



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-June 28, 2019

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The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- **McConnell Subdivision Preliminary Plat**
  - City Council approved on January 22, 2019
- **Quail Meadows Townhomes Preliminary Plat**
  - Final Plat approved by Council on May 20.
  - Site development is taking place and work is progressing.
- **Prairie Glynn Plat 2**
  - Construction plans have been submitted and will be approved once changes are made.
  - A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission is scheduled to review the preliminary plat at its July 9 meeting.
- **Autumn Ridge Subdivision**
  - City Council has authorized staff to work with the developer on a possible development agreement for Autumn Ridge Plat 3.
  - Development agreement has been agreed to by City and Developer. Council approved the agreement on June 17.
- **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.
  - Chief Chia has approved a variance to the automatic sprinkler requirement due to an undersized water main along West Salem Avenue. A Condition of this variance calls for the installation of a fire alarm/smoke detection system and the applicant signing a hold harmless agreement.
  - Council approved the hold harmless agreement on April 15.
  - Building permits have been issued and inspections conducted.

- **Missouri Valley JATC Training Facility**
  - Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
  - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
  - City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
  - A revised site plan was submitted on May 20.
  - Revised comments were returned on June 4.
  - A second revised site plan was submitted on June 11.
  - Site Plan was approved on June 11.
  - Building Permit was applied for on June 14.
  - Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- **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.
  - Updated comments returned on March 18.
  - Updated site plans were resubmitted on March 26.
  - Site Plan was approved on April 8.
  - Staff met with the property owner on April 10 to discuss preliminary building plans.
  - Staff met with property owner on May 23 to discuss financial assistance options.
  - Building permit applied for on June 14.
- **Ace Hardware (506 North Jefferson Way)**
  - City staff held 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.
- **Chumbley's Auto Care (110 South Jefferson Way)**
  - Staff met with the business owner on March 15 to discuss plans for future building.
  - Staff has submitted preliminary comments on the site plan to the business owner.
  - Site Plan and Building Permit plans were submitted on May 10.
  - Comments were returned to the applicant on May 22.
- **New Heights Church (309 East Hillcrest Avenue)**
  - Project engineer contacted the City on February 7 to clarify plan review comments.
  - Updated Site Plan was received on March 7.
  - Updated comments returned to applicant on March 20.

- **204 North Jefferson Way**
  - D&D property
  - City Council directed staff to move forward on an offer on this lot.
  - An alley vacation was recommended for approval by the Planning and Zoning Commission on May 14.
  - Council held a Public Hearing and approved the alley vacation on June 3.
- **Warren County Justice Center (115 North Howard Street)**
  - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
  - Staff compiled a comment and questions to the County's contractor and design team on March 27. Staff received a response to this letter on April 12.
- **Indianola Pediatric Dentist (2001 North 6<sup>th</sup> Street)**
  - Site Plan and Stormwater Management Plan were submitted on May 23.
  - Comments were returned to the applicant on June 2.
  - Building plans submitted on June 13.
  - Site Plan and Stormwater Management Plan were approved on June 18.
- **Cavitt Creek Condominiums I & II (1400 and 1500 block of North 9<sup>th</sup> Street)**
  - Site Plan and Stormwater Management Plan were submitted on June 3.
  - Cavitt Creek I, between 1404 and 1500 North 9<sup>th</sup> Street, proposes 12 duplexes (24 units)
  - Cavitt Creek II, to the west of Cavitt Creek I and 1500 North 9<sup>th</sup> Street, proposes 21 duplexes and 14 six-plexes, for a total of 126 units.
  - Site Plan and Stormwater Management Plan comments were returned to the applicant on June 20.
  - Both site plans will need to be reviewed by the Planning and Zoning Commission and approved by the City Council.
- **Hillcrest TIF Update**
  - Staff submitted all preliminary information to Attorneys to begin to TIF Update process on March 11.
  - The consultation meeting with affected taxing entities (Warren County and Indianola School District) took place on April 24.
  - The public hearing for the first amendment was on May 20.
  - Council approved the first amendment on June 17
  - The consultation meeting for the second amendment will take place on July 8 at 9AM in the Council Chambers.
  - The public hearing for the second amendment will take place on August 5.
  - As part of the second amendment, the City is required to get consent from land owners who have agricultural land for 3 of the last 5 years. These agreements have all be received.