



— PLANNING AND ZONING COMMISSION —

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-March 8, 2019

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to Commissioners. Staff can update to include other projects that you may have questions about.

- McConnell Subdivision Preliminary Plat
 - City Council approved on January 22, 2019
- Quail Meadows Townhomes Preliminary Plat
 - City Council approved on January 22, 2019
 - Developer met with Warren County Conservation on February 13 regarding easements for sanitary sewer crossing along Summerset Trail.
- Prairie Glynn Plat 2
 - Construction plans have been submitted and will be approved once changes are made.
- Autumn Ridge Subdivision
 - City has met with Developer concerning a possible development agreement for Autumn Ridge Plat 3.
- Edward Jones (206 West Buxton)
 - Plans were submitted for a new tenant space on February 4 and approved on February 13.
 - City has approved the placement of a dumpster in the street during interior demolition/construction.
- West Hills Brewery (219 West Salem Avenue)
 - City staff held a pre-application meeting with business owners on January 25
 - Plans submitted for a new brewery on January 30.
 - City staff held follow-up meeting with applicant on February 21 on plan review comments regarding the need for a fire sprinkler system.
 - Applicant is contemplating a variance to the automatic sprinkler requirement due to an undersized water main along West Salem Avenue.

- Missouri Valley JATC Training Facility
 - City staff held a pre-development meeting with business owners, contractor and architect for the proposed new facility at the corner of East Iowa Avenue and North 15th Street.
 - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
 - City staff is continuing to meet to discuss success to this site and possible road upgrades/funding.
- Kappelman Appliance (506 West 2nd Avenue)
 - D&D property
 - On February 1, Justin Kappelman notified the City of his intention to terminate the development agreement with the City for this project.
 - Council approved the termination of transaction and agreements by and between the City of Indianola and JK Management LLC D/B/A Kappelman Appliance on February 19.
 - City is awaiting transfer of the property from the Kappelmans.
- Gritt Performance (983 East Hillcrest Avenue)
 - Site Plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
 - Plan review comments returned to applicant on February 20.
 - Updated site plans were resubmitted on March 4.
- Ace Hardware (506 North Jefferson Way)
 - City staff is holding a pre-development meeting on this project on February 22. The project would include the demolition of the existing car wash, and a new building. The existing Mudslingers Coffee Shop would remain.
- 410 South Jefferson Way
 - D&D property
 - Site plan has been submitted for this project with comments returned to the applicant.
 - Applicant has updated the site plan for this project, still waiting on updated elevation drawings.
 - Building permit has been issued.
- New Heights Church
 - Project engineer contacted the City on February 7 to clarify plan review comments.
 - Updated Site Plan was received on March 7.
- Other Items
 - Staff and Legal Counsel have begun a review of Sewer Connections Fee Districts
 - New Building Official will begin on March 18.