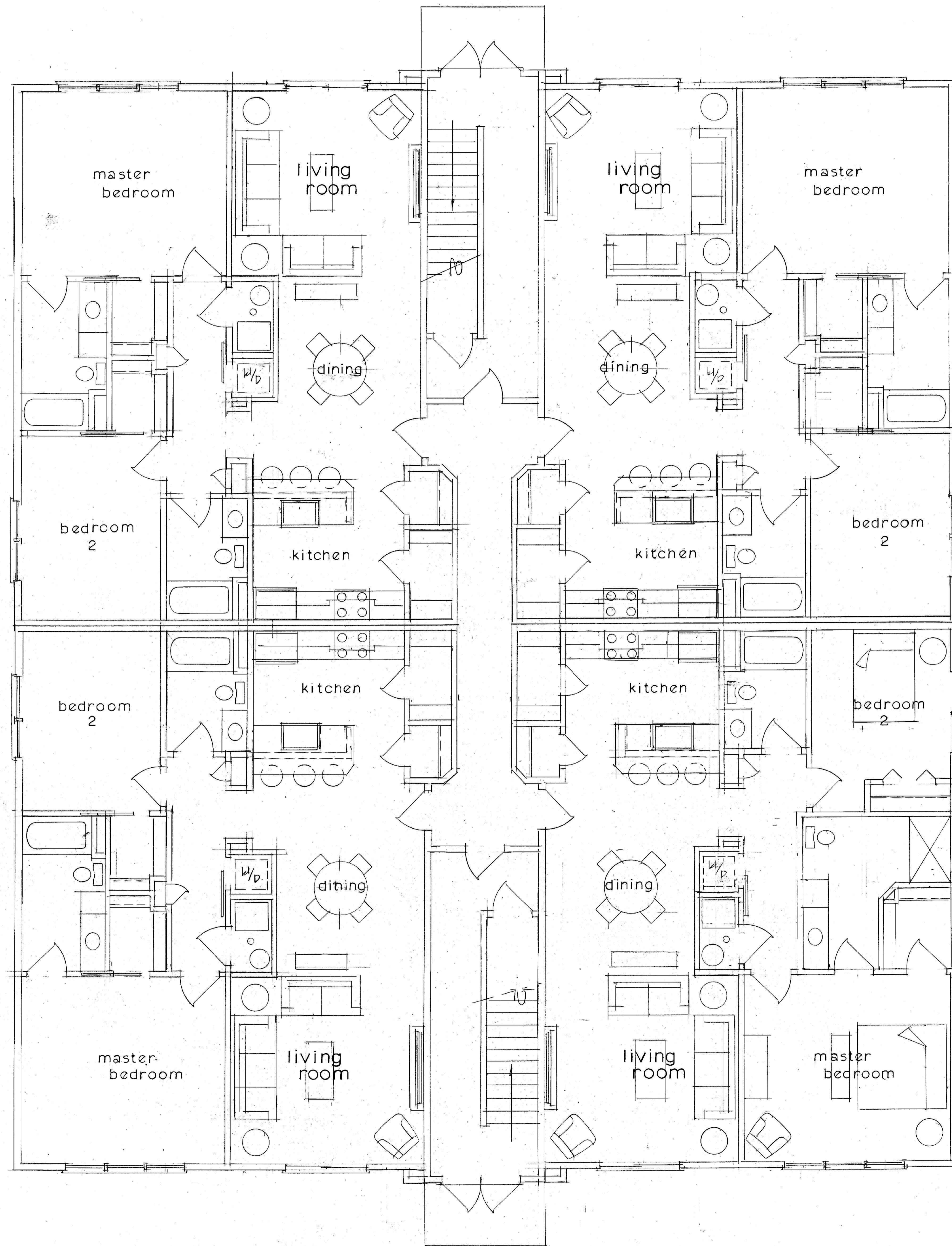
THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.



PLAT PREPARED BY: MMS CONSULTANTS, INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240
OWNER: HIGHTOWER DEVELOPMENT, INC. PO BOX 5198 CORALVILLE, IA 52241
APPLICANT: HIGHTOWER DEVELOPMENT, INC. PO BOX 5198 CORALVILLE, IA 52241
APPLICANT'S ATTORNEY: MATTHEW HEATON, SIMMONS PERRINE MOYER BERGMAN P.L.C. 115 3RD STREET SE, SUITE 1200 CEDAR RAPIDS, IA 52401

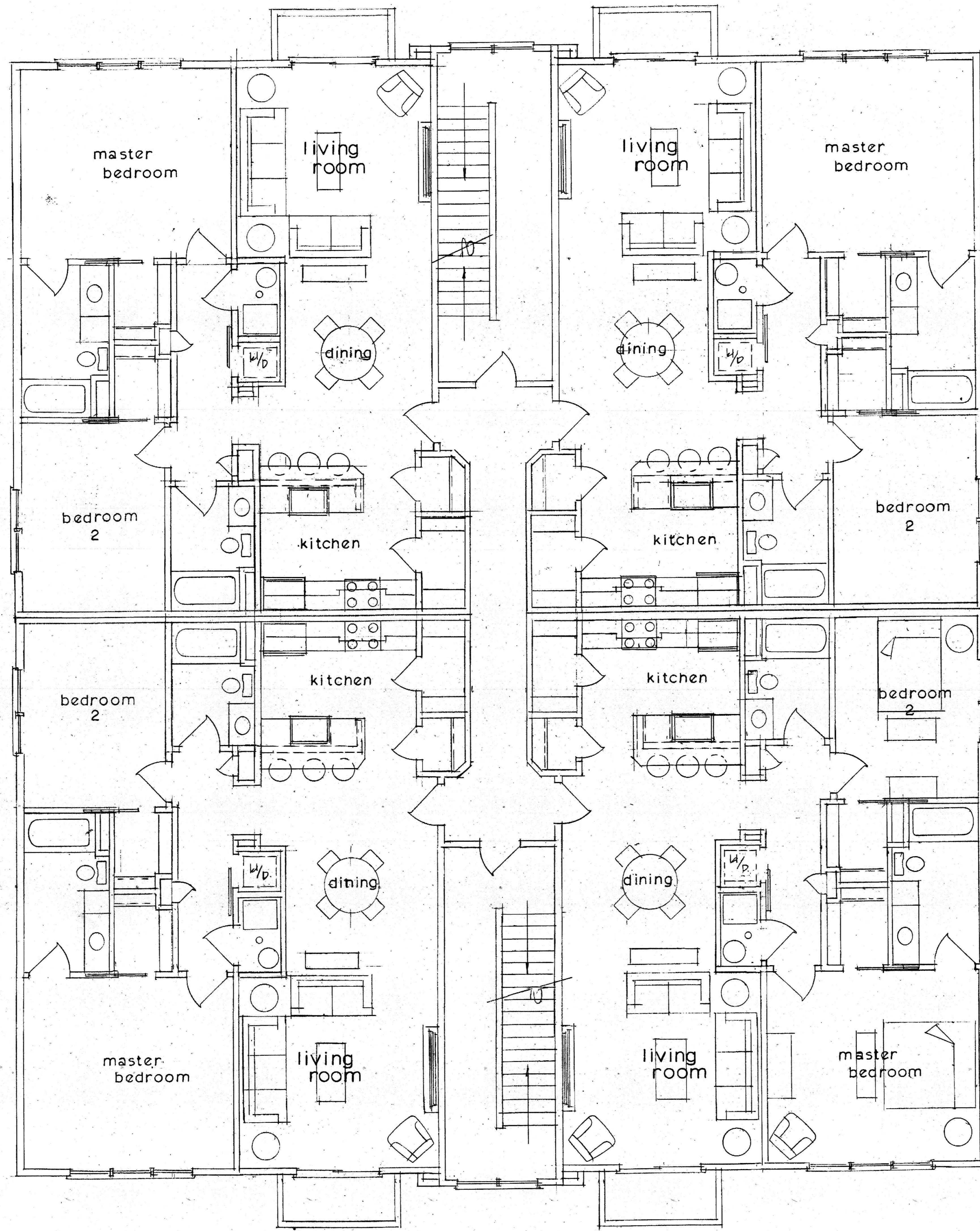
Table with 4 columns: Development Characteristics, Lot Area, Building Area, Paving Area, Green Space, and Density Characteristics for lots 57, 60, 63, 66, 69, 72, 75, 78, 81, 84, 87, 90, 93, 96, 99, 102, 105, 108, 111, 114, 117, 120, 123, 126, 129, 132, 135, 138, 141, 144, 147, 150, 153, 156, 159, 162, 165, 168, 171, 174, 177, 180, 183, 186, 189, 192, 195, 198, 201, 204, 207, 210, 213, 216, 219, 222, 225, 228, 231, 234, 237, 240, 243, 246, 249, 252, 255, 258, 261, 264, 267, 270, 273, 276, 279, 282, 285, 288, 291, 294, 297, 300, 303, 306, 309, 312, 315, 318, 321, 324, 327, 330, 333, 336, 339, 342, 345, 348, 351, 354, 357, 360, 363, 366, 369, 372, 375, 378, 381, 384, 387, 390, 393, 396, 399, 402, 405, 408, 411, 414, 417, 420, 423, 426, 429, 432, 435, 438, 441, 444, 447, 450, 453, 456, 459, 462, 465, 468, 471, 474, 477, 480, 483, 486, 489, 492, 495, 498, 501, 504, 507, 510, 513, 516, 519, 522, 525, 528, 531, 534, 537, 540, 543, 546, 549, 552, 555, 558, 561, 564, 567, 570, 573, 576, 579, 582, 585, 588, 591, 594, 597, 600, 603, 606, 609, 612, 615, 618, 621, 624, 627, 630, 633, 636, 639, 642, 645, 648, 651, 654, 657, 660, 663, 666, 669, 672, 675, 678, 681, 684, 687, 690, 693, 696, 699, 702, 705, 708, 711, 714, 717, 720, 723, 726, 729, 732, 735, 738, 741, 744, 747, 750, 753, 756, 759, 762, 765, 768, 771, 774, 777, 780, 783, 786, 789, 792, 795, 798, 801, 804, 807, 810, 813, 816, 819, 822, 825, 828, 831, 834, 837, 840, 843, 846, 849, 852, 855, 858, 861, 864, 867, 870, 873, 876, 879, 882, 885, 888, 891, 894, 897, 900, 903, 906, 909, 912, 915, 918, 921, 924, 927, 930, 933, 936, 939, 942, 945, 948, 951, 954, 957, 960, 963, 966, 969, 972, 975, 978, 981, 984, 987, 990, 993, 996, 999, 1002, 1005, 1008, 1011, 1014, 1017, 1020, 1023, 1026, 1029, 1032, 1035, 1038, 1041, 1044, 1047, 1050, 1053, 1056, 1059, 1062, 1065, 1068, 1071, 1074, 1077, 1080, 1083, 1086, 1089, 1092, 1095, 1098, 1101, 1104, 1107, 1110, 1113, 1116, 1119, 1122, 1125, 1128, 1131, 1134, 1137, 1140, 1143, 1146, 1149, 1152, 1155, 1158, 1161, 1164, 1167, 1170, 1173, 1176, 1179, 1182, 1185, 1188, 1191, 1194, 1197, 1200, 1203, 1206, 1209, 1212, 1215, 1218, 1221, 1224, 1227, 1230, 1233, 1236, 1239, 1242, 1245, 1248, 1251, 1254, 1257, 1260, 1263, 1266, 1269, 1272, 1275, 1278, 1281, 1284, 1287, 1290, 1293, 1296, 1299, 1302, 1305, 1308, 1311, 1314, 1317, 1320, 1323, 1326, 1329, 1332, 1335, 1338, 1341, 1344, 1347, 1350, 1353, 1356, 1359, 1362, 1365, 1368, 1371, 1374, 1377, 1380, 1383, 1386, 1389, 1392, 1395, 1398, 1401, 1404, 1407, 1410, 1413, 1416, 1419, 1422, 1425, 1428, 1431, 1434, 1437, 1440, 1443, 1446, 1449, 1452, 1455, 1458, 1461, 1464, 1467, 1470, 1473, 1476, 1479, 1482, 1485, 1488, 1491, 1494, 1497, 1500, 1503, 1506, 1509, 1512, 1515, 1518, 1521, 1524, 1527, 1530, 1533, 1536, 1539, 1542, 1545, 1548, 1551, 1554, 1557, 1560, 1563, 1566, 1569, 1572, 1575, 1578, 1581, 1584, 1587, 1590, 1593, 1596, 1599, 1602, 1605, 1608, 1611, 1614, 1617, 1620, 1623, 1626, 1629, 1632, 1635, 1638, 1641, 1644, 1647, 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5634, 5637, 5640, 5643, 5646, 5649, 5652, 5655, 5658, 5661, 5664, 5667, 5670, 5673, 5676, 5679, 5682, 5685, 5688, 5691, 5694, 5697, 5700, 5703, 5706, 5709, 5712, 5715, 5718, 5721, 5724, 5727, 5730, 5733, 5736, 5739, 5742, 5745, 5748, 5751, 5754, 5757, 5760, 5763, 5766, 5769, 5772, 5775, 5778, 5781, 5784, 5787, 5790, 5793, 5796, 5799, 5802, 5805, 5808, 5811, 5814, 5817, 5820, 5823, 5826, 5829, 5832, 5835, 5838, 5841, 5844, 5847, 5850, 5853, 5856, 5859, 5862, 5865, 5868, 5871, 5874, 5877, 5880, 5883, 5886, 5889, 5892





first floor plan

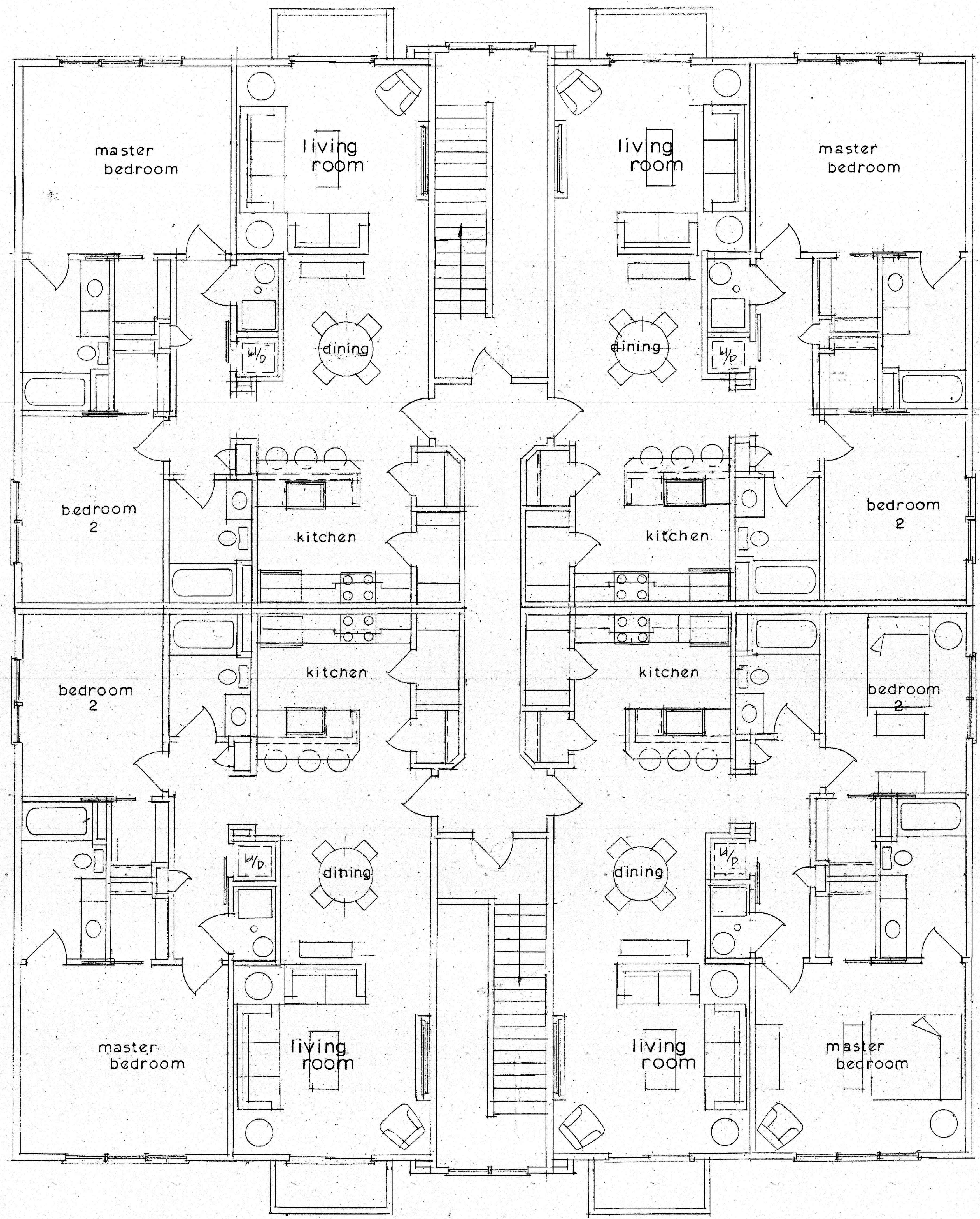
1/4" = 1'-0"
 215 SF PER UNIT



second floor plan

1/4" = 1'-0"
1315 SF. PER UNIT.

ANDERSON - 12 UNIT.



third floor plan

1/4" = 1'-0"
1315 S.F. PER UNIT