



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: November 24, 2025

AGENDA ITEM: Ordinance 2025-523 – Grove Park Rowhomes OPD & Rezoning

ACTION: Approval

Request

Applicant: Pace Construction, LLC - 1321 Sunset Street, Suite 1, Iowa City, IA 52246

The applicant requests rezoning of Lot 30, Tiffin East (approx. 5.86 acres) from OPD/R-12 (Planned Development Overlay – Multi-Family 12-Plex Residential) and OPD/C-1B (Planned Development Overlay – Mixed Use Commercial) To OPD/R-4 (Planned Development Overlay – Multi-Family 4-Plex Residential) to allow development of Grove Park Rowhomes, a residential project consisting of 56 attached units in 4-, 5-, and 6-plex buildings.

Property Information

- **Location:** East Marengo Road / Hwy 6, Tiffin, Iowa
- **Size:** 5.86 acres
- **Current Zoning:** OPD/R-12 and OPD/C-1B
- **Proposed Zoning:** OPD/R-4
- **Surrounding Uses:**
 - West: Duplex residential
 - East: Commercial lots
 - South: Townhomes and condominiums

Project Description

- **Total Units:** 56 rowhome units (184 bedrooms)
- **Building Types:**
 - Type A: 4-bedroom units with detached garages
 - Type B & C: 3-bedroom units with front-loaded garages
- **Parking:**
 - Required: 198 spaces (1 per bedroom + 1 per 4 units)
 - Provided: 212 spaces (garage + driveway + guest)
- **Open Space:** 0.29 acres + public sidewalk along Hwy 6 connecting to Jim Bartels City Park
- **Phasing:**
 - Phase 1: 9 units + stormwater basin + initial utilities
 - Phase 2: 19 units + looped water main + emergency access
 - Phase 3: 15 units + east alley
 - Phase 4: 13 units + final street connections

Planned Development Overlay Details

- **Lot Standards (OPD vs. R-4):**
 - Frontage: 27 ft (vs. 80 ft)
 - Depth: 80 ft (vs. 100 ft)
 - Lot Area: 2,200 SF per unit (vs. 16,000 SF)
 - Front Yard: 10 ft (vs. 20 ft)
 - Side Yard: 5 ft (vs. 12 ft)
 - Rear Yard: 15 ft (vs. 30 ft)
- **Max Height:** 2½ stories or 38 ft
- **Design Theme:** Urban-style rowhomes transitioning between commercial and residential areas
- **Infrastructure:** Private streets maintained by HOA; public water/sewer in easements

Comprehensive Plan Consistency

The proposed rezoning supports the City's vision for mixed-density residential development and provides a transition between commercial and residential areas along Hwy 6.

Conditions of Approval

1. Execution of Developer's Agreement and OPD Agreement.
2. Compliance with Tiffin Zoning Code – OPD District.
3. Recording of ordinance and easements with Johnson County Recorder.
4. Approval of final landscaping and lighting plans.
5. Construction of public sidewalk along Hwy 6 frontage.

Staff Recommendation

Staff recommends approval of Ordinance No. 2025-523 rezoning Lot 30, Tiffin East from OPD/R-12 and OPD/C-1B to OPD/R-4, subject to the conditions listed above.

ATTACHMENTS: Ordinance, Elevation Drawings, Site Layout Plan, Preliminary Plat, Development Narrative, Grove Park Rowhomes Site District

CITY OF TIFFIN ORDINANCE NO. 2025-523

AN ORDINANCE REZONING GROVE PARK AREA, TIFFIN, IOWA, FROM PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 12-PLEX RESIDENTIAL DISTRICT (OPD/R-12) AND PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MIXED USE COMMERCIAL DISTRICT (OPD/C-1B) TO A PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 4-PLEX RESIDENTIAL DISTRICT (OPD/R-4) FOR GROVE PARK, TIFFIN, IOWA

BE IT ENACTED BY THE CITY COUNCIL OF TIFFIN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to rezone property, at the request of the applicant, Pace Construction, LLC, known as LOT 30 of Tiffin East, Tiffin, Iowa, in accordance with the recorded plat thereof, containing 5.86 acres and subject to easements and restrictions of record, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), consisting of rowhomes totaling 56 units as shown on the attached documents. Such property to be known as Grove Park Rowhomes.

Section 2. Amendment. The following legally described property:

BEGINNING at the Southeast corner of Lot 30 of Tiffin East, Tiffin, Iowa, in accordance with the Plat thereof recorded in Plat Book 34, at Page 6, in the records of the Johnson County Recorder's Office; Thence S86°49'30"W, along the South line of said Lot 30, a distance of 371.22 feet; Thence N87°01'33"W, along said South line, 61.88 feet; Thence N52°57'00"W, along a Southwesterly line of said Lot 30, a distance of 46.08 feet; Thence N19°28'27"W, along said Southwesterly line, 46.08 feet; Thence N02°44'11"W, along the West line of said Lot 30, a distance of 219.75 feet; Thence N89°00'54"E, 490.12 feet, to a point on the East line of said Lot 30; Thence S00°56'06"E, along said East line, 157.12 feet; Thence S01°07'59"E, along said East line, 124.71 feet, to said POINT OF BEGINNING, containing 3.20 acres, and subject to easements and restrictions of record.

shall be changed from zoning classification Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) to Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council

approval of a Developer's Agreement as required by City, Planned Development Overlay District Agreement(s) as required by City, compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 3. Amendment. The following legally described property:

LOT 30 OF TIFFIN EAST, TIFFIN, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 6, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE,

EXCEPTING THEREFROM,

BEGINNING at the Southeast corner of Lot 30 of Tiffin East, Tiffin, Iowa, in accordance with the Plat thereof recorded in Plat Book 34, at Page 6, in the records of the Johnson County Recorder's Office; Thence S86°49'30"W, along the South line of said Lot 30, a distance of 371.22 feet; Thence N87°01'33"W, along said South line, 61.88 feet; Thence N52°57'00"W, along a Southwesterly line of said Lot 30, a distance of 46.08 feet; Thence N19°28'27"W, along said Southwesterly line, 46.08 feet; Thence N02°44'11"W, along the West line of said Lot 30, a distance of 219.75 feet; Thence N89°00'54"E, 490.12 feet, to a point on the East line of said Lot 30; Thence S00°56'06"E, along said East line, 157.12 feet; Thence S01°07'59"E, along said East line, 124.71 feet, to said POINT OF BEGINNING, containing 3.20 acres, and subject to easements and restrictions of record.

shall be changed from zoning classification Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council approval of a Developer's Agreement as required by City, Planned Development Overlay District Agreement(s) as required by City, compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 4. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Severability. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 7. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 2nd day of December 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2025-523, and moved that it be given its first reading. The motion was seconded by Councilperson _____.

Ayes:

Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2025-523, was read the first time, discussed, and placed on record.

On the _____ day of _____ 2025, at a regular/special meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2025-523, and moved that it be given its second reading. The motion was seconded by Councilperson _____.

Ayes:

Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2025-523, was read the second time and discussed and placed on record.

On the _____ day of _____ 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2025-523, and moved that it be given its third and last reading. The motion was seconded by Councilperson _____.

Ayes:

Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2025-523 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____ day of _____ 2025 and approved by the Mayor on the _____ day of _____ 2025.

CITY OF TIFFIN, IOWA:

By: _____
Tim Kasperek, Mayor

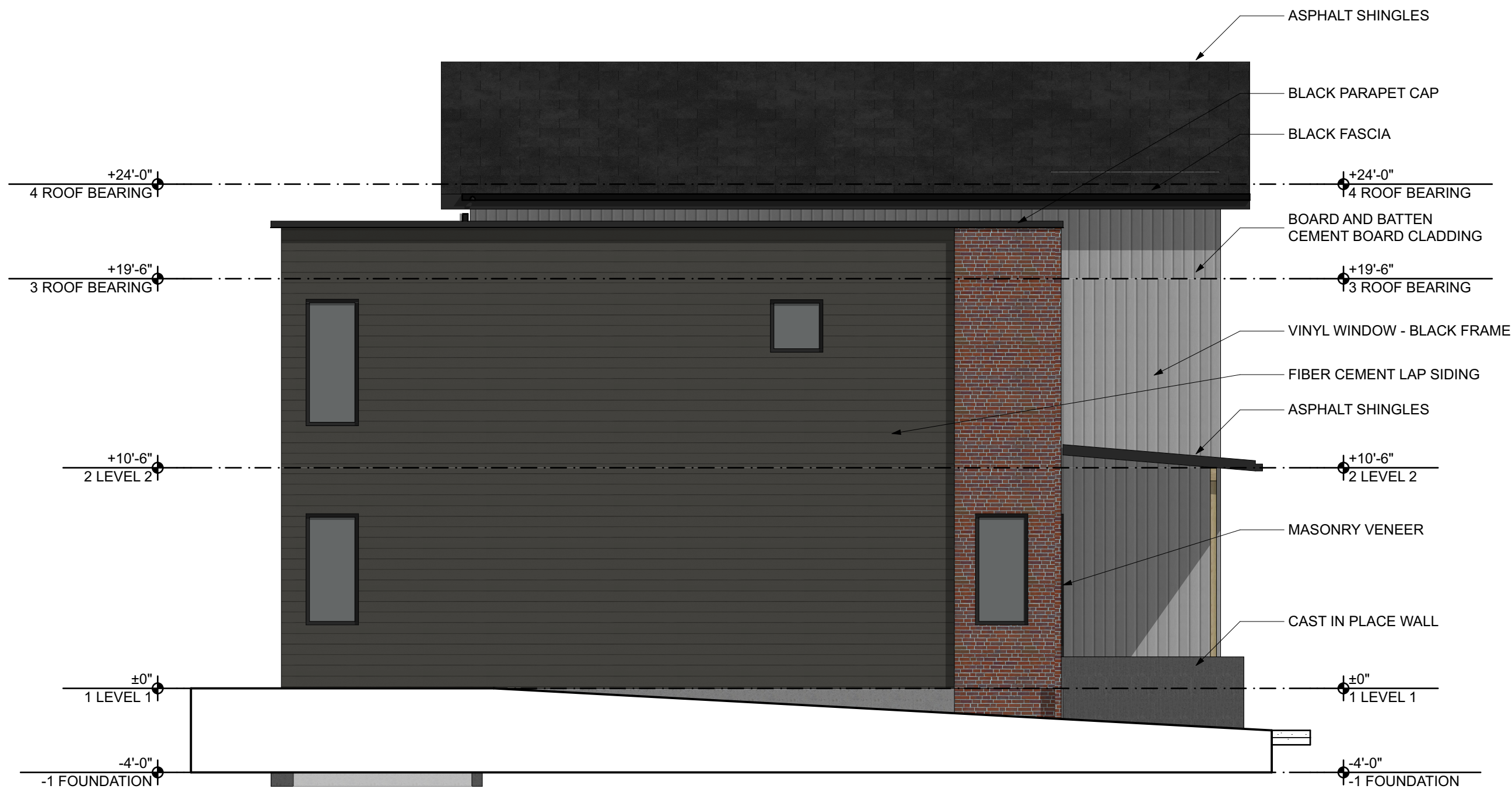
ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE REZONING GROVE PARK AREA, TIFFIN, IOWA, FROM PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 12-PLEX RESIDENTIAL DISTRICT (OPD/R-12) AND PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MIXED USE COMMERCIAL DISTRICT (OPD/C-1B) TO A PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 4-PLEX RESIDENTIAL DISTRICT (OPD/R-4) FOR GROVE PARK, TIFFIN, IOWA, and known as No. 2025-523 was duly passed by the Council on the _____th day of _____ 2025, and signed by the Mayor on the _____th day of _____ 2025, and published on the _____th day of _____ 2025, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2025-523 in the following places:

The Depot, Tiffin, Iowa
Casey's, Tiffin, Iowa
Solon State Bank, Tiffin, Iowa

Abigail Hora, City Clerk



2
A.200
WEST ELEVATION
SCALE: 3/16" = 1'-0"



1
A.200
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE A

443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

GN17SHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

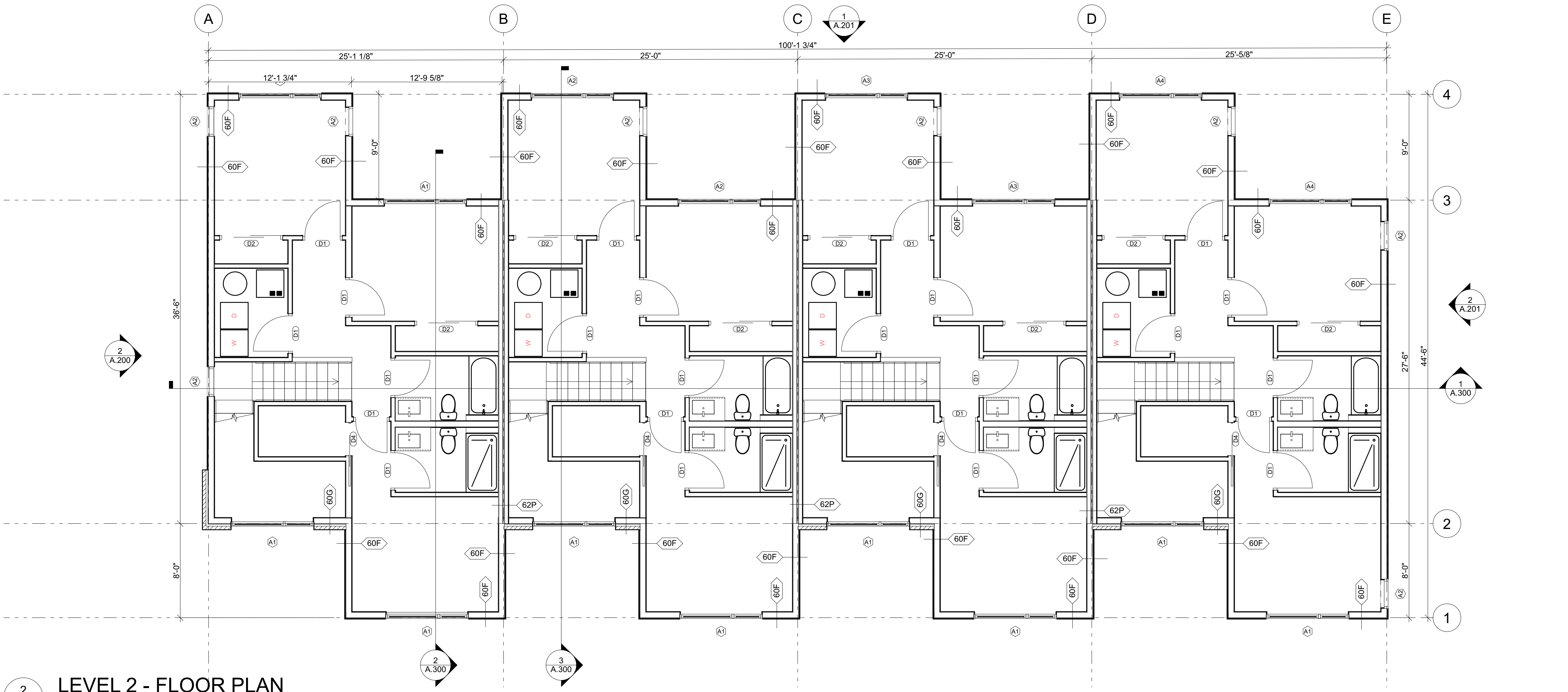
2024.07

SD CHECKSET
2025.05.28

NO.	REVISION SCHEDULE	DESCRIPTION	DATE
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BUILDING
ELEVATIONS

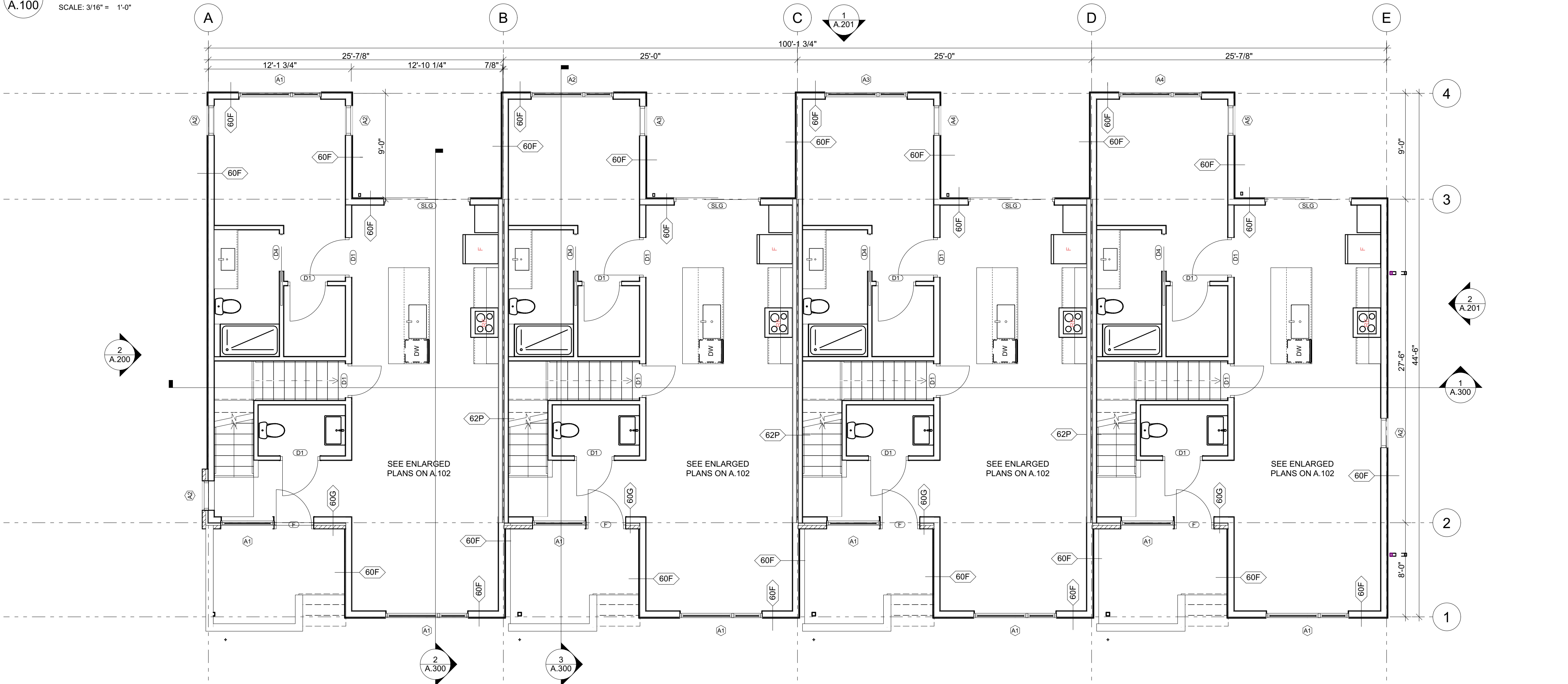
A.200



2
A.100

LEVEL 2 - FLOOR PLAN

SCALE: 3/16" = 1'-0"



1
A.100

LEVEL 1 - FLOOR PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE A
443 E MARENGO RD,
TIFFIN, IA 52340

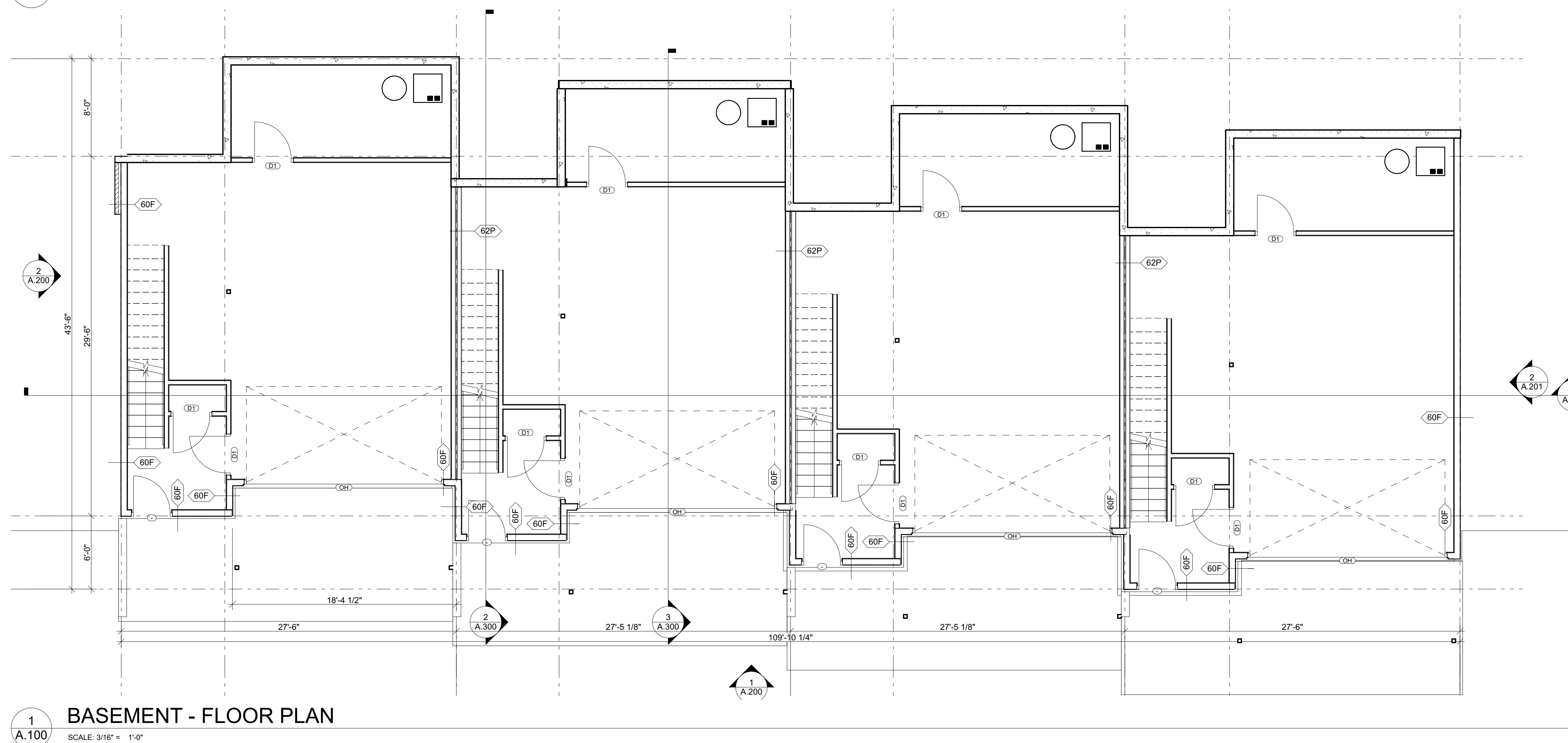
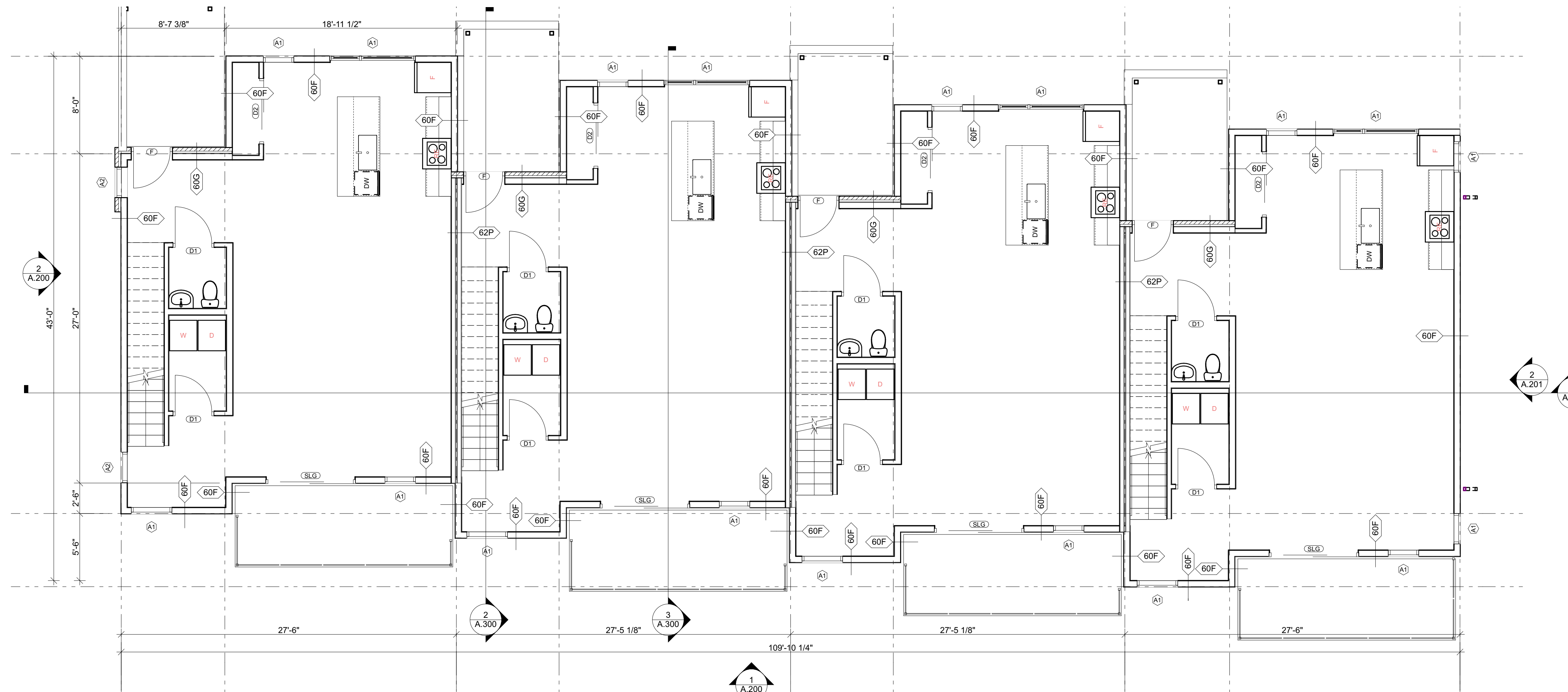
GN17SHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07		
SD CHECKSET		
2025.05.28		
NO.	REVISION SCHEDULE	DATE
	DESCRIPTION	

FLOOR PLANS

A.100



GROVE PARK ROWHOMES - UNIT TYPE B

**443 E MARENGO RD,
TIFFIN, IA 52340**

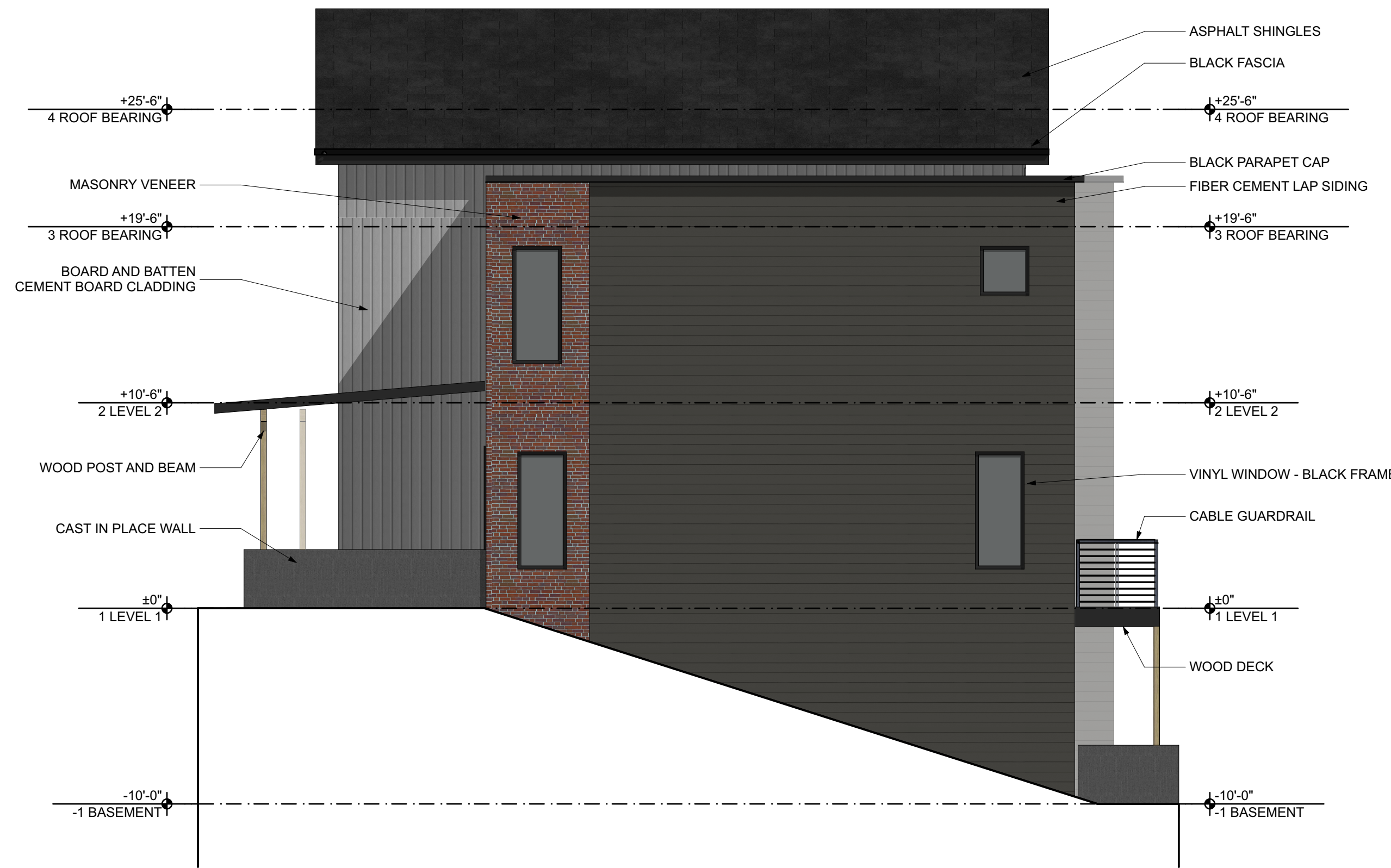
PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 800.00 CIVIL FFE OF LOBBY.
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FLOOR PLANS

A.100



2
A.200 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1
A.200 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE B
443 E MARENGO RD,
TIFFIN, IA 52340

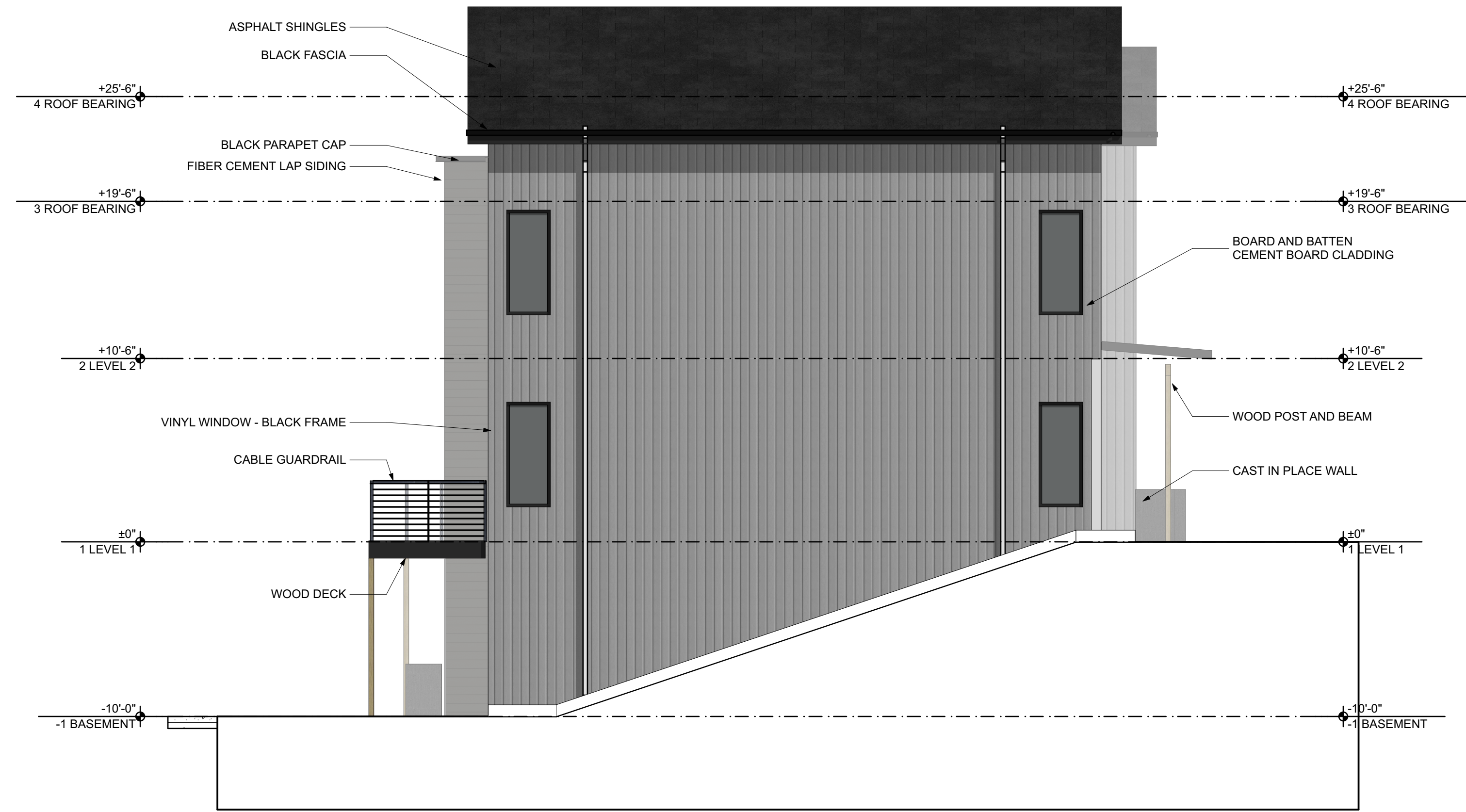
GN17SHOT
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305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07		
SD CHECKSET		
2025.05.28		
NO.	REVISION SCHEDULE	DATE
	DESCRIPTION	

BUILDING
ELEVATIONS

A.200



2
A.201

EAST ELEVATION

SCALE: 3/16" = 1'-0"



1
A.201

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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GROVE PARK ROWHOMES - UNIT TYPE B

443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07

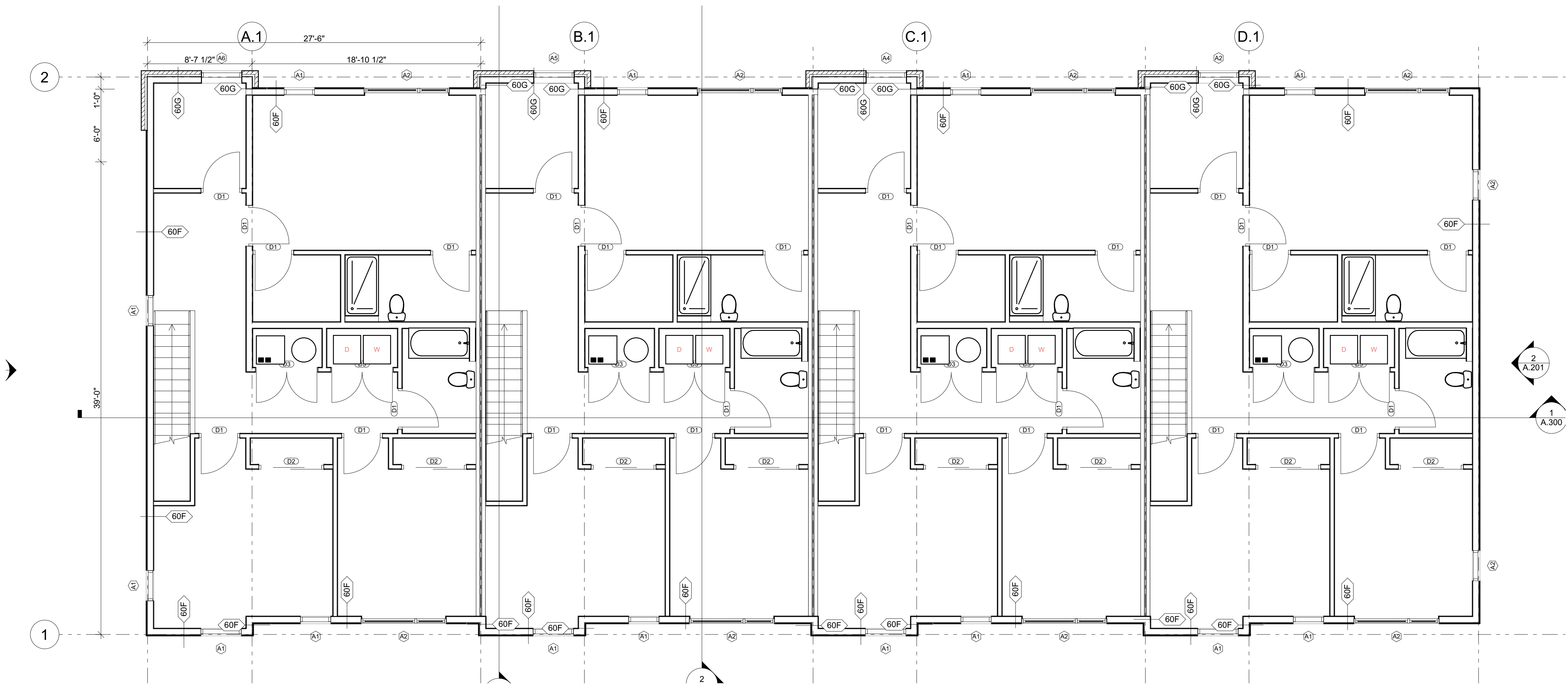
SD CHECKSET
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NO.	REVISION SCHEDULE DESCRIPTION	DATE
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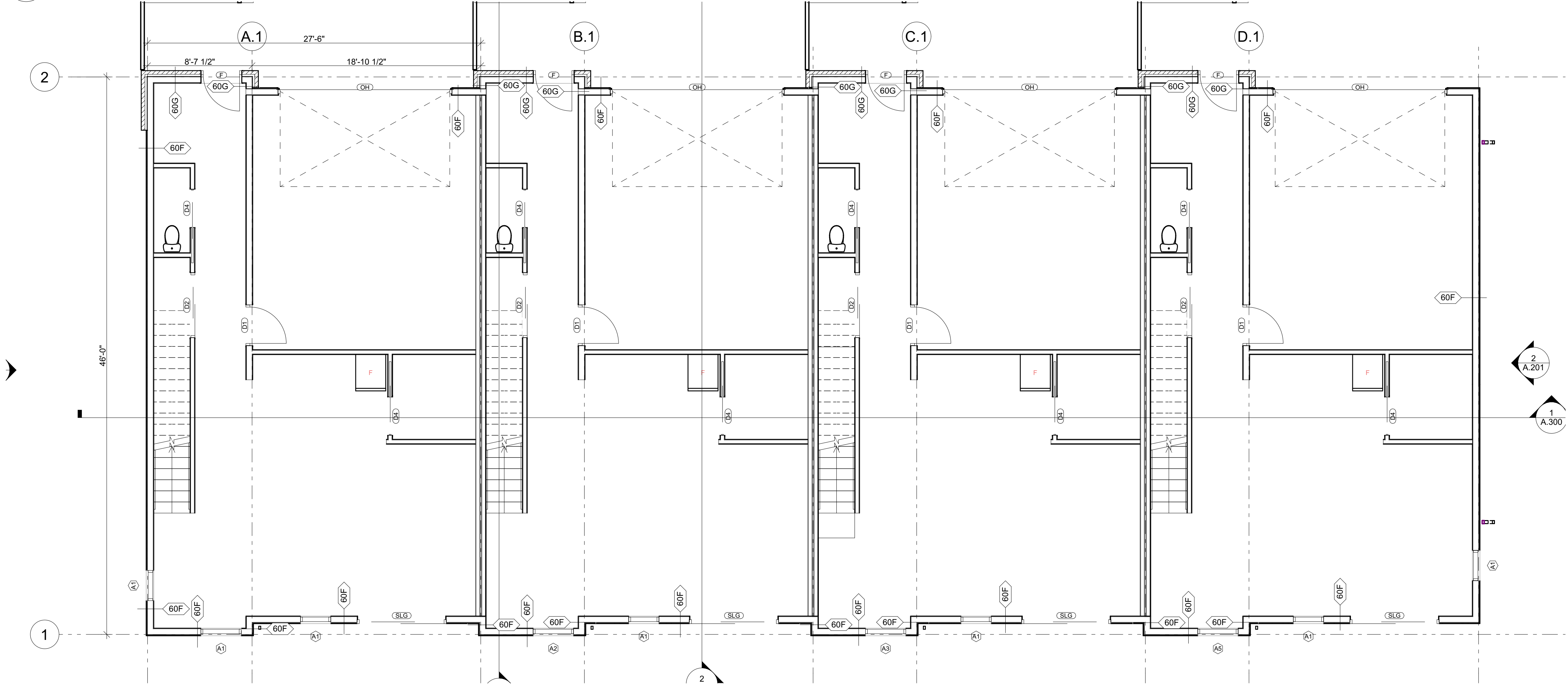
BUILDING
ELEVATIONS

A.201

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074



2
A.100
LEVEL 2 - FLOOR PLAN
SCALE: 3/16" = 1'-0"



1
A.100
LEVEL 1 - FLOOR PLAN
SCALE: 3/16" = 1'-0"

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GROVE PARK ROWHOMES - UNIT TYPE C

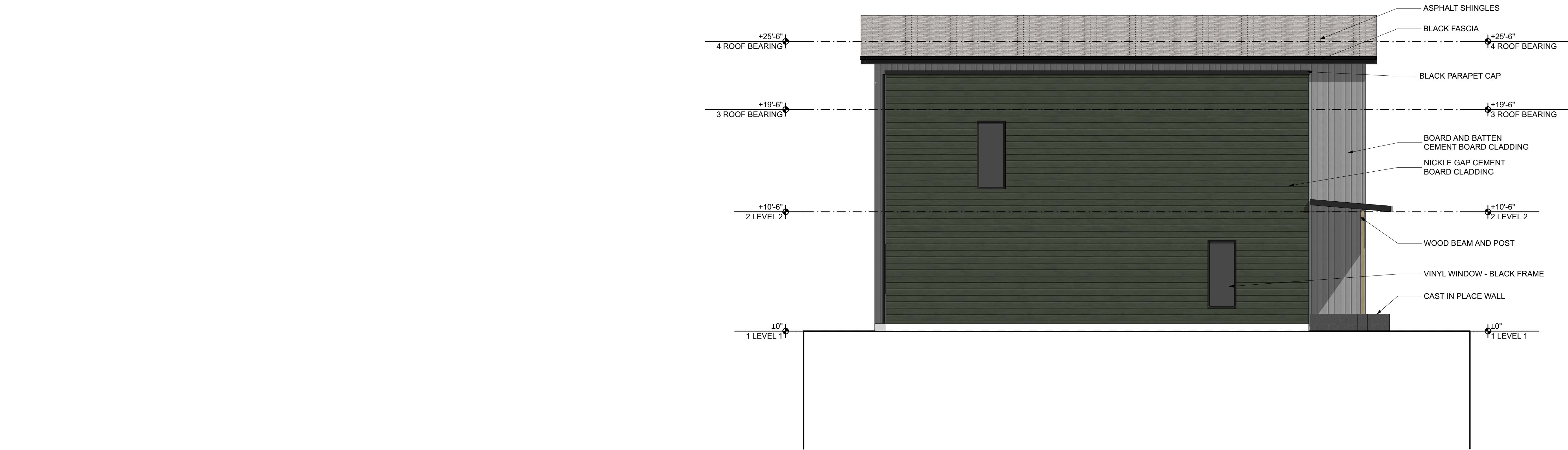
443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

FLOOR PLANS

A.100



2
A.200

WEST ELEVATION

SCALE: 3/16" = 1'-0"



1
A.200

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE D

443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07

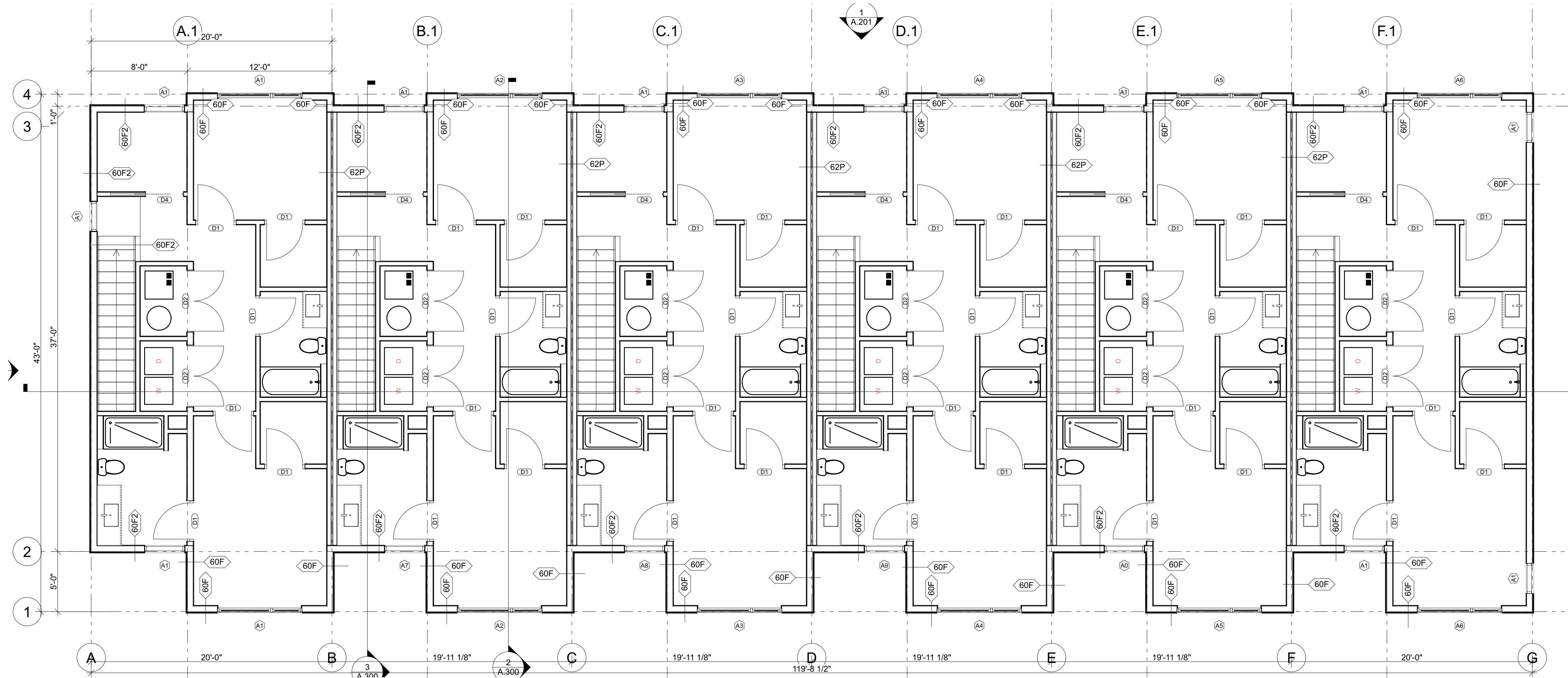
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2025.05.28

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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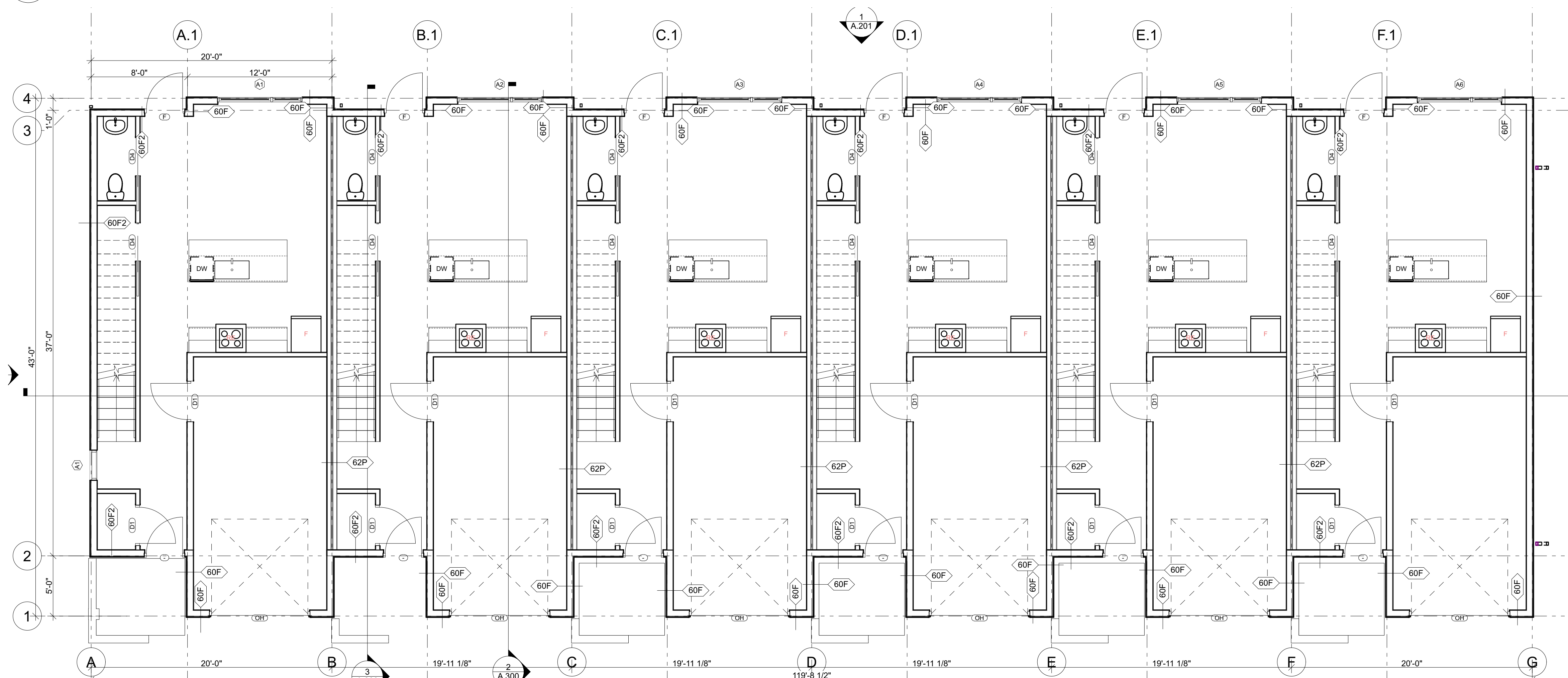
BUILDING
ELEVATIONS

A.200

GNITSHOT
ARCHITECTURE
T 515-243-0074
305 EAST COURT AVENUE, DES MOINES, IA 50309



2
A.100
LEVEL 2 - FLOOR PLAN
SCALE: 3/16" = 1'-0"



1
A.100
LEVEL 1 - FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE D

443 E MARENGO RD,
TIFFIN, IA 52340

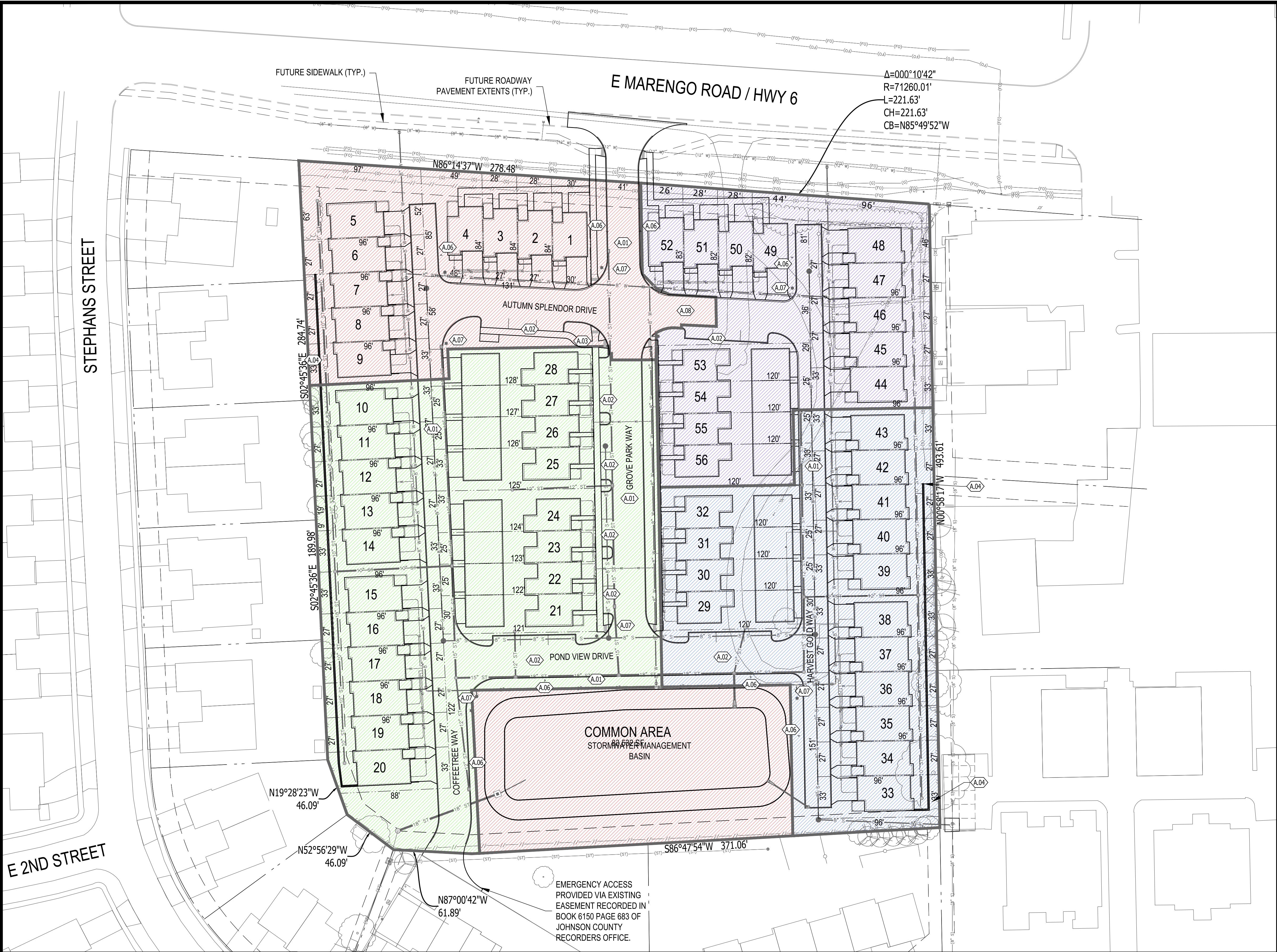
PRELIMINARY - NOT FOR CONSTRUCTION

GN17SHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

FLOOR PLANS

A.100

2:02/24/24 17:00 DRAWINGS/24317 C200.DWG, C200, 10/31/2025 8:47:25 PM
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- KEYNOTES:
- A.01 PCC ROADWAY PAVEMENT (7")
 - A.02 PCC PARKING LANE PAVEMENT (5")
 - A.03 PCC SIDEWALK
 - A.04 RETAINING WALL. REFER TO SHEET C420.
 - A.05 RETAINING WALL. REFER TO SHEET C421.
 - A.06 "NO PARKING - FIRE LANE" SIGN
 - A.07 STREET LIGHT
 - A.08 PAVED TURN AROUND MEETING INTERNATIONAL FIRE CODE (IFC) TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS.

PHASE	UNITS
PHASE 1	STORM WATER BASIN & 1 - 9
PHASE 2	10 - 28
PHASE 3	29 - 43
PHASE 4	43 - 56

- NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, WORK IN THE RIGHT-OF-WAY PERMIT FROM IOWA DOT. THE DEVELOPER AND CONTRACTOR ACKNOWLEDGE THAT HIGHWAY 6 WILL BE RECONSTRUCTED AT SOME FUTURE TIME. THIS RECONSTRUCTION MAY REQUIRE MODIFICATIONS TO THE ENTRANCE DRIVE PAVEMENT. ADDITIONAL APPROVALS MAY BE REQUIRED BY THE CITY OF TIFFIN FOR DESIGN CHANGES NEEDED TO ACCOMMODATE THIS FUTURE CONSTRUCTION.
 -

H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

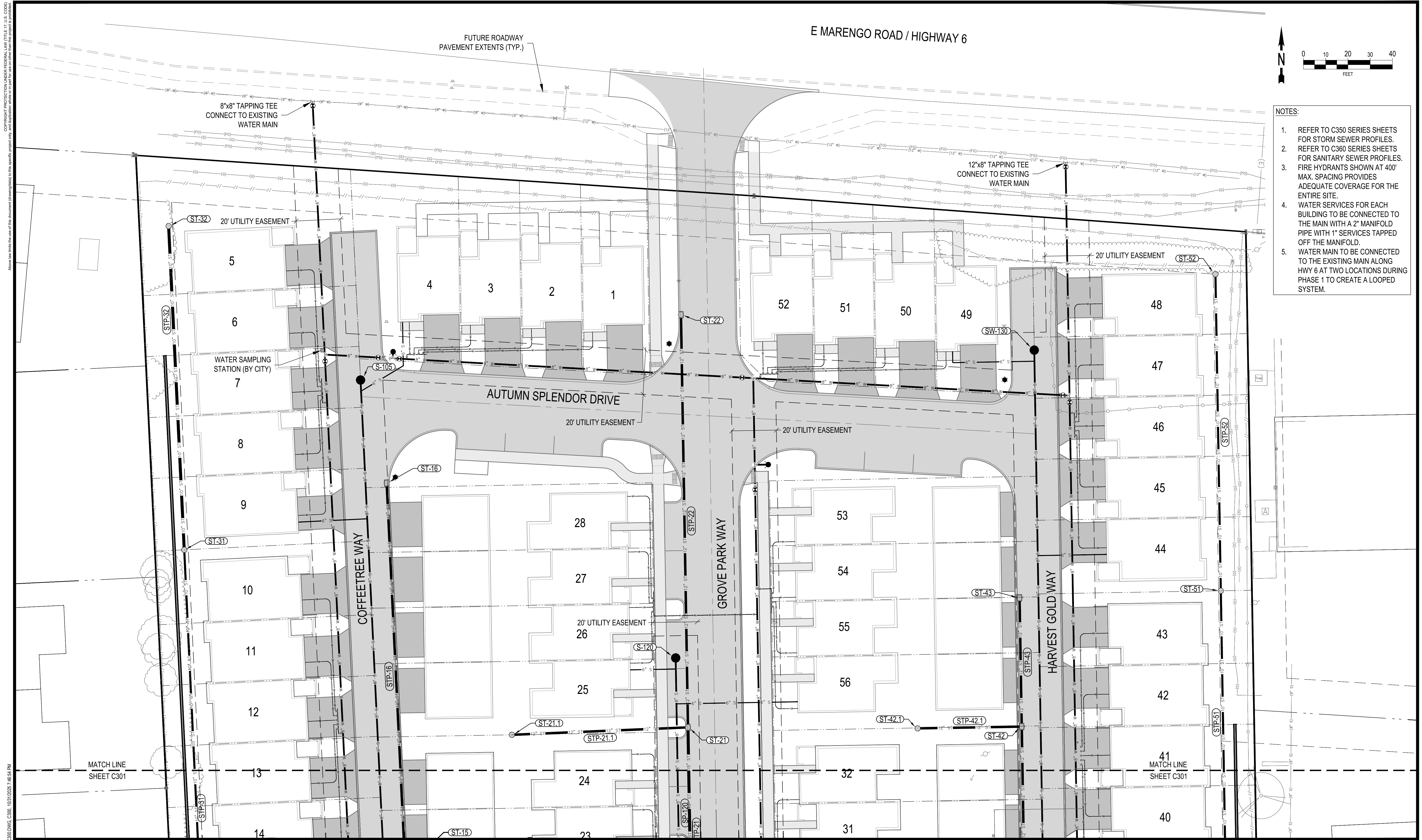
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SITE LAYOUT PLAN

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
C200



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- NOTES:
1. REFER TO C350 SERIES SHEETS FOR STORM SEWER PROFILES.
 2. REFER TO C360 SERIES SHEETS FOR SANITARY SEWER PROFILES.
 3. FIRE HYDRANTS SHOWN AT 400' MAX. SPACING PROVIDES ADEQUATE COVERAGE FOR THE ENTIRE SITE.
 4. WATER SERVICES FOR EACH BUILDING TO BE CONNECTED TO THE MAIN WITH A 2" MANIFOLD PIPE WITH 1" SERVICES TAPPED OFF THE MANIFOLD.
 5. WATER MAIN TO BE CONNECTED TO THE EXISTING MAIN ALONG HWY 6 AT TWO LOCATIONS DURING PHASE 1 TO CREATE A LOOPED SYSTEM.



H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
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E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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PROJECT
GROVE PARK ROWHOMES

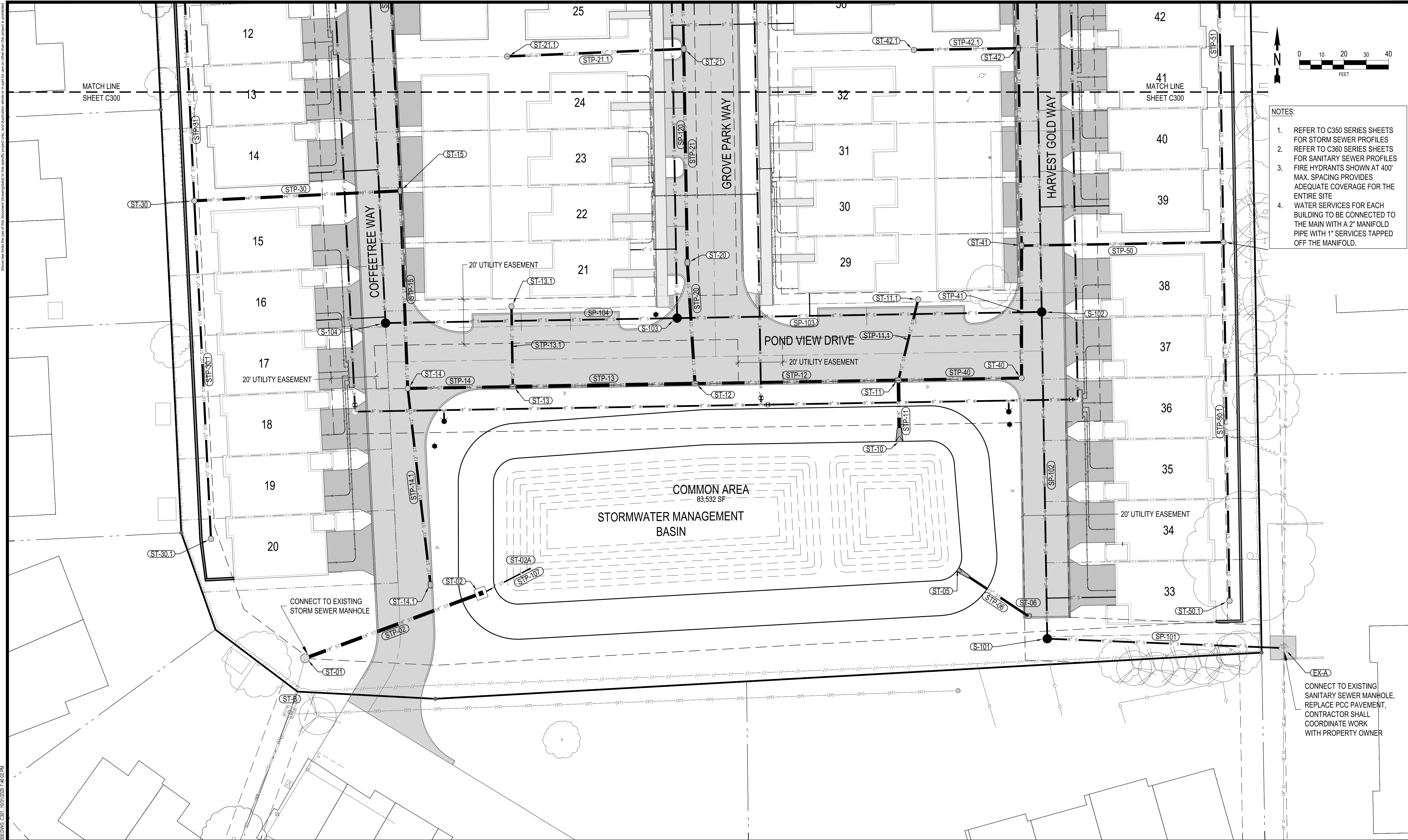
SHEET TITLE
SITE UTILITIES PLAN
NORTH

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
C300



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- NOTES:
1. REFER TO C350 SERIES SHEETS FOR STORM SEWER PROFILES
 2. REFER TO C360 SERIES SHEETS FOR SANITARY SEWER PROFILES
 3. FIRE HYDRANTS SHOWN AT 400' MAX. SPACING PROVIDES ADEQUATE COVERAGE FOR THE ENTIRE SITE
 4. WATER SERVICES FOR EACH BUILDING TO BE CONNECTED TO THE MAIN WITH A 2" MANIFOLD PIPE WITH 1" SERVICES TAPPED OFF THE MANIFOLD.

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G	ADDRESS CITY COMMENTS	10-13-25
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E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

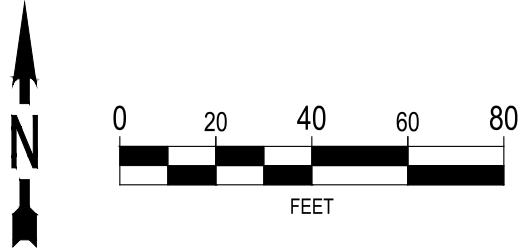
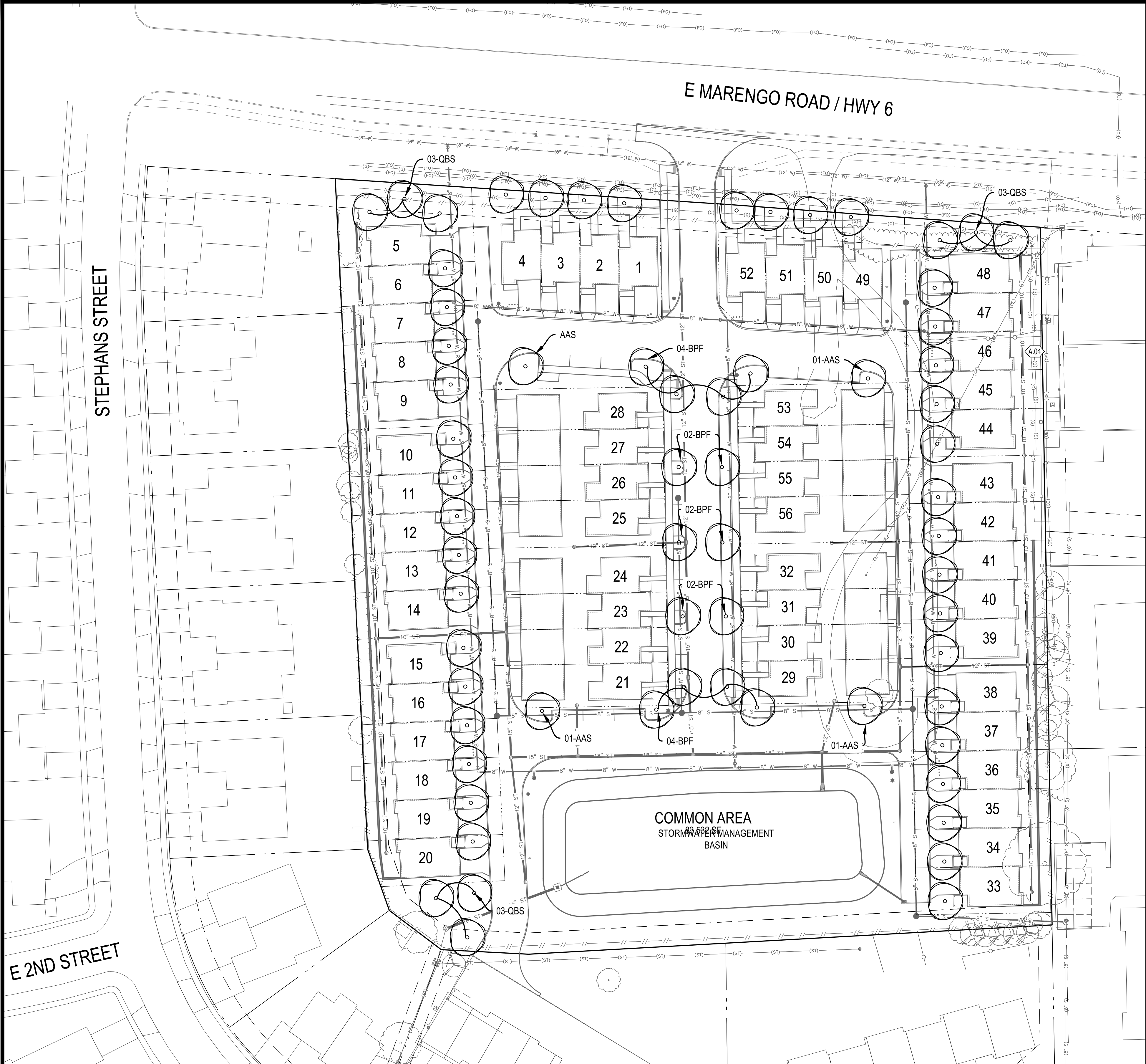
SHEET TITLE
SITE UTILITIES PLAN
SOUTH

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
C301
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NOTES:

1. TREES ON THE PLAN THAT HAVE HAVE A QUANTITY AND TYPE SPECIFIED WILL BE PLANTED BY THE DEVELOPER PRIOR TO OCCUPANCY OF THE ADJACENT UNITS.
2. TREES WITHOUT A QUANTITY AND TYPE SPECIFIED SHALL BE CHOSEN FROM THE "HOMEOWNER OPTIONS" LIST INCLUDED BELOW.
3. EACH UNIT SHALL HAVE A TREE PLANTED IN THE FRONT YARD AS SHOWN. THE TREES SHALL BE SELECTED FROM THE "HOMEOWNER OPTIONS" LIST INCLUDED BELOW. UNITS 21 - 32 AND 53 - 56 ARE EXEMPT FROM THIS REQUIREMENT BECAUSE THE TREES FOR THESE UNITS WILL BE PLANTED IN THE PARKWAY AS SHOWN BY THE DEVELOPER.

SPECIFIED TREES

ID	QTY	BOTANICAL / COMMON NAME	ROOT	NOTES
AAS	4	Aesculus "Autumn Splendor" AUTUMN SPLENDOR BUCKEYE	BB	30' - 45' H x 30' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
BPF	14	Betula platyphylla "Fargo" DAKOTA PINNACLE DAKOTA PINNACLE BIRCH	BB	30' - 40' H x 25' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QBS	9	Quercus bicolor SWAMP WHITE OAK	BB	50' - 75' H x 50' - 60' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE

HOMEOWNER OPTIONS

ID	BOTANICAL / COMMON NAME	ROOT	NOTES
AAS	Aesculus "Autumn Splendor" AUTUMN SPLENDOR BUCKEYE	BB	30' - 45' H x 30' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
BPF	Betula platyphylla "Fargo" DAKOTA PINNACLE DAKOTA PINNACLE BIRCH	BB	30' - 40' H x 25' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
CBF	Carpinus betulus "Fastigiata" COMMON HORNBEAM	BB	30' - 40' H x 20' - 30' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
COH	Celtis occidentalis "Prairie Pride" HACKBERRY	BB	40' - 50' H x 40' - 60' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
GDE	Gymnocladus dioicus "Espresso" KENTUCKY COFFEETREE	BB	40' - 50' H x 25' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
NSB	Nyssa sylvatica BLACK GUM	BB	30' - 50' H x 20' - 30' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QBS	Quercus bicolor SWAMP WHITE OAK	BB	50' - 75' H x 50' - 60' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QRL	Quercus rubra "Long" RED OAK	BB	60' - 75' H x 45' - 50' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QXW	Quercus x w arei "Long" REGAL PRINCE REGAL PRINCE OAK	BB	40' - 60' H x 20' - 25' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
TMH	Tilia mongolica "Harvest Gold" MONGOLIAN LINDEN	BB	25' - 45' H x 20' - 30' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE

H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



CLIENT
PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 51
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER:

24317

ISSUED DATE: 10-31-2025

DRAWN BY: KJB

CHECK BY: MJW

APPROVED BY: MJW

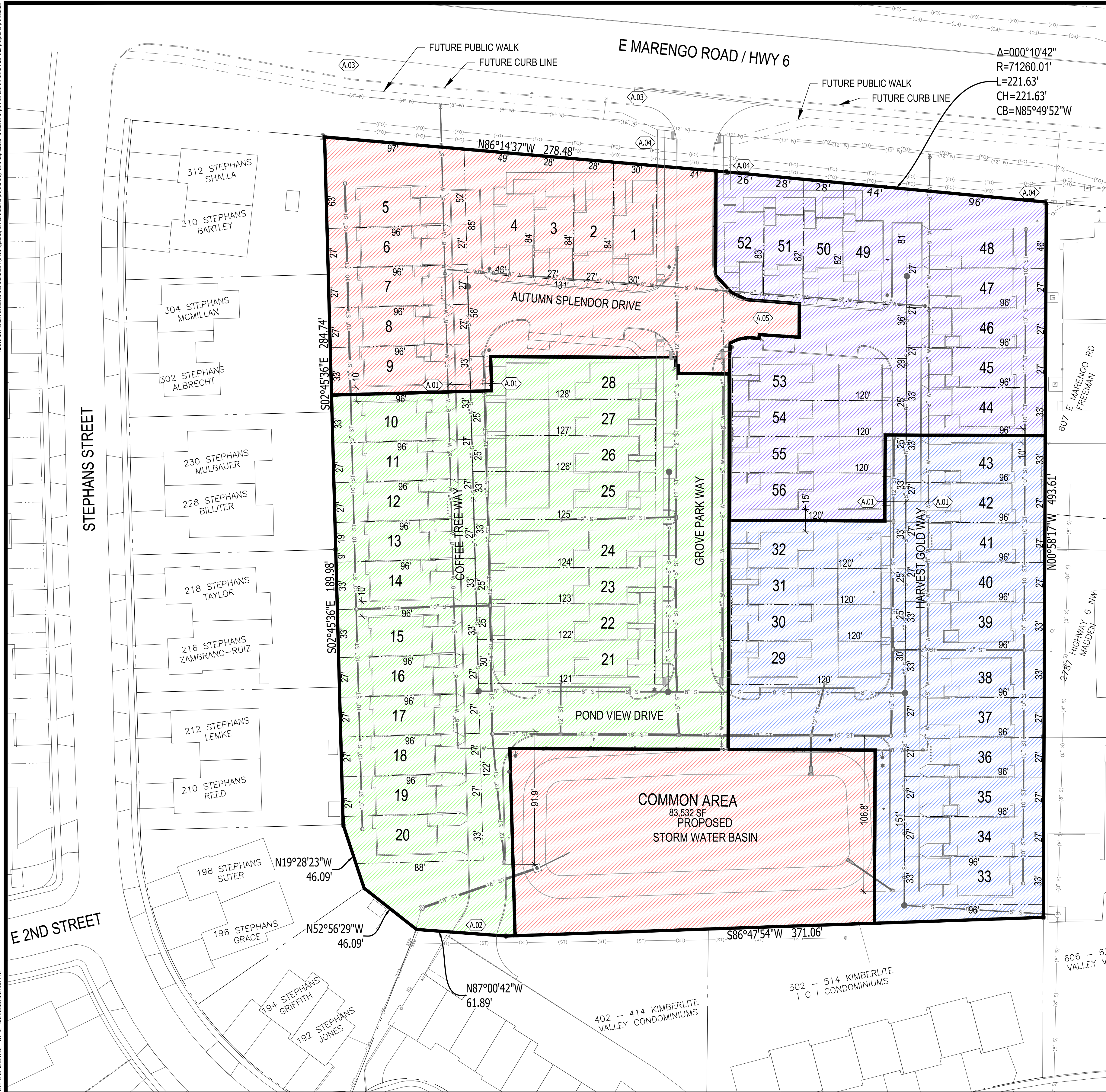
SHEET NUMBER

L100



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LEGAL DESCRIPTION

LOT 30, TIFFIN EAST, TIFFIN, IOWA ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 34 PAGE 6, PLAT RECORDS OF JOHNSON COUNTY.

APPLICANT INFORMATION

PROPERTY OWNER
443 MARENGO LC

DEVELOPER
PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

CIVIL ENGINEER
SHOEMAKER AND HAALAND
MICHAEL J. WELCH, PE
160 HOLIDAY ROAD
CORALVILLE, IA 52241
319-351-7150

NOTES

- ALL STREETS ARE PRIVATE AND OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- ALL STORM SEWER STRUCTURES AND PIPING AREA PRIVATE.
- ALL SANITARY SEWER AND WATER MAIN IS PUBLIC AND LOCATED WITHIN UTILITY EASEMENTS.
- ACCESS EASEMENT PROVIDED OVER ALL PRIVATE STREETS FOR CITY MAINTENANCE ACCESS.
- TEMPORARY TURNAROUNDS TO BE PROVIDED AS REQUIRED DURING EACH PHASE TO MEET FIRE MARSHALL'S REQUIREMENTS.
- STORM WATER BASIN TO BE COMPLETED IN PHASE 1.
- REFER TO PAGE 2 FOR TYPICAL STREET SECTION.
- REFER TO PAGE 2 FOR EXISTING AND PROPOSED CONTOURS.
- REFER TO PAGE 3 FOR ACCESS AND UTILITY EASEMENT INFORMATION.

UNIT AND PARKING INFORMATION

UNIT	PHASE 1			PHASE 2			PHASE 3			PHASE 4			PROJECT TOTALS				LOT NOS.
	UNIT QTY	PARKING GAR	DRV	UNIT QTY	PARKING GAR	DRV	UNIT QTY	PARKING GAR	DRV	UNIT QTY	PARKING GAR	DRV	UNIT QTY	BEDS	PARKING GAR	DRV	
TYPE "A" (4-BED)	0	0	0	8	16	0	4	8	0	4	8	0	16	64	32	0	21 - 32, 53 - 56
TYPE "B" (3-BED)	4	8	8	0	0	0	0	0	0	4	8	8	8	24	16	16	1 - 4, 49 - 52
TYPE "C" (3-BED)	5	10	10	11	22	22	11	22	22	5	10	10	32	96	64	64	5 - 20, 33 - 48
GUEST PARKING	--	0	3	--	0	11	--	0	3	--	0	3	--	--	0	20	--
TOTAL	9	18	21	19	38	33	15	30	25	13	26	21	56	184	112	100	

GAR = GARAGE
DRV = DRIVEWAY / STREET

PROJECT TOTAL
56 UNITS
184 BEDS
212 PARKING SPACES

PARKING REQUIRED
1 SPACE PER BEDROOM (MIN. 2 PER UNIT) 1 x 184 = 184 SPACES
1 SPACE PER FOUR UNITS 1/4 x 56 = 14 SPACES
TOTAL 198 SPACES

PROPERTY INFORMATION

CURRENT ZONING
NEIGHBORHOOD COMMERCIAL DISTRICT - C1-B

PROPOSED ZONING
PLANNED OVERLAY DISTRICT - OPD
UNDERLYING ZONE - R-5

PROPERTY AREA
255,097 SF 5.86 AC

OPD PROPERTY INFORMATION
MINIMUM DIMENSIONS
LOT AREA 2,200 SF
LOT WIDTH 27 FEET
LOT DEPTH 80 FEET
DRIVEWAY LENGTH (TO BACK OF CURB) 20 FEET
SIDEYARD 10 FEET
BUILDING SETBACK - PRINCIPAL USE 10 FEET
BUILDING SETBACK - ACCESSORY USE 5 FEET
REAR SETBACK 15 FEET

ALL PROPOSED STREETS ARE PRIVATE AND LOCATED IN A COMMON SHARED LOT.
THE ALLEYS ARE LOCATED IN A SHARED ACCESS EASEMENT.

REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION, INCLUDING EXISTING AND PROPOSED TOPOGRAPHY.

KEYNOTES:

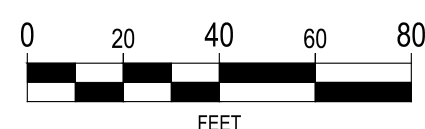
- A.01 14.5' ACCESS EASEMENT
- A.02 EMERGENCY ACCESS VIA EASEMENT (BOOK 6150, PAGE 683)
- A.03 RIGHT-TURN LANE AND PUBLIC SIDEWALK TO BE CONSTRUCTED AS PART OF HWY 6 IMPROVEMENTS.
- A.04 DEVELOPER TO CONSTRUCT SIDEWALK AND DRIVEWAY CROSSING, INCLUDING CURB RAMPS, WITH THIS DEVELOPMENT
- A.05 PAVED TURN AROUND MEETING INTERNATIONAL FIRE CODE (IFC) TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS.

CITY APPROVAL:

APPROVED BY THE CITY OF TIFFIN, IOWA.

CITY CLERK

DATE



H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

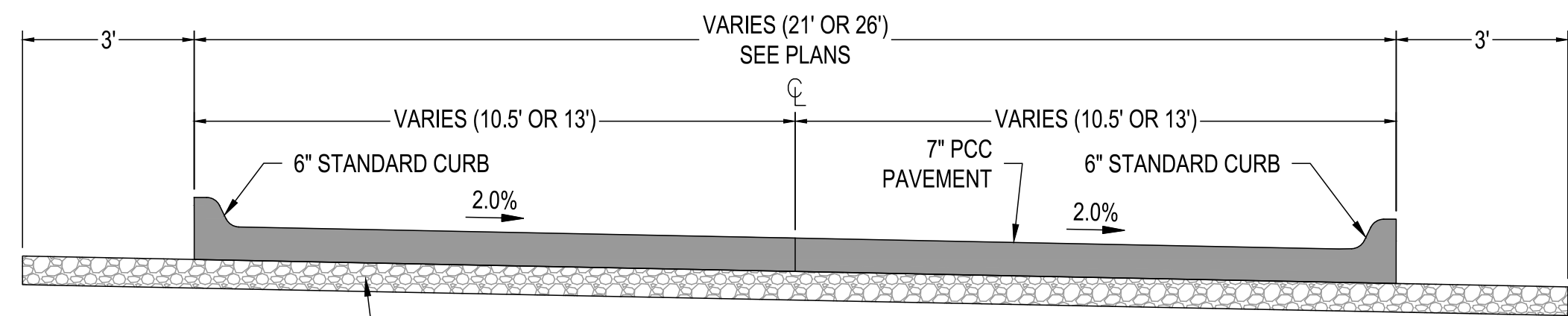
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PROJECT NUMBER:
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ISSUED DATE: 10-31-2025
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CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
1 of 3



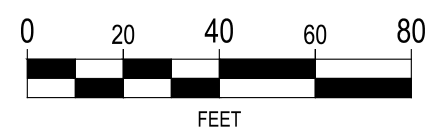
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ROAD TYPICAL SECTION

NOT TO SCALE
CROSS-SLOPE DIRECTION PER PLANS

4
2 of 3



H	ADDRESS CITY COMMENTS	10-31-25
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IOWA CITY, IA 52246

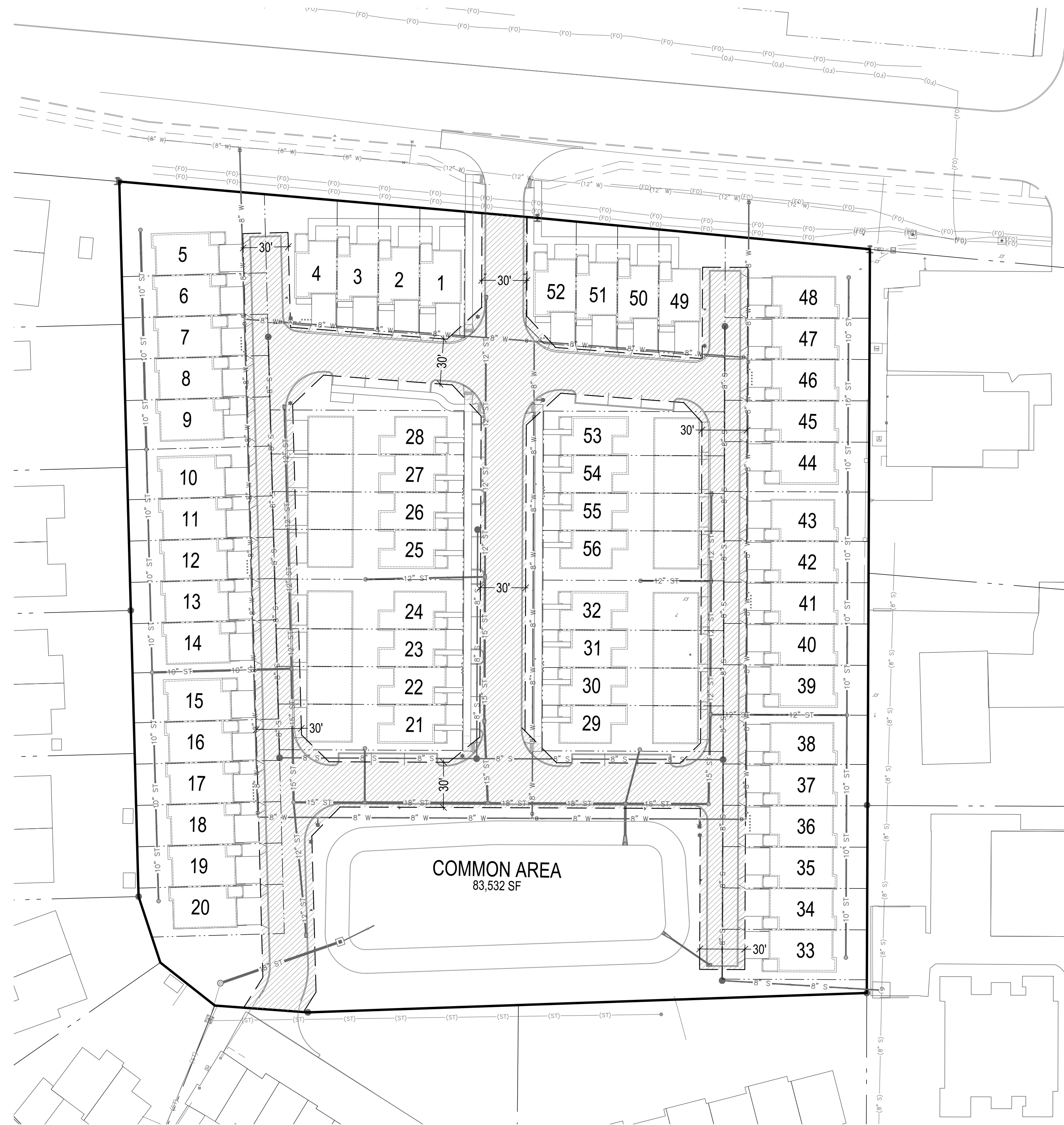
PROJECT
GROVE PARK ROWHOMES

SHEET TITLE
PRELIMINARY PLAT

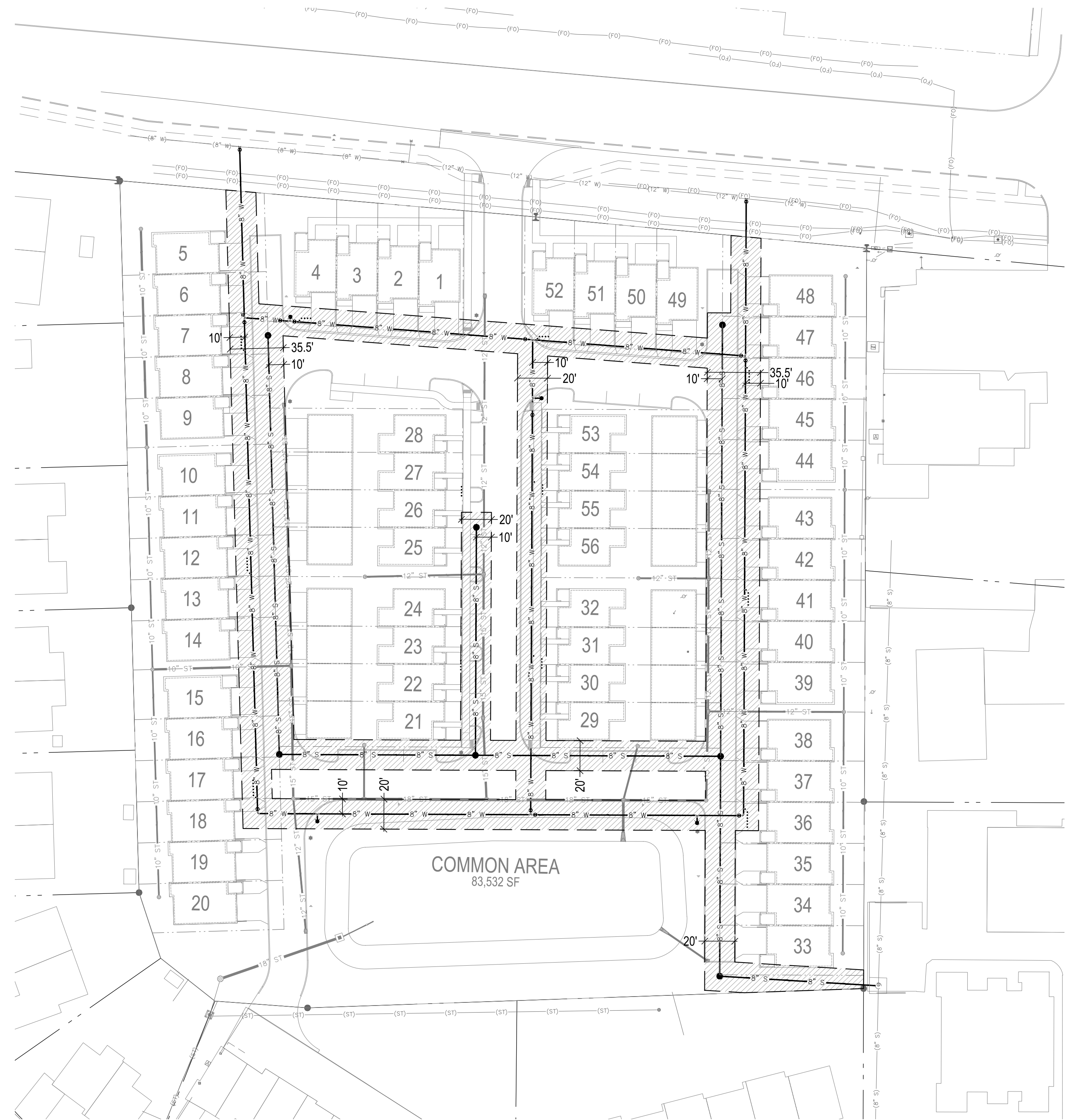
PROJECT NUMBER:
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ISSUED DATE: 10-31-2025
DRAWN BY: KJB
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SHEET NUMBER
2 of 3

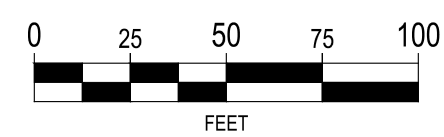




PUBLIC ACCESS EASEMENT



PUBLIC UTILITY EASEMENT



H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
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PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

SHEET TITLE
PRELIMINARY PLAT

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
3 of 3



Development Narrative

Grove Park Rowhomes Planned Development Overlay District

GENERAL PROJECT DESCRIPTION

This property is currently zoned C-1B (Neighborhood Business District). The proposed development will be using a base-zone of R-4 (Multi-Family 4-Plex) and will include twelve (12) attached, single-family buildings with four (4) to six (6) units per building. All units will have two (2) means of egress. The type “A” units have detached garages with access to the garage from an alley. The Type “B” and “C” units have front-loaded attached garages.

The Grove Park Planned Development Overlay District is being requested, within the underlying R-4 zoning district to 56 dwelling units (184 bedrooms), private streets, open space with a pond,

COMPLIANCE WITH THE PURPOSE OF THE OPD DISTRICT

This proposed development complies with the purpose of the Planned Development Overlay District by incorporating single-family units with a variety of unit types. The two-story, single-family units are compatible with the existing residential uses to the west and south.

DEVIATION FROM DEVELOPMENT STANDARDS

Lot Dimension Standards

Lot Frontage Width

R-4 district =	80 feet
OPD District proposed =	27 feet per unit

Lot Depth

R-4 District =	100 feet
OPD District proposed =	80 feet

Lot Area

R-4 District =	16,000 SF
OPD District proposed =	2,200 SF per unit

Front Yard Depth, Principal Use

R-4 District =	20 feet
OPD District proposed =	10 feet

Side Yard, Two Story	
R-4 District =	12 feet
OPD District proposed =	10 feet
Rear Yard Depth	
R-4 District =	30 feet
OPD District proposed =	15 feet

The “per unit” lot frontage and lot area values allow for rowhouse / townhome units to be built but sold as individual lots. This arrangement allows homebuyers to obtain more favorable financing which would otherwise not be available if they were structured as a condominium.

The above deviations from the base zone are to allow for rowhouse / townhome style development on this transitional property between the duplexes to the west, commercial lots to the east, and townhomes and condominiums to the south. The net density is approximately 11 units/acre which is a significant reduction from the previously approved PAD for this property.

Open Space

The requirements for 5% open space results in approximately 0.29 acres of open space. The developer proposes constructing a public walk within the Highway 6 right-of-way along the entire frontage of the property (500 feet). The streets and walks within the development will be connected to this public walk, creating a safe and efficient route for the residents of the development to access Jim Bartels City Park. The west boundary of the park is located approximately 300 feet east of the development property. The walking time from the center of the ball diamonds at the park to the center of the development is approximately 5 minutes (1,200 feet).

PHASING PLAN

The project will be completed in four phases. The first phase will consist of two buildings containing a total of nine units. The first phase will include the construction of the sanitary sewer from the southeast corner of the site to Phase 1 in the northwest corner. It will also include the construction of the storm water basin. This will ensure that the first phase and all subsequent phases meet the storm water requirements of the site.

Phase 2 will continue to the south of Phase 1 with the extension of the west alley and the Central Drive. This phase will add four additional principal buildings containing 19 units. This phase provides a looped street network and completes a looped water main. Emergency access is also provided at the southwest corner of the site to provide for two means of access.

Phase 3 fills in the southeast corner of the site with the addition of three principal buildings containing fifteen units. This phase adds the east alley. Temporary emergency turn arounds will be constructed where the alley length exceeds 150 feet.

Phase 4 completes the development by adding the last three principal buildings and 13 units. Upon its completion, the water main will be a true looped system with two connections to the main located along Highway 6. Further, the streets will be connected with no dead ends longer than 150 feet.

DESCRIPTION OF DESIGN THEMES AND STANDARDS

The design theme of the single-family rowhomes utilizes an urban feel and residential scale that creates a natural transition from the commercial properties to the east to the residential properties to the west. The north units are designed to front on Highway 6 which is appropriate for an urban highway.

RESTRICTIVE AND PROTECTIVE COVENANTS

Being a planned development the developer will oversee all infrastructure and building construction within the proposed district eliminating the need for covenants.

LEGAL DESCRIPTION AND LOCAL ADDRESS

Legal Description: The 5.86 acres described is that of Lot 30, Tiffin East as recorded on the final plat.

Addresses will be Grove Park Drive designations with each building having an address number and each unit within the buildings having an additional number or letter designation. The developer will work with the city and emergency services to properly designate all addresses within the proposed district.

GROVE PARK ROWHOMES

LOT 30, TIFFIN EAST

SITE DISTRICT

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.01 INTENT AND DESCRIPTION OF DISTRICT

This district intends to establish a Single-Family district providing fifty-six (56), attached units in the form of 4-plex, five-plex, and six-plex buildings with attached and detached garages.

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.02 PRINCIPAL USES AND STRUCTURES PERMITTED

- A.** Attached Single-Family Dwellings (6-units maximum)

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.03 ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures, accessory to a principal permitted use or a special exception use, are permitted subject to the provisions of Section 9.05 of the Tiffin Zoning Ordinance

- A.** Outdoor patios or decks associated with individual units
- B.** Accessory uses or structures according to Section 9.05 of the Tiffin Zoning Ordinance
- C.** Temporary uses or structures used in conjunction with construction work, provided, such buildings comply with provisions of Section 9.21 of the Tiffin Zoning Ordinance.

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.04 SPECIAL EXCEPTION USES

Special exceptions, as listed in Table C of the Commercial Districts Business, Office, Specialized section of the Tiffin Zoning Ordinance, may be allowed subject to the issuance of special use permits in accordance with the provisions of section 11.07 of the Tiffin Zoning Ordinance

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.05 AREA REQUIREMENTS

- A.** Minimum Lot Size Requirements:
 - 1. Frontage: 27 feet per unit
 - 2. Depth: 80 feet
 - 3. Area: 2,200 square feet per unit

- B. Minimum Yard Requirements:**
 - 1. Front Yard Setback: 10 feet
 - 2. Side Yard Setback: 5 feet
 - 3. Rear Yard Setback: 15 feet
- C. Maximum Building Height:** 2-1/2 stories or 38 feet

Grove Park, Lot 30, Tiffin East Site District

.06 SIGN REGULATIONS

Signs are permitted according to the provisions of Section 6 of the Tiffin Zoning Ordinance

Grove Park, Lot 30, Tiffin East Site District

.07 PARKING REGULATIONS

Parking requirements shall be provided according to the provisions of Section 7 of the Tiffin Zoning Ordinance unless further specified below.

A. Single-Family Residential

- 1. **Dwellings:** One space per bedroom (minimum two (2) per unit) plus one (1) additional parking space per four (4) units

Grove Park, Lot 30, Tiffin East Site District

.08 LIGHTING REGULATIONS

Exterior lighting is regulated according to the provisions of Section 8 of the Tiffin Zoning Ordinance unless further specified below.

A. All exterior lighting shall comply with the following:

- 1. Height and Glare Control
 - i. Light fixtures must be mounted no higher than fifteen feet (15") above grade.
 - ii. All bulbs that exceed two thousand (2,000) lumens must be fully shielded as installed.
 - iii. Bulbs used for flood lights must not exceed two thousand (2,000) lumens.
- 2. Light Trespass Standards
 - i. Any floodlights that are visible from any neighboring residential property must be aimed downward at an angle no higher than forty five (45) degrees from vertical.
 - ii. Light fixtures used to illuminate flags, statues, or objects mounted on a pole or pedestal must have a narrow cone of light that does not extend beyond the illuminated object.
 - iii. Bulbs must be shielded from view of abutting properties and the street.

Grove Park, Lot 30, Tiffin East Site District

.09 LANDSCAPE REGULATIONS

The landscaping plan shall follow approved landscaping plans.

Grove Park, Lot 30, Tiffin East Site District

.10 SCREENING AND BUFFERING REGULATIONS

Screening and Buffering shall follow approved screening and buffering plans.

Grove Park, Lot 30, Tiffin East Site District

.11 SITE PLAN REGULATIONS

Site plan shall follow approved site plan.

Grove Park, Lot 30, Tiffin East Site District

.12 SPECIAL REGULATIONS

- A.** Each residential unit may be owned by third parties other than the developer after Certificate of Occupancy has been issued.
- B.** Storage of commercial vehicles, including, but not limited to the “party bus”, shall not be permitted upon issuance of a Certificate of Occupancy for the first unit constructed.
- C.** The existing building on the property may remain and be used for construction purposes related to the development of the property.
- D.** The existing granular-surfaced parking area at the northeast corner of the property is for the benefit of the property located at 607 E Marengo Road, Tiffin, IA 52340. This area may remain in use until the commencement of construction for Phase 4. Access to said area shall only be permitted from 607 E Marengo Road.
- E.** There may be additional guidelines covered in the covenants provided by the Developer subject to review and approval