



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: November 24, 2025

AGENDA ITEM: Ordinance 2025-522 - Lot 1, Phase 4, Park Place City Center OPD and Rezoning - C-1B

ACTION: Approval

Request

Applicant: KW Family Investments - 3102 Roberts Ferry Rd NE, Solon, IA 52333

The applicant requests rezoning of Lot 1, Park Place City Center Part One, Phase 4 (3.02 acres) from Neighborhood Business District (C-1B) to Planned Development Overlay/Neighborhood Business District (OPD/C-1B) to allow development of an **event center** and associated site improvements.

Property Information

- **Location:** Park Place City Center – Part One, Phase Four, Lot One
- **Size:** 3.02 acres
- **Current Zoning:** C-1B (Neighborhood Business District)
- **Proposed Zoning:** OPD/C-1B
- **Surrounding Zoning:** Mixed-use within Park Place City Center

Project Description

- **Proposed Use:** Event Center
- **Building Size:** Approx. 10,310 sq. ft.
- **Total Building Area:** 10,282 sq. ft. (per floor plan)
- **Parking:**
 - Phase 1: 90 spaces
 - Phase 2: 166 spaces
 - Total: 270 spaces (including ADA)
- **Green Space:** Approx. 22% of site
- **Access:** Boardwalk Avenue and Oakdale Blvd
- **Utilities:** Public water, sewer, and storm connections per OPD site plan

Planned Development Overlay Details

- **Setbacks:** 0 feet (front, side, rear)
- **Underlying Zoning:** C-1B
- **FAR:** 0.78
- **Cross Parking Easements:** Required within Park Place City Center

- **Landscaping & Lighting:** Subject to Developer and City approval
- **Special Events:** Permitted under Park Place City Center guidelines

Comprehensive Plan Consistency

The proposed rezoning aligns with the City's vision for mixed-use development in Park Place City Center, supporting commercial and community-oriented uses.

Conditions of Approval

1. Execution of a Developer's Agreement and OPD Agreement.
2. Compliance with Tiffin Zoning Code – Planned Development Overlay District.
3. Recording of easements and ordinance with Johnson County Recorder.
4. Submission of final landscaping and lighting plans for City approval.

Recommendation

Staff recommends approval of Ordinance No. 2025-522 rezoning Lot 1, Park Place City Center Part One, Phase 4 from C-1B to OPD/C-1B, subject to the conditions listed above.

ATTACHMENTS: Ordinance, Design Concepts, Final OPD Site Plan, Park Place City Center Concept Multi-Use District

CITY OF TIFFIN ORDINANCE NO. 2025-522

AN ORDINANCE REZONING LOT 1, PARK PLACE CITY CENTER PART ONE, PHASE 4, TIFFIN, IOWA, FROM NEIGHBORHOOD BUSINESS DISTRICT (C-1B) TO A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT/NEIGHBORHOOD BUSINESS DISTRICT (OPD/C-1B) FOR LOT 1, PARK PLACE CITY CENTER PART ONE, PHASE 4, 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, KW Family Investments, known as Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa, in accordance with the recorded plat thereof, containing 3.02 acres, as more described on the attached document, from Neighborhood Business District (C-1B) to a Planned Development Overlay Site District/Neighborhood Business District (OPD/C-1B), one lot with one building consisting of an event center. Such property to be known as Lot 1, Park Place City Center Part One, Phase 4.

Section 2. Amendment. The following legally described property:

Park Place City Center – Part One, Phase Four, Lot One, Containing 3.02 Acres, and is subject to Easements and Restrictions of Record.

shall be changed from zoning classification C-1B to Planned Development Overlay Site District/Neighborhood Business District (OPD/C-1B) and further, 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. 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 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. 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 6. 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. 2025-522, 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. 2025-522, was read the first time, discussed, and placed on record.

On the _____nd day of _____, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2025-522, 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. 2025-522, was read the second time and discussed and placed on record.

On the _____th day of _____, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2025-522, 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. 2025-522 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____th day of _____ 2025 and approved by the Mayor on the _____th day of _____ 2025.

CITY OF TIFFIN, IOWA:

By: _____
TIM KASPAREK, 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 LOT 1, PARK PLACE CITY CENTER PART ONE, PHASE 4, TIFFIN, IOWA, FROM NEIGHBORHOOD BUSINESS DISTRICT (C-1B) TO A PLANNED DEVELOPMENT OVERLAY AND SITE DISTRICT/NEIGHBORHOOD BUSINESS DISTRICT (OPD/C-1B) FOR LOT 1, PARK PLACE CITY CENTER PART ONE, PHASE 4, TIFFIN, IOWA and known as No. 2025-522 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. 2025-522 in the following places:

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

Abigail Hora, City Clerk





1234

Event Center

Event Center











25 September 2025

Concept Design - Tiffin Events Center
Streamline Architects



25 September 2025

Concept Design - Tiffin Events Center
Streamline Architects



25 September 2025

Concept Design **Tiffin Events Center**
Streamline Architects



25 September 2025



Concept Design - Tiffin Events Center
Streamline Architects



25 September 2025

Concept Design - Tiffin Events Center
Streamline Architects



25 September 2025

Concept Design - Tiffin Events Center
Streamline Architects



Parksider St.

Anderson St.

25 September 2025

Concept Design - Tiffin Events Center
Streamline Architects

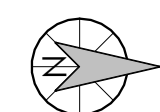


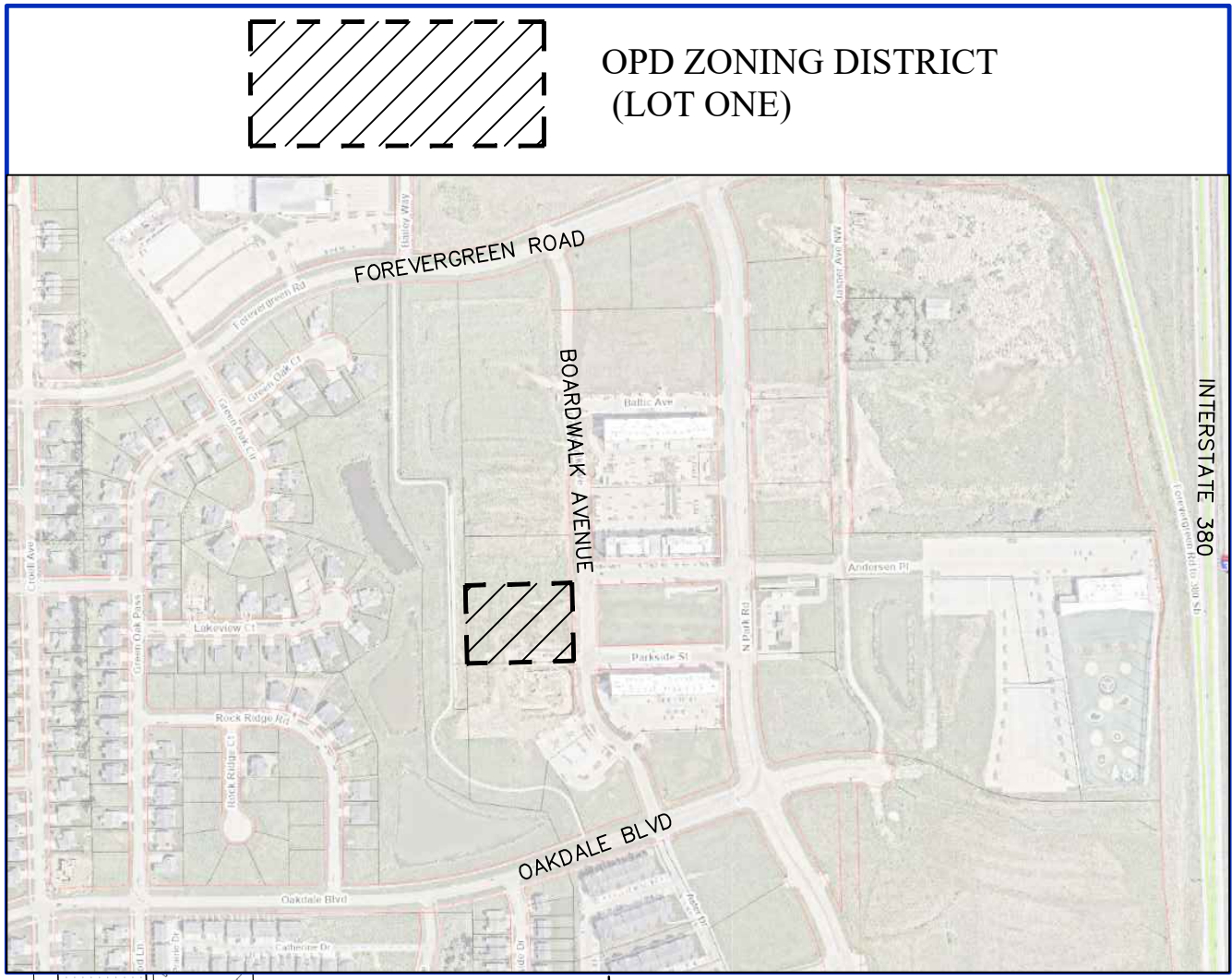
TOTAL BUILDING AREA = 10,282 ft²



TIFFIN EVENT BUILDING

FLOOR PLAN





THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 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.

FINAL OPD SITE PLAN

PARK PLACE CITY CENTER - PART ONE, PHASE FOUR, LOT ONE

TIFFIN, IOWA

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

OWNER:
DERS, LLC
1100 ANDERSEN PL STE 550
TIFFIN, IA 52340

APPLICANT:
KW FAMILY INVESTMENTS
3102 ROBERTS FERRY RD NE
SOLON, IA 52333

C120
C121
C140

C141
C142
C143
C160
C500
C501
L100

OVERALL LAYOUT PLAN
SITE DIMENSION LAYOUT
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
DETAILED GRADING PLAN
DETAILED GRADING PLAN
DETAILED GRADING PLAN
UTILITY PLAN
GENERAL NOTES AND DETAILS
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	POWER POLE
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER LINES
	PROPOSED WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

LEGAL DESCRIPTION

PARK PLACE CITY CENTER - PART ONE, PHASE FOUR, LOT ONE, CONTAINING 3.02 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL

APPLICANT PLANS TO DEVELOP A 3.02 ACRE OPD CONSISTING OF A 10,310 SF EVENT CENTER AND A PHASED PARKING LOT.

DEVELOPMENT CHARACTERISTICS:

UNDERLYING ZONING: C-1B

REQUIRED OPD BUILDING SETBACKS

FRONT YARD 0 FEET
SIDE YARD 0 FEET
REAR YARD 0 FEET

BUILDING USE:

EVENT CENTER 10,310 SF + 1,678 SF OF PATIO = 11,988 SF TOTAL

LOT CHARACTERISTICS:

LOT AREA	131,753 SF (100%)(3.02 AC)
BUILDING FOOTPRINT AREA	10,310 SF (7.8%)
PROPOSED PAVING AREA	75,703 SF (57.5%)
EXISTING PAVING AREA	16,458 SF (12.5%)
GREEN SPACE AREA	29,282 SF (22.2%)

LAND USE INTENSITY CALCULATIONS

FLOOR AREA / LAND AREA = FLOOR AREA RATIO (FAR)

10,310 (FA) / 131,753 (LA) = 0.78 (PROPOSED FAR)

PARKING REQUIREMENTS:

RECREATION AND SOCIAL FACILITIES: (10,310 SF)
15 SPACES FOR FIRST 1,000 SF 15 SPACES
10 SPACES FOR SECOND 1,000 SF 10 SPACES
5 SPACES FOR EACH 1,000 SF AFTER 45 SPACES
ONE SPACE PER EMPLOYEE 15 SPACES
TOTAL RESTAURANT SPACES REQUIRED: 85 SPACES

PHASE ONE

ON-SITE PARKING PROVIDED 71 SPACES (4 ADA)
OFF-SITE PARKING PROVIDED 19 SPACES
PHASE ONE TOTAL 90 SPACES

PHASE TWO

ON-SITE PARKING PROVIDED 166 SPACES
OFF-SITE PARKING PROVIDED 14 SPACES
PHASE TWO TOTAL 180 SPACES

TOTAL SPACES PROVIDED 270 SPACES (4 ADA)

BICYCLE PARKING WILL BE PROVIDED IN THE BUILDING.

NOTES:

1. ALL PROPOSED STREETS AND DRIVES WILL BE PRIVATE.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREON. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



	I hereby certify that this engineering document was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	RACHEL A. NARDONE	P.E. Iowa Lic. No. 28072
	Expiry/Review date: December 31, 20__	
	Pages/Sheets covered by this seal: _____	
SEAL		

3.02 AC



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
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OVERALL LAYOUT PLAN

PARK PLACE CITY CENTER - PART ONE, PHASE FOUR, LOT ONE
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/22/2025

Designed by: KJB Field Book No:

Drawn by: HEH Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: C120

12286-001 of:

Park Place City Center

CONCEPT MULTI-USE DISTRICT

1) INTENT AND DESCRIPTION OF DISTRICT

This district intends to establish a mixed-use district providing for commercial and residential units.

2) PRINCIPAL USES AND STRUCTURES PERMITTED

- A. Mixed-use buildings with underground parking.
- B. Commercial buildings.
- C. Multi-family buildings.

3) ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures accessory to a principal permitted use or a special exception use is permitted subject to the provisions of Section 9.05.

- A. Accessory uses or structures according to the provisions of Section 9.05.
- B. Temporary uses or structures used in conjunction with construction work; provided however, such buildings comply with the provisions of Section 9.21.

4) SPECIAL EXCEPTION USES

Special Exception uses are permitted in Park Place City Center, subject to approval of the Developer.

5) AREA REQUIREMENTS

The minimum lot areas and widths, density, setbacks and height restrictions, are as follows.

- A. Minimum Lot Size Requirements:
 - a. Frontage: 1 foot.
 - b. Depth: 1 foot.
 - c. Area: 1 square foot.
- B. Minimum Yard Requirements:
 - d. Front Yard Depth: 0 Feet
 - e. Side Yard Depth: 0 Feet
 - f. Rear Yard Depth: 0 Feet
- C. Maximum Height: Five stories and/or as approved by the Developer.

6) SIGN REGULATIONS

Signs are permitted as approved by the Developer.

7) PARKING AND LOADING REGULATIONS

Parking must be provided at the following rates.

- A. Residential:
 - a. 1.5 spaces per unit on site.

B. Commercial:

- a. 1 space for every 400 square feet of commercial space.
- b. Onsite parking stalls and on street parking stalls will be included in this requirement.

C. Cross parking easements will be provided for all lots in Park Place City Center.

8) LIGHTING REGULATIONS

Exterior lighting is permitted upon approval of the Developer.

9) LANDSCAPING REGULATIONS

A landscaping plan must be submitted for approval by the Developer. The plan must be appropriate to the zone and will allow for minimal variation throughout. The species of trees/shrubs/etc. must be approved by the Developer.

10) SPECIAL REGULATIONS

- a. Separate or divided ownership of each residential unit and/or commercial unit is permitted in the Park Place City Center District.
- b. There may be additional guidelines covered in the covenants provided by the Developer.
- c. Special events are expected and will be permitted such as, but not limited to concerts, fireworks, farmers market, festivals, etc.