

## **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 All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.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 2<sup>nd</sup> day of June, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_ introduced Ordinance No. 2026-528, 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. 2026-528, was read the first time, discussed, and placed on record.

On the \_\_\_\_<sup>nd</sup> day of June, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_ introduced Ordinance No. 2026-528, 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. 2026-528, was read the second time and discussed and placed on record.

On the \_\_\_\_<sup>th</sup> 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026 and approved by the Mayor on the \_\_\_\_<sup>th</sup> 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 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026, and signed by the Mayor on the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026, and published on the \_\_\_\_<sup>th</sup> 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



2 SOUTH ELEVATION  
AA1 1/16" = 1'-0"



3 EAST ELEVATION  
AA1 1/16" = 1'-0"



2 NORTH ELEVATION  
AA1 1/16" = 1'-0"

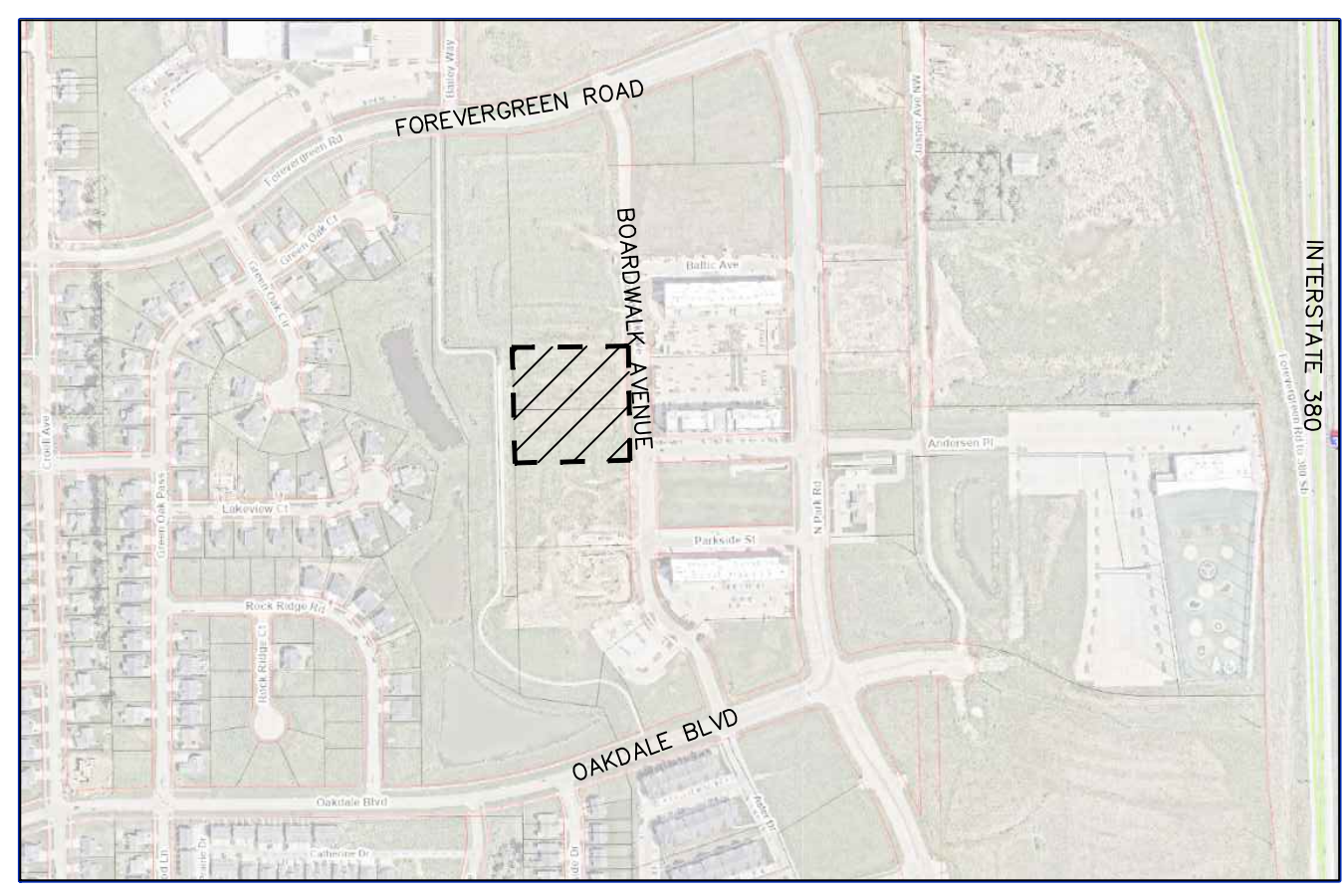


1 WEST ELEVATION  
AA1 1/16" = 1'-0"

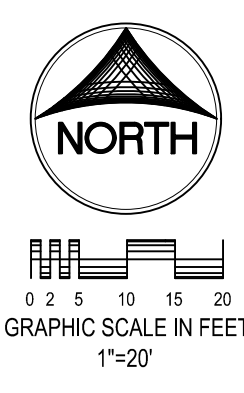
# FINAL OPD SITE PLAN PARK PLACE CITY CENTER PART ONE, PHASE SIX, LOT SIX. TIFFIN, IOWA

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.



C120 OVERALL LAYOUT PLAN  
C121 SITE DIMENSION LAYOUT  
C140 OVERALL GRADING, EROSION CONTROL, AND SWPPP  
C141 DETAILED GRADING PLAN  
C142 DETAILED GRADING PLAN  
C143 DETAILED GRADING PLAN  
C160 UTILITY PLAN  
C500 GENERAL NOTES AND DETAILS  
C501 GENERAL NOTES AND DETAILS  
L100 LANDSCAPE PLAN



3.37 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

OPD ZONING DISTRICT (LOT 6)

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

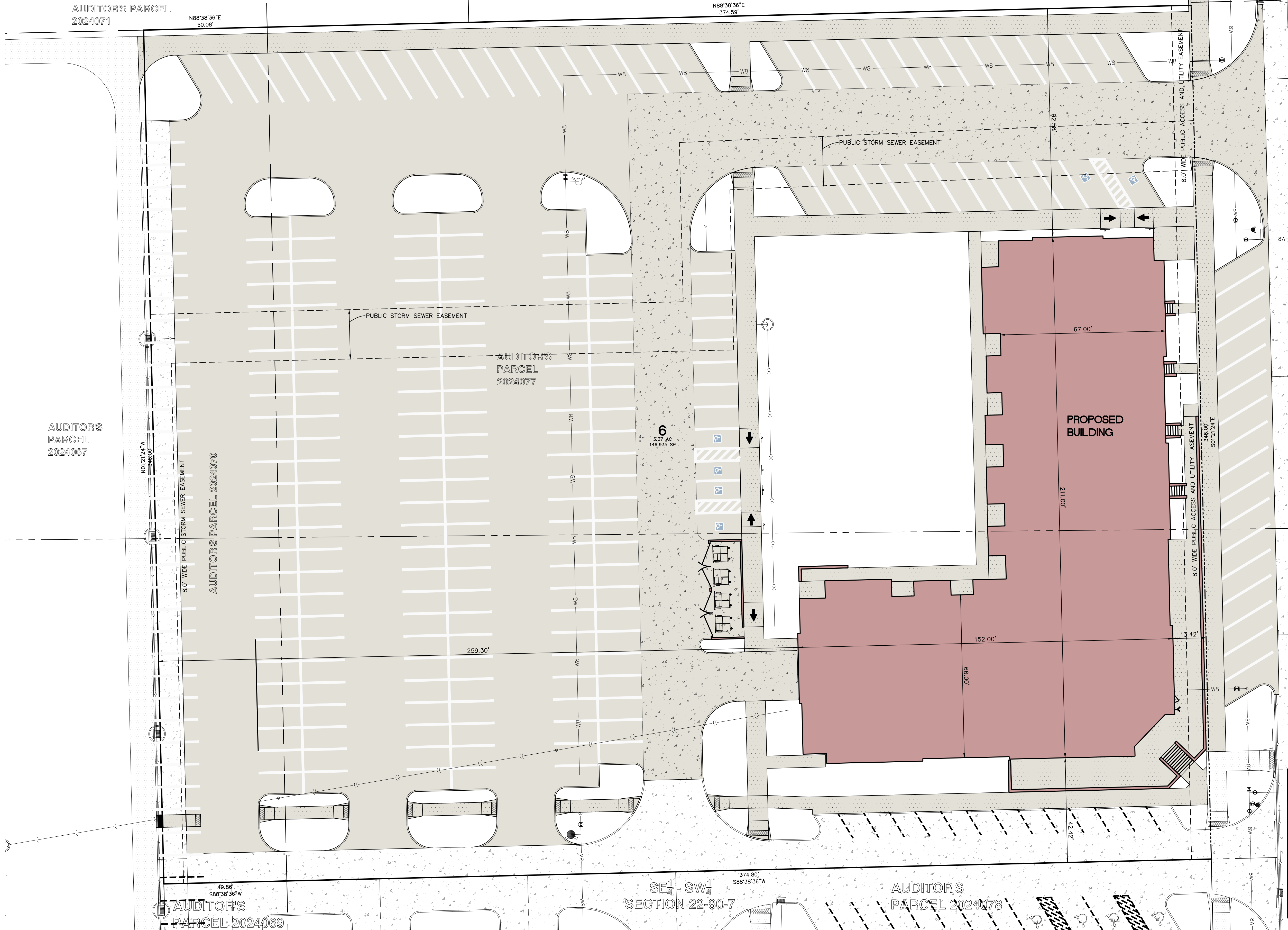
OWNER/APPLICANT:  
DERS, LLC  
1100 ANDERSEN PL STE 550  
TIFFIN, IA 52340

APPLICANT'S ATTORNEY:  
MATTHEW J. HEKTOEN  
115 3RD STREET SE, SUITE 1200  
CEDAR RAPIDS, IA 52401

NE 1/4 - SW 1/4 SECTION 22-80-7  
AUDITOR'S PARCEL 2024076

AUDITOR'S PARCEL 2024075

AUDITOR'S PARCEL 2024071



### 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 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 6, LOT 6, CONTAINING 3.37 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**PROPOSAL**  
APPLICANT PLANS TO DEVELOP A 3.37 ACRE OPD CONSISTING OF 78 UNITS IN ONE BUILDING.

**DEVELOPMENT CHARACTERISTICS:**  
UNDERLYING ZONING: C-1B

**BUILDING CHARACTERISTICS (BUILDING COVERAGE):**

FLOOR AREA (RESIDENTIAL)	20,292 SF
LEVEL 1 (RESIDENTIAL)	20,292 SF
LEVEL 2 (RESIDENTIAL)	20,292 SF
LEVEL 3 (RESIDENTIAL)	20,292 SF
LEVEL 4 (RESIDENTIAL)	20,292 SF

**BUILDING USE:**  
RESIDENTIAL (4 STORIES / 78 UNITS)

**LOT CHARACTERISTICS:**

LOT AREA	146,935 SF (100%)(3.37 AC)
BUILDING FOOTPRINT AREA	20,292 SF (13.7%)
PROPOSED PAVING AREA	91,117 SF (62.0%)
EXISTING PAVING AREA	7,508 SF (5.1%)
GREEN SPACE AREA	28,018 SF (19.1%)

**LAND USE INTENSITY CALCULATIONS**  
FLOOR AREA / LAND AREA = FLOOR AREA RATIO (FAR)  
81,168 (FA) / 146,935 (LA) = 0.55 (PROPOSED FAR)

**RESIDENTIAL:**

1.5 SPACES REQUIRED PER UNIT (78 UNITS x 1.5)	117 SPACES
TOTAL SPACES REQUIRED	117 SPACES REQUIRED

**GARAGE PARKING PROVIDED:**

ON-SITE (SURFACE) PARKING PROVIDED	54 SPACES (3 ADA)
ON-STREET PARKING PROVIDED	242 SPACES (6 ADA)
TOTAL SPACES PROVIDED	313 SPACES PROVIDED

14 SPACES WILL BE PROVIDED FOR GOLF CART PARKING.  
BICYCLE PARKING FOR THE UNITS WILL BE PROVIDED IN THE GARAGE PARKING LEVEL INSIDE EACH BUILDING.

ADDITIONAL BICYCLE PARKING WILL BE PROVIDED NEAR THE NORTHEAST CORNER OF THE BUILDING FOR GUESTS.

**REQUIRED OPD BUILDING SETBACKS**

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

**NOTES:**  
1. ALL PROPOSED STREETS AND DRIVES WILL BE PRIVATE.

**ITEMS PROPOSED WITHIN OPD NOT MEETING C-1B ZONING:**  
REFER TO PARK PLACE CITY CENTER DISTRICT DESCRIPTION.

**UTILITIES**  
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 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 THERE TO. 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* 04/24/2026  
RACHEL A. NARDONE, P.E. Iowa Lic. No. 28072

My license renewal date is December 31, 2028.

Pages or sheets covered by this seal:  
ALL SHEETS

Date	Revision
04/23/26	PER CITY REVIEW KJB/RAN

## OVERALL SITE LAYOUT PLAN

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

MMS CONSULTANTS, INC.

Date: 03/18/26

Designed by: RAN Field Book No:

Drawn by: TAV Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: C120

6385-064 of:



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
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SITE DIMENSION  
LAYOUT PLAN

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

MMS CONSULTANTS, INC.

Date: 03/18/26

Designed by: RAN Field Book No:

Drawn by: TAV Scale: 1"=20'

Checked by: RAN Sheet No:

Project No: C121

6385-064 of:



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

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

C120  
C121  
C140  
  
C141  
C142  
C143  
C160  
C500  
C501  
L100

**PAVING LEGEND**

**MATERIAL USE**

- 7" PCC PAVING ON 6" ROCK BASE (1,793 SY)
- 5" PCC PAVING ON 4" ROCK BASE (1,316 SY)
- 6" PCC SIDEWALK (7,575 SY)

NOTE: THESE QUANTITIES TAKE INTO ACCOUNT ALL AREAS SHOWN ON THIS PLAN SET (INCLUDING WORK WITHIN RIGHT OF WAYS AND ON ADJACENT PROPERTIES)

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**UTILITIES**

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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**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
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- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

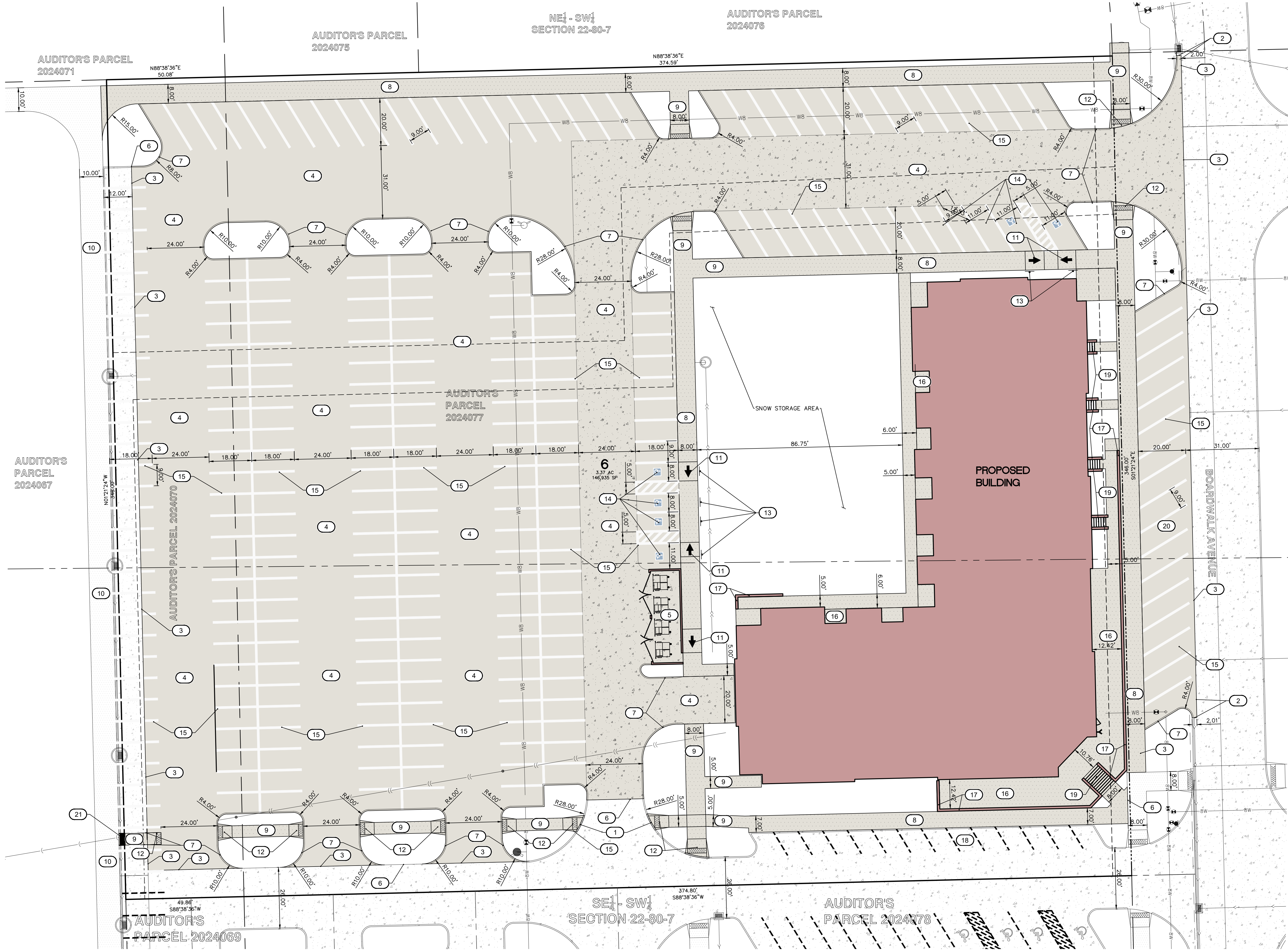
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- EXIST- POWER POLE
- PROP- POWER POLE W/DROP
- EXIST- POWER POLE W/TRANS
- PROP- POWER POLE W/TRANS
- EXIST- GUY POLE
- PROP- GUY POLE
- EXIST- LIGHT POLE
- PROP- LIGHT POLE
- EXIST- SANITARY MANHOLE
- PROP- SANITARY MANHOLE
- EXIST- FIRE HYDRANT
- PROP- FIRE HYDRANT
- EXIST- WATER VALVE
- PROP- WATER VALVE
- EXIST- DRAINAGE MANHOLE
- PROP- DRAINAGE MANHOLE
- EXIST- CURB INLET
- PROP- CURB INLET
- EXIST- EXISTING SANITARY SEWER
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- EXIST- GAS LINES
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- PROP- PROPOSED GROUND
- EXIST- EXISTING TREE LINE
- EXIST- EXISTING TREE & SHRUB
- EXIST- EXISTING EVERGREEN TREES & SHRUBS

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**KEYNOTES**

NUMBER	KEYNOTE	DETAIL
1	GRIND EXISTING CURB.	
2	SAWCUT AND REMOVE 24-INCH WIDTH CURB AND GUTTER SECTION.	
3	CONNECT TO EXISTING PAVEMENT WITH 8T-5 JOINT	SUDAS 7010.101
4	INSTALL DRIVE (THICKNESS AND MATERIALS AS NOTED).	8 C501
5	INSTALL DUMPSTER ENCLOSURE	10 C501
6	EDGE OF CONCRETE (NO CURB).	
7	INSTALL 6" STANDARD CURB.	5 C501
8	INSTALL THICKENED EDGE SIDEWALK.	6 C501
9	INSTALL P.C.C. SIDEWALK PER SUDAS.	9 C501
10	EXISTING THICKENED EDGE SIDEWALK	
11	INSTALL ACCESSIBLE CURB RAMP.	11 C501
12	INSTALL ACCESSIBLE CURB DROP.	7 C501
13	INSTALL ACCESSIBLE SIGN.	3 C501
14	INSTALL ACCESSIBLE PARKING SYMBOL.	4 C501
15	INSTALL 4" WIDE PAINTED PARKING STRIPING.	
16	INSTALL 6" P.C.C. PATIO.	
17	RETAINING WALL W/HANDRAIL. REFERENCE ARCHITECTURAL PLANS	
18	EXISTING GOLF CART STALLS	
19	STAIRS. REFERENCE ARCHITECTURAL PLANS AND GRADING PLAN.	2 C501
20	ON-STREET PARKING SPACES	
21	INSTALL 2" WIDE TROUGH WITH GRATE TO ALL CONTINUOUS GUTTER FLOW.	



0:\Projects\1839 - Park Place City Center - Part One, Phase Six\1839 - Park Place City Center - Part One, Phase Six.dwg, 4/24/2025, 8:18:17 AM, 1:1