



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: November 14, 2025

AGENDA ITEM: Resolution 2025-091 – A Resolution Setting Public Hearing for Grove Park Planned Development Overlay Site District

ACTION: Approval

Background

Park Place City Center is a multi-phase development within the City of Tiffin. The applicant has requested that Lot One of Phase Four be designated as a Planned Development Overlay Site District. This designation allows for flexibility in design standards while ensuring compliance with the City's comprehensive plan and zoning requirements.

The Planning & Zoning Commission reviewed the request at its November 12, 2025 meeting and recommended approval by a unanimous 4-0 vote. A site plan/exhibit for the property is attached to the resolution.

The resolution sets **December 2, 2025** as the date for the public hearing to consider the proposed OPD designation. This hearing will provide an opportunity for public input before the City Council takes final action.

Recommendation

Staff recommends approval of **Resolution No. 2025-091**, setting the public hearing for December 2, 2025, regarding Park Place City Center, Part One, Phase Four, Lot One as a Planned Development Overlay Site District.

ATTACHMENTS: Resolution, Site Plan/Exhibit

RESOLUTION NO. 2025-091

A RESOLUTION SETTING THE DATE OF DECEMBER 2, 2025, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART ONE, PHASE FOUR, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT

Whereas, the City of Tiffin, Iowa will set the date for the Public Hearing for Park Place City Center, Part One, Phase Four, Lot One as a Planned Development Overlay 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 planned development overlay site district on a 4-0 vote at the November 12, 2025, 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 December 2, 2025, to discuss Park Place City Center, Part One, Phase Four, Lot One as a Planned Development Overlay Site District

On the 18th day of November, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-091, A RESOLUTION SETTING THE DATE OF DECEMBER 2, 2025, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART ONE, PHASE FOUR, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:.

Absent:

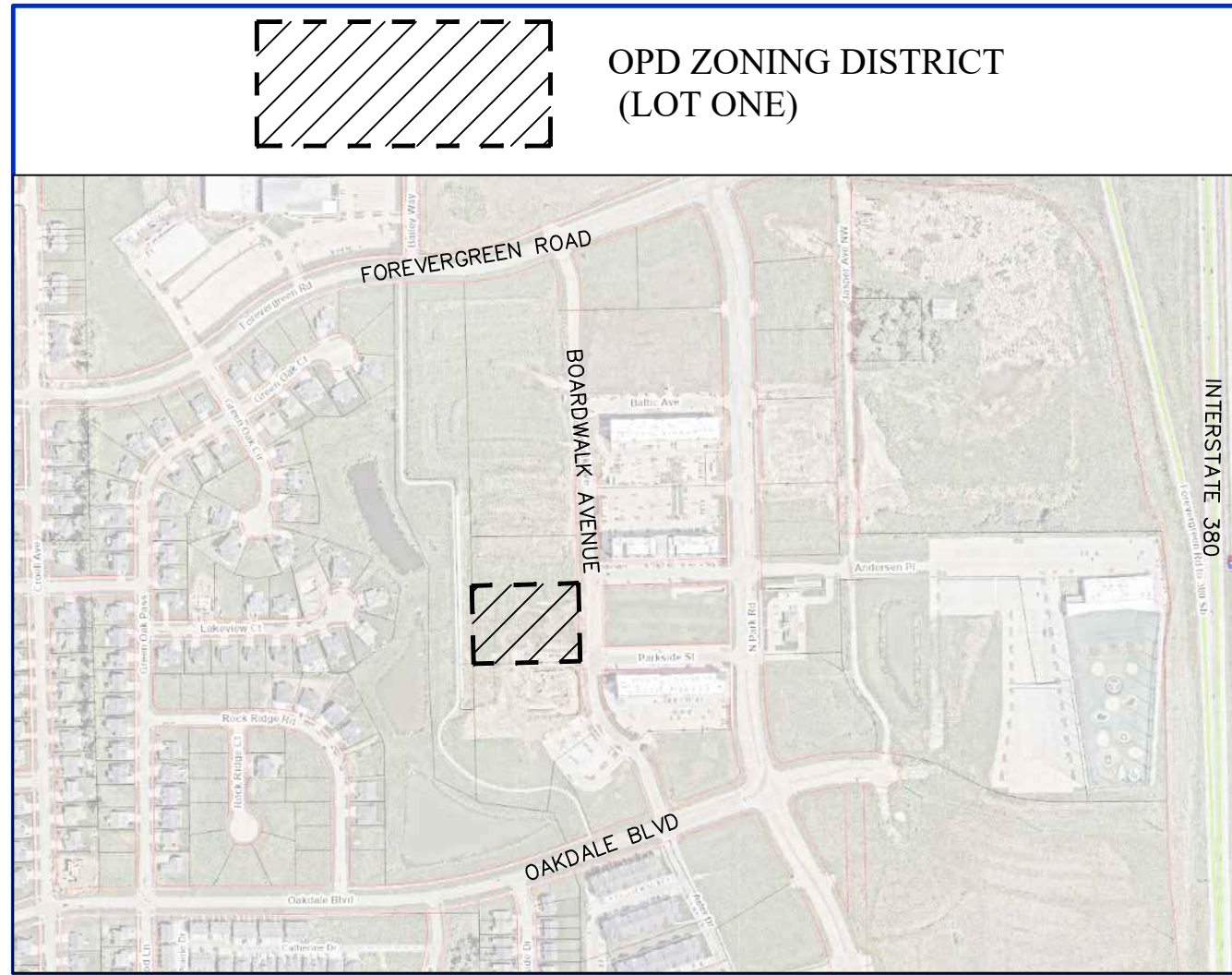
Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2025-091, A RESOLUTION SETTING THE DATE OF DECEMBER 2, 2025, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART ONE, PHASE FOUR, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 18th day of November, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



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
UTILITY PLAN
GENERAL NOTES AND DETAILS
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



0 2.5 5 10 15 20
GRAPHIC SCALE IN FEET
1"=20'

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
 - FENCE LINE
 - 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) = 0.08 (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.

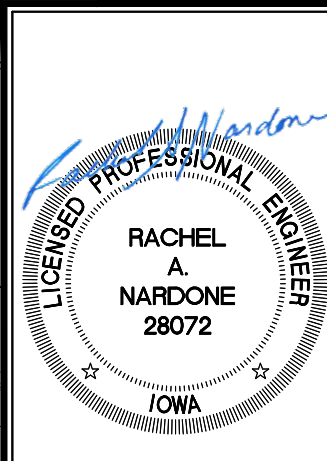
NOTES:

1. ALL PROPOSED STREETS AND DRIVES WILL BE PRIVATE.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6869 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 that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RACHEL A. NARDONE, P.E. Iowa Lic. No. 28072
My license renewal date is December 31, 2026.

Pages or sheets covered by this seal:
ALL SHEETS

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
10/29/2025	PER INTERNAL REVIEW - HEH
11/06/2025	PER CITY REVIEW - RAN

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: