



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	November 14, 2025
AGENDA ITEM:	Resolution 2025-090 – A Resolution Setting Public Hearing for Grove Park Planned Development Overlay Site District
ACTION:	Approval

Background

The property identified as Tiffin East, Lot 30 (Grove Park) has been proposed for designation as a Planned Development Overlay Site District. This designation allows for flexibility in development standards while ensuring compliance with the City's comprehensive plan and zoning objectives.

The Planning & Zoning Commission reviewed the proposal and recommended approval of the OPD designation on a 4-0 vote at its meeting on November 12, 2025. A site plan/exhibit for the property is attached to the resolution for reference.

Public Hearing

In accordance with Iowa Code and City procedures, a public hearing is required before final action can be taken. This resolution sets the public hearing for **December 2, 2025**, during the regular City Council meeting.

Recommendation

Staff recommends approval of **Resolution No. 2025-090**, setting the public hearing for December 2, 2025, to consider the Grove Park Planned Development Overlay Site District.

ATTACHMENTS: Resolution, Site Plan/Exhibit

RESOLUTION NO. 2025-090

A RESOLUTION SETTING THE DATE OF DECEMBER 2, 2025, FOR A PUBLIC HEARING FOR TIFFIN EAST, LOT 30, KNOWN AS GROVE PARK PLANNED DEVELOPMENT OVERLAY SITE DISTRICT

Whereas, the City of Tiffin, Iowa will set the date for the Public Hearing for Tiffin East, Lot 30, Grove Park 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 Tiffin East, Lot 30, Grove Park 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. 2025-090, A RESOLUTION SETTING THE DATE OF DECEMBER 2, 2025, FOR A PUBLIC HEARING FOR TIFFIN EAST, LOT 30, KNOWN AS GROVE PARK 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. 2025-090, A RESOLUTION SETTING THE DATE OF DECEMBER 2, 2025, FOR A PUBLIC HEARING FOR TIFFIN EAST, LOT 30, KNOWN AS GROVE PARK PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, to be adopted and signified his approval of the same by affixing his signature thereto.

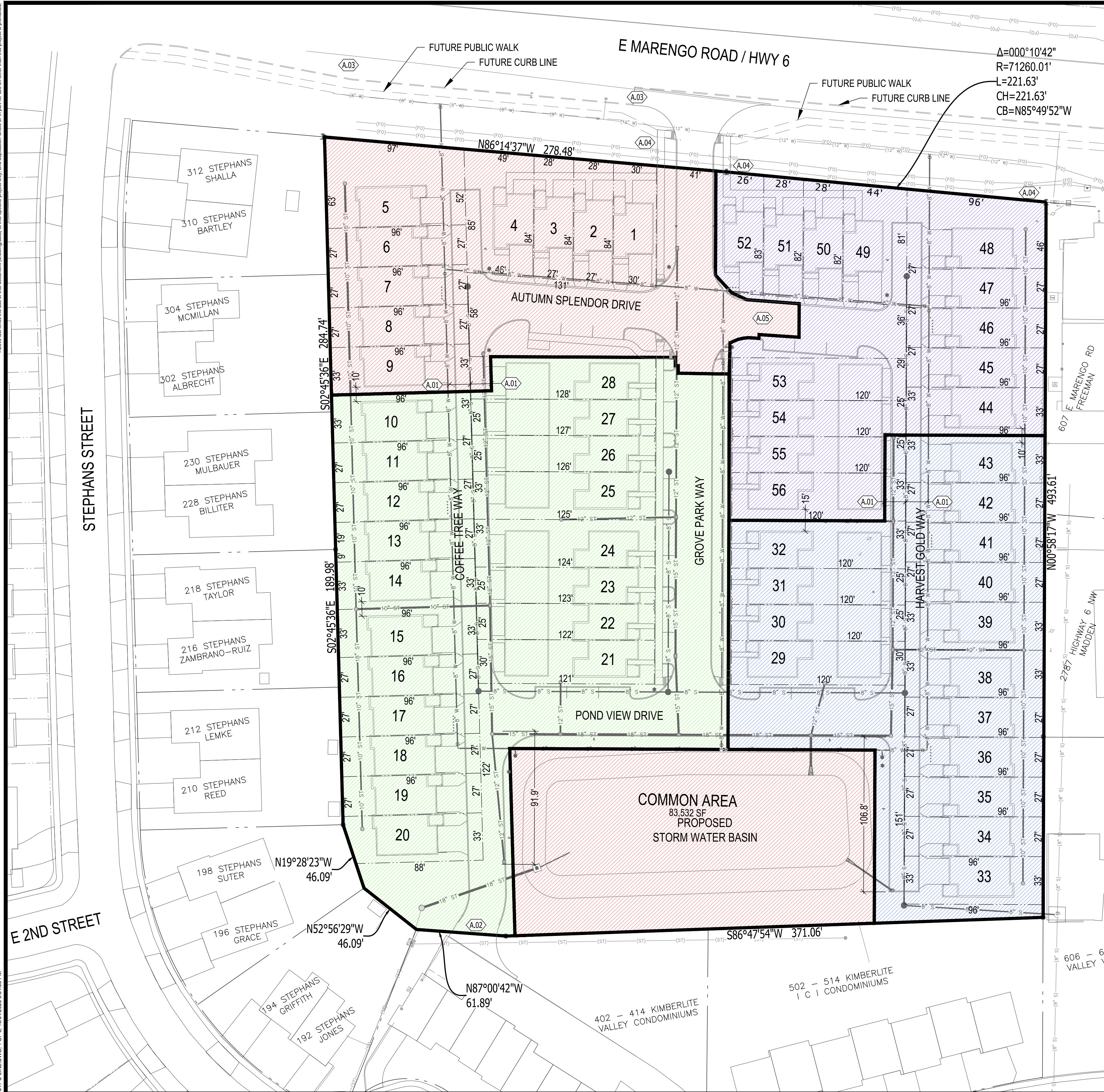
Passed by the City Council on the 18th day of November, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

2:02/24/24/17 DRAWINGS BASED ON 24317 C LINE DWG, 1 OF 3, 10/31/2025 3:45 PM
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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:

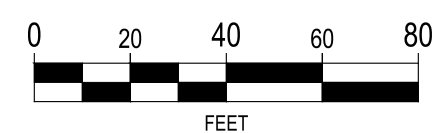
- A.01 14.5' ACCESS EASEMENT
- A.02 EMERGENCY ACCESS VIA EASEMENT (BOOK 6150, PAGE 683)
- A.03 RIGHT-TURN LANE AND PUBLIC SIDEWALK TO BE CONSTRUCTED AS PART OF HWY 6 IMPROVEMENTS.
- A.04 DEVELOPER TO CONSTRUCT SIDEWALK AND DRIVEWAY CROSSING, INCLUDING CURB RAMPS, WITH THIS DEVELOPMENT
- A.05 PAVED TURN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

Shoemaker
Haaland

CLIENT
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
1 of 3

