

CITY OF TIFFIN ORDINANCE NO. 2026-525

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-1D/OPD SITE AND CONCEPT DISTRICT FOR LOTUS HILL NORTH, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN

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

Section 1. Purpose. The purpose of this ordinance is to amend the official zoning map of the City of Tiffin, Iowa, concerning Andersen Addition Part Three – Lotus Hill North, Tiffin, Johnson County, Iowa, attached hereto and incorporated herein.

Section 2. Amendment. The following legally described property:

DESCRIPTION - PROPOSED OPD-LOTUS HILL NORTH ZONING

COMMENCING at the Northeast Corner of said Southwest Quarter of the Northwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest Quarter, 644.93 feet, TO THE POINT OF BEGINNING; Thence continuing S00°50'43"E, along said East Line, 158.00 feet; Thence S89°29'44"W, 1066.64 feet; Thence Northwesterly, 90.89 feet, along a 300.00 foot radius curve, concave Northeasterly, whose 90.54 foot chord bears N81°49'32"W; Thence N73°08'48"W, 139.96 feet; Thence Northwesterly, 61.48 feet, along a 300.00 foot radius curve, concave Northeasterly, whose 61.37 foot chord bears N67°16'34"W; Thence N61°24'20"W, 12.10 feet. to a Point on the East Line of Andersen Addition - Part Two, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 62 of the Records of the Johnson County Recorder's Office; Thence Northeasterly, 75.78 feet. along said East Line, on a 960.00 foot radius curve, concave Southeasterly, whose 75.76 foot chord bears N30°51'22"E; Thence N33°07'03"E, along said East Line, and the Northeasterly Projection thereof, 134.23 feet; Thence S56°52'57"E, 109.95 feet; Thence S70°13'15"E, 124.30 feet; Thence N89°29'44"E, 1033.18 feet, to the POINT OF BEGINNING. Said OPD-Lotus Hill North Zoning Parcel contains 4.96 Acres, and is subject to easements and restrictions of record.

shall be changed from zoning classification R-12/OPD (Multi-Family, 9 thru 12 plex OPD) to R-1D/OPD (Single-Family/OPD) Site and Concept District in Tiffin, Iowa, and 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 the City, Planned Development Overlay District

Agreement(s) as required by the City and 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. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. 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 5. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 7th day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Johnson introduced Ordinance No. 2026-525, and moved that it be given its first reading. The motion was seconded by Councilperson Schnedler.

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

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and Ordinance No. 2026-525, was read the first time, discussed, and placed on record.

On the 21st day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Orris introduced Ordinance No. 2026-525, and moved that it be given its second reading. The motion was seconded by Councilperson Johnson.

Ayes: Johnson, Schnedler, Orris, Olney.

Nays: None.

Four members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and Ordinance No. 2026-525, was read the second time and discussed and placed on record.

On the 5^{rh} day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-525, 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 Kasparek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-525 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____th day of _____, 2026, and approved by the Mayor on the _____th day of _____, 2026.

CITY OF TIFFIN, IOWA:

By: _____
Tim Kasparek, Mayor

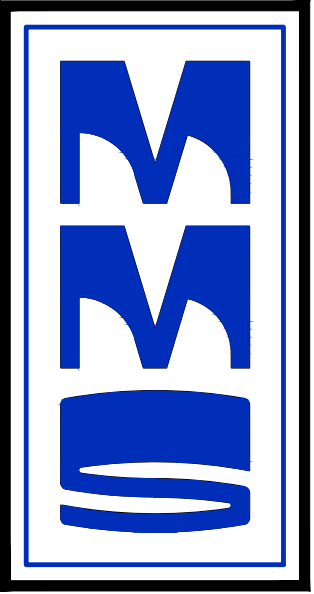
ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-1D/OPD SITE AND CONCEPT DISTRICT FOR LOTUS HILL NORTH, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and known as Ordinance No. 2026-525 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. 2026-525 in the following places:

The Depot, Tiffin, Iowa
Tiffin City Hall, Tiffin, Iowa
Solon State Bank, Tiffin, Iowa

Abigail Hora, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

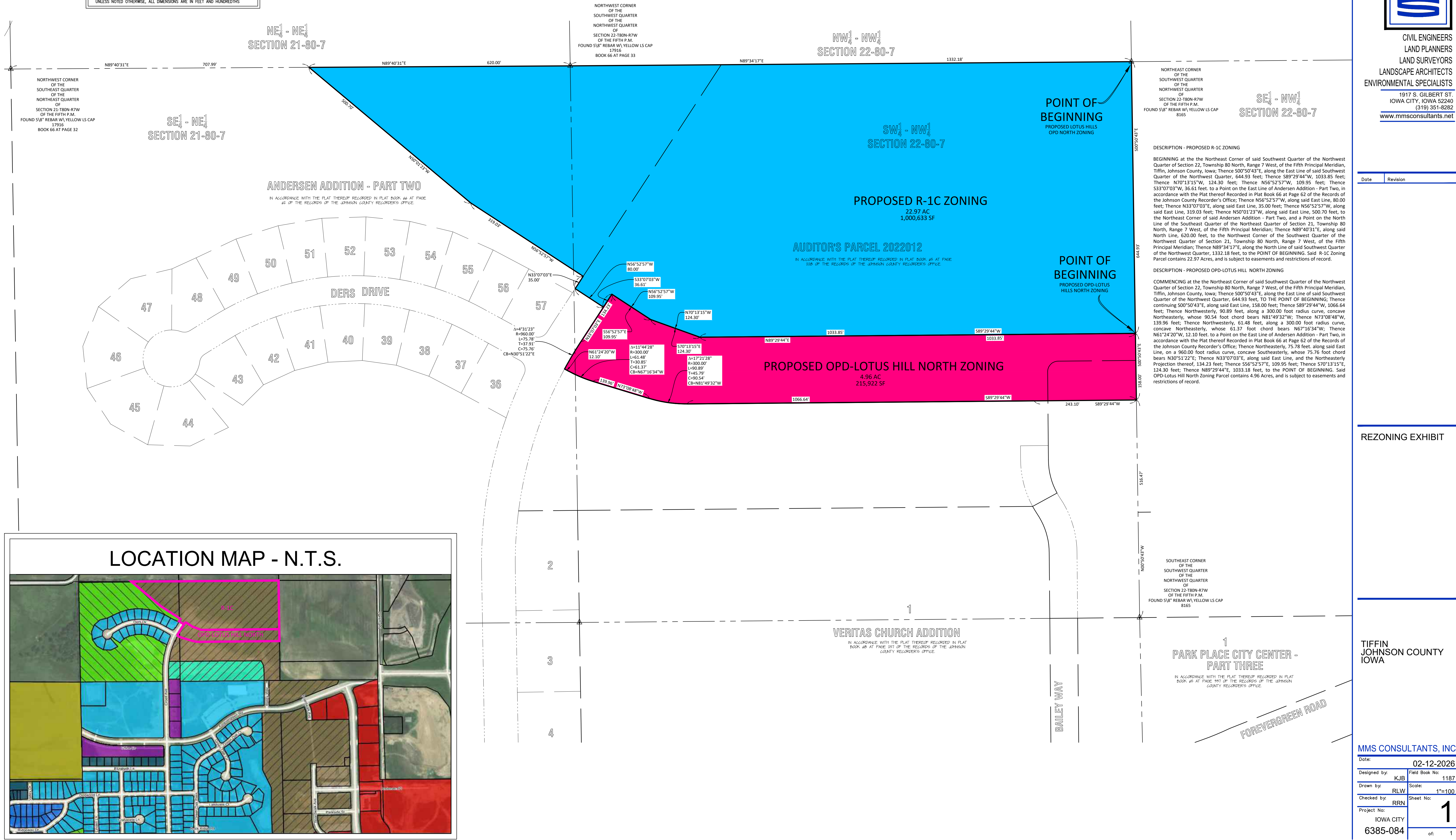
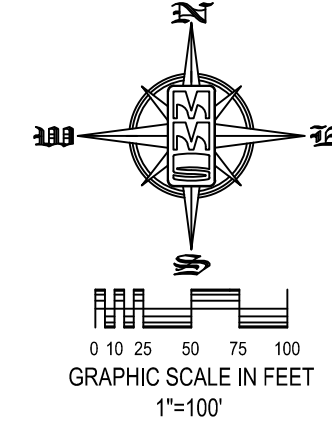
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

REZONING EXHIBIT

TIFFIN, JOHNSON COUNTY, IOWA

LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
●	PROPERTY CORNERS(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, PLATED OR BY DEED
---	EASEMENT LINES, WIDTH & PURPOSE NOTED
---	EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
C22-1	CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



Date	Revision

REZONING EXHIBIT

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 02-12-2026

Designed by: KJB Field Book No: 1187

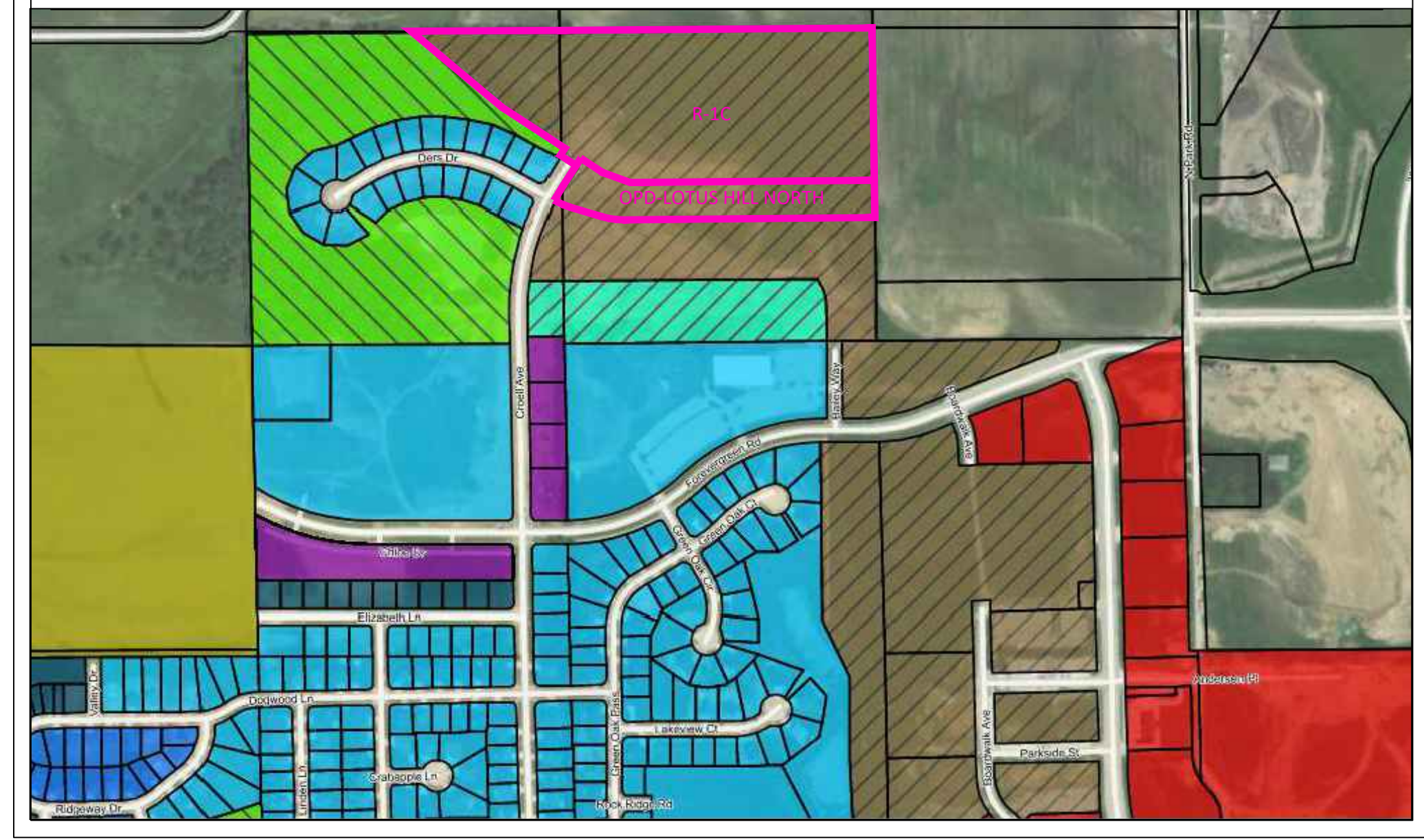
Drawn by: RLW Scale: 1"=100'

Checked by: RRR Sheet No: 1

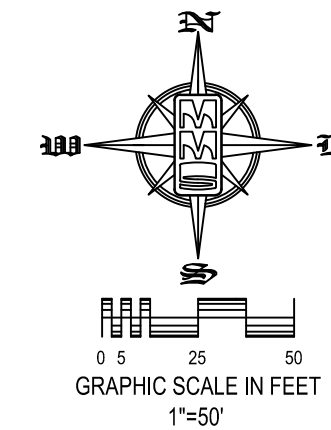
IOWA CITY

6385-084 of: 1

LOCATION MAP - N.T.S.



SITE OPD EXHIBIT LOTUS HILL NORTH TIFFIN, IOWA

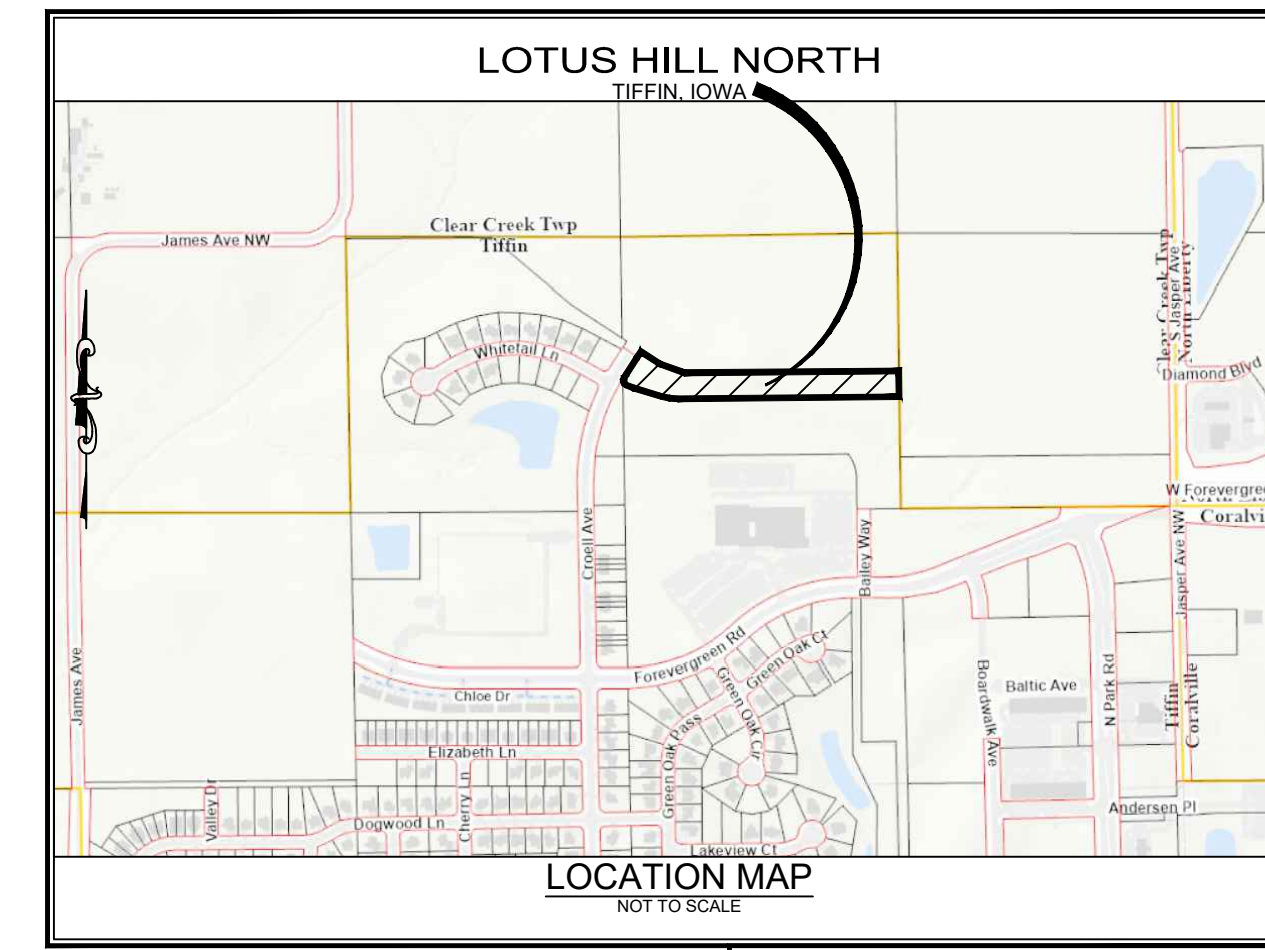
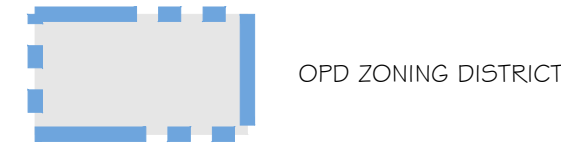


LEGAL DESCRIPTION - LOTUS HILL NORTH

LOT 27 THRU 56 AND OUTLOTS "B" AND "C", ANDERSEN ADDITION - PART THREE, TIFFIN, IOWA IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 3.92 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS
PROPOSED ZONING: OPD-LOTUS HILL NORTH

SETBACK MINIMUMS:
BUILDING SETBACKS: REQUIRED
FRONT YARD: 20 FEET
SIDE YARD: 5 FEET
CORNER YARD: 15 FEET
REAR YARD: 20 FEET



PLAT/PLAN APPROVED
by the
City of Tiffin

Mayer: _____ 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.

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
- EXIST - PROP
- 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
 - WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING 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.



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: 03-13-25
Revision: PER STREET WIDTH CHANGE TAVRAN



SITE OPD EXHIBIT LOTUS HILL NORTH

ANDERSEN
ADDITION -
PART THREE
TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.
Date: 02-16-26
Designed by: KJB Field Book No:
Drawn by: TAV Scale: 1"=50'
Checked by: RAN Sheet No: 1
Project No: 6385-084 of. 1