

CITY OF TIFFIN ORDINANCE NO. 2026-528

AN ORDINANCE REZONING LOT SIX, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA, FROM NEIGHBORHOOD BUSINESS CONCEPT DISTRICT (C-1B/OPD) TO A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT (C-1B/OPD) FOR LOT ONE, PARK PLACE CITY CENTER PART ONE, PHASE SIX, 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, Andersen Development, known as Lot 6, Park Place City Center Part One, Phase 6, Tiffin, Iowa, in accordance with the recorded plat thereof, containing 3.37 acres, as more described on the attached document, from Neighborhood Business Concept District (C-1B/OPD) to a Planned Development Overlay Site District (C-1B/OPD), one lot with one residential building consisting of and four stories 78 total dwelling units. Such property to be known as Lot 6, Park Place City Center Part One, Phase 6.

Section 2. Amendment. The following legally described property:

See the Attached legal description.

shall be changed from zoning classification C-1B/OPD Concept District to Planned Development Overlay Site District (C-1B/OPD) 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 All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.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 June, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Limkemann introduced Ordinance No. 2026-528, and moved that it be given its first reading. The motion was seconded by Councilperson Orris.

Ayes: Johnson, Schnedler, Limkemann, Orris, Olney.

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-528, was read the first time, discussed, and placed on record.

On the 16th day of June, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Limkemann introduced Ordinance No. 2026-528, and moved that it be given its second reading. The motion was seconded by Councilperson Orris.

Ayes: Orris, Olney, Schnedler, Limkemann

Nays: None.

Absent: Johnson

Four members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-528, was read the second time and discussed and placed on record.

On the 7th day of July, 2024, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-528, 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. 2026-528 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the 7th day of July 2026 and approved by the Mayor on the 7th day of July 2026.

CITY OF TIFFIN, IOWA:

By: _____
TIM KASPAREK, Mayor

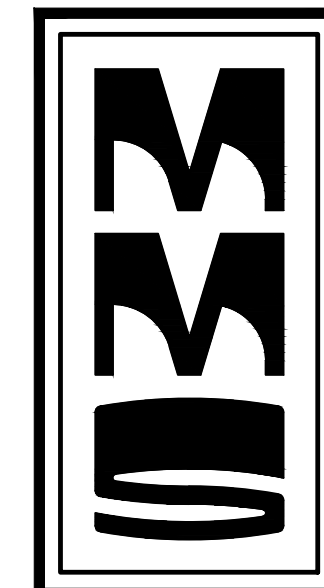
ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE REZONING LOT SIX, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA, FROM NEIGHBORHOOD BUSINESS CONCEPT DISTRICT (C-1B/OPD) TO A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT (C-1B/OPD) FOR LOT SIX, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA and known as No. 2026-528 was duly passed by the Council on the ____th day of ____ 2026, and signed by the Mayor on the ____th day of ____ 2026, and published on the ____th day of ____ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-528 in the following places:

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

Abigail Hora, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

FINAL PLAT

PARK PLACE CITY CENTER - PART ONE, PHASE SIX

AUDITOR'S PARCEL 2024070 AND AUDITOR'S PARCEL 2024077

TIFFIN, JOHNSON COUNTY, IOWA

LOCATION: AUDITOR'S PARCEL 2024070 AND AUDITOR'S PARCEL 2024077, LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: ANDERSEN DEVELOPMENT, INC. PO BOX 5198 CORALVILLE, IOWA 52241
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MATTHEW J. HEKTOEN 115 3RD STREET, SUITE 1200 CEDAR RAPIDS, IOWA 52401
	PROPRIETOR OR OWNER: DERS LLC 1100 ANDERSEN PLACE, SUITE 550 TIFFIN, IOWA 52340
	PROPRIETOR OR OWNER: TAT LLC 1100 ANDERSEN PLACE, SUITE 550 TIFFIN, IOWA 52340

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

NOTE:
ALL PROPERTY CORNERS FOUND ARE 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

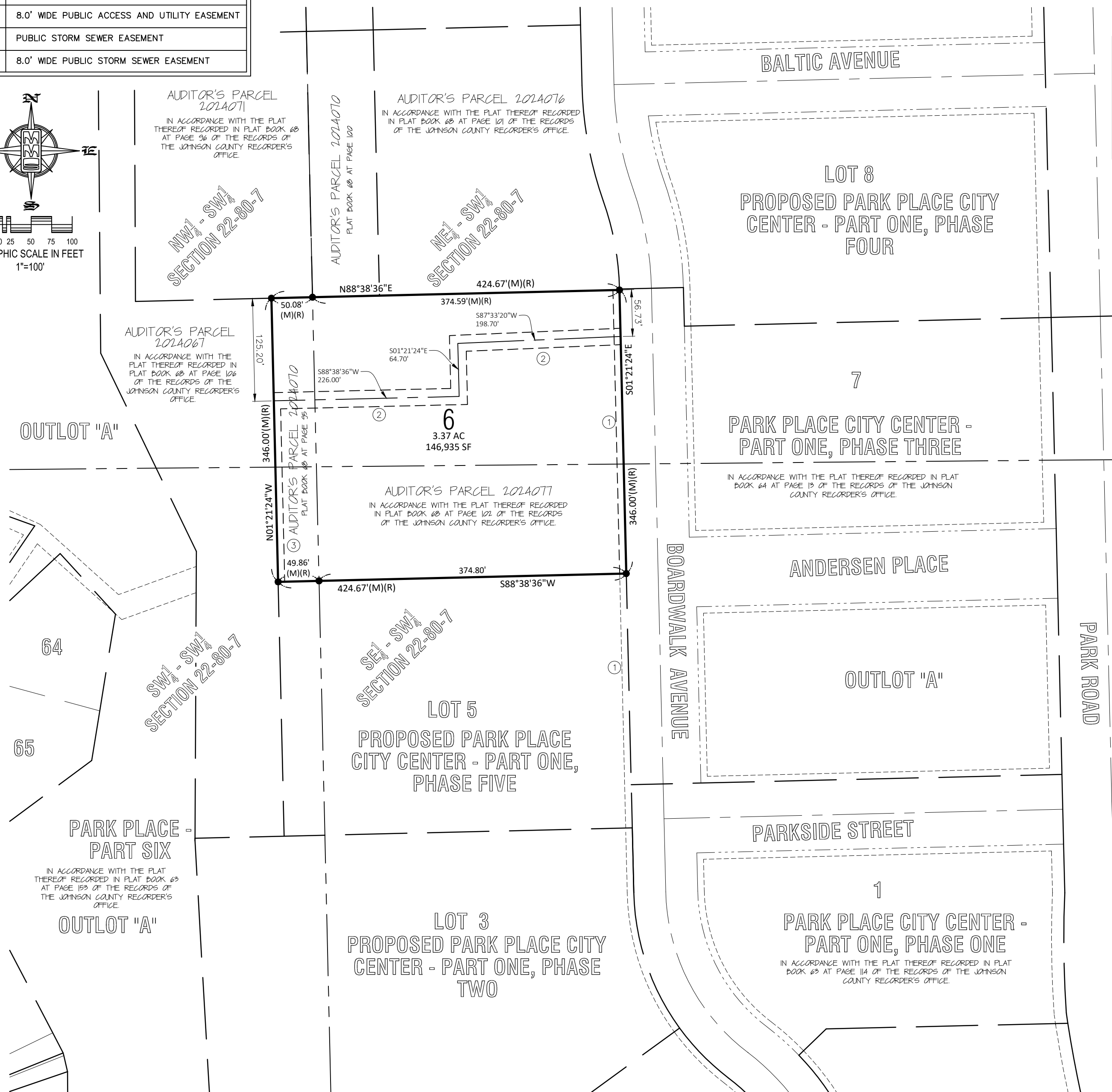
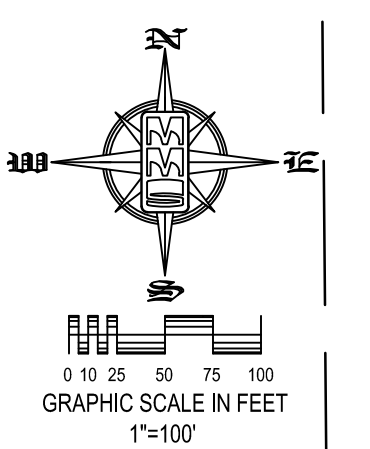
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

AREA SUMMARY TABLE

1/4 - 1/4	AREA
NE - SW	1.80 ACRES
SE - SW	1.17 ACRES
NW - SW	0.24 ACRE
SW - SW	0.16 ACRE
TOTAL	3.37 ACRES

EASEMENT LABEL TABLE

LABEL	DESCRIPTION
①	8.0' WIDE PUBLIC ACCESS AND UTILITY EASEMENT
②	PUBLIC STORM SEWER EASEMENT
③	8.0' WIDE PUBLIC STORM SEWER EASEMENT



DESCRIPTION PARK PLACE CITY CENTER, PART ONE, PHASE SIX

Auditor's Parcel 2024070, to Tiffin, Iowa, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 95 of the Records of the Johnson County Recorder's Office.

And

Auditor's Parcel 2024077, to Tiffin, Iowa, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 102 of the Records of the Johnson County Recorder's Office.

Said Park Place City Center, Part One, Phase Six contains 3.37 Acres, and is subject of easements and restrictions of record.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 20____.

Pages of sheets covered by this seal: _____

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED by the City of Tiffin	
City Mayor	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
MIDAMERICAN ENERGY CO.	Date:
CORRIDOR ENERGY COOPERATIVE	Date:
SOUTH SLOPE CO-COP	Date:
MEDIACOM	Date:

Date	Revision

FINAL PLAT

PARK PLACE CITY CENTER - PART ONE, PHASE SIX

TIFFIN JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	03-18-2026
Designed by:	KJB
Field Book No:	1396
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY 6385-064
of:	1