



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Date:** October 28, 2021  
**Subject:** Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 18 projects listed, nine (9) are in review, one (1) has been approved and is awaiting construction to begin, seven (7) are in construction and (1) is completed. All dates are 2021, unless noted otherwise.

**1. Karen Buddhist Association of Iowa (1200 West Iowa)**

**Status: Review**

- Special Use Permit application and site plan submitted on September 12
- Site plan review comments returned on September 28
- Updated site plan submitted on October 15
- Site plan review comments returned on October 21
- Updated site plan submitted on October 27
- Board of Adjustment to review application at its November 3 meeting

**2. Executive Laser Wash (2001 North 4th Street)**

**Status: Review**

- Site plan for building and site improvements submitted on July 27
- Site plan review comments returned on August 12
- Updated site plan submitted on August 26
- Site plan review comments returned on September 3

**3. Southtown Chrysler Dodge Jeep Ram (2412 North Jefferson Way)**

**Status: Review**

- Site plan for building and site improvements submitted on July 22
- Site plan review comments returned on August 6
- Updated site plan submitted on September 1
- Site plan approved on September 8

**4. Overton Funeral Home (501 West Ashland Avenue)**

**Status: Construction**

- Site plan submitted on June 15
- Site plan approved on July 14

**5. Cavitt Creek Condominiums (1400 and 1500 blocks of North 9<sup>th</sup> Street)**

**Status: Review**

- Site plan for Cavitt Creek Condominiums I, which proposes one (1) single-family unit and eight (8) two-family units, and for Cavitt Creek Condominiums II, which proposes one (1) single-family unit, 20 two-family units and 13 multi-family units (six-plexes), was submitted on May 20
- Site plan review comments returned on June 2

**6. Phillips Floor (1605 North 9<sup>th</sup> Street)**

**Status: Construction**

- Site plan and building permit submitted on May 3
- Site plan approved on June 9
- Building permit issued on June 29

**7. Des Moines Metro Opera Warehouse (1909 North 14<sup>th</sup> Street)**

**Status: Construction**

- Site plan submitted on April 8 for a building addition
- Site plan approved on June 18
- Building permit issued on June 18

**8. DeYarman Ford (2406 North Jefferson Way)**

**Status: Construction**

- Partial site plan submitted for building renovation on February 18
- Alternate site plan for building elevations was approved by the City Council on March 23
- City Council approved minor subdivision plat on April 19
- Site plan submitted on May 14
- Site plan approved on August 23
- Building permit issued on August 23

**9. All Creatures Small (2400 West 2<sup>nd</sup> Avenue)**

**Status: Review**

- Addition to the existing facility
- Site Plan/Stormwater Management Plan submitted on January 25
- Site Plan/Stormwater Management Plan comments returned on February 4
- Revised site plan received on February 26
- Site Plan/Stormwater Management Plan comments returned on April 28

**10. Williams Terrace (1600 Block of North 9<sup>th</sup> Street)**

**STATUS: Approved**

- Developer hosted a neighborhood meeting on March 9, 2020
- The City Council approved the rezoning request on July 6, 2020
- City Council approved the final plat on January 19
- Building permit application/plans received on February 26
- Site Plan submitted on March 26
- Easement vacation application submitted on May 18
- City Council approved site plan at its June 21 meeting
- Building permit issued on July 14
- Easement vacation approved on July 19

**11. Cabin Coffee (910 East 2<sup>nd</sup> Avenue)**

**STATUS: Construction**

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019
- Developer closed on the property on November 22, 2019
- Council approved a 90-day on construction begin date extension at its May 18, 2020 meeting
- Council approved an alternate site plan on September 21, 2020

- Site plan approved on October 5, 2020
- Building Permit issued on November 11, 2020
- Site work has begun

**12. Quail Meadows 4**

**Status: Review**

- Located on the north end of North 8<sup>th</sup> Street
- Construction documents received on August 27
- Comments on construction documents returned on September 8
- Revised construction documents received on September 29
- Comments on construction documents returned on October 19

**13. Heritage Hills 12**

**Status: Review**

- Located on the west end of Trail Ridge Road
- Preliminary plat received on August 10
- Comments on preliminary plat returned on August 25
- Revised preliminary plat submitted on September 8
- Comments on revised preliminary plat returned on September 22

**14. Fox Run 2**

**Status: Review**

- Located north of the intersection of North 7<sup>th</sup> Court and East Lincoln Avenue and east of the intersection of North 7<sup>th</sup> Street and East Norwood Avenue
- Preliminary plat received on April 23
- Review comments returned on May 10
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- Updated preliminary plat submitted on May 28
- City Council approved preliminary plat at its June 21 meeting
- Revised preliminary plat submitted on August 18
- Comments on revised preliminary plat returned on August 25
- Updated revised preliminary plat submitted on September 1
- Revised preliminary plat approved by the Planning and Zoning Commission on September 14
- Revised preliminary plat approved by the City Council on September 20
- Construction documents submitted on September 24
- Construction document comments returned on October 11

**15. Heritage Hills 11**

**Status: Review**

- Located north of the intersection of North G Street and West Orchard Avenue
- Preliminary plat received on April 16
- Review comments returned on May 4
- Revised preliminary plat received on May 11
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- City Council approved preliminary plat at its June 7 meeting
- Construction documents submitted on June 10

- Construction documents comments returned on June 29
- Revised construction documents submitted on September 30
- Comments on construction documents returned on October 21

**16. Prairie Glynn Plat 3**

**STATUS: Construction**

- Located southeast of the intersection of North 15<sup>th</sup> Street and East Iowa Avenue
- Preliminary plat received on October 20, 2020
- City Council approved preliminary plat at its meeting on May 17
- Construction documents approved on October 20
- Site work has begun

**17. Ashton Park Plat 7**

**STATUS: Completed**

- Located east of the intersections of East Euclid Avenue and North 18<sup>th</sup> Street and East Boston Avenue and North 18<sup>th</sup> Street
- City Council approved the preliminary plat at its May 18, 2020 meeting
- Revised preliminary plat submitted on July 6, 2020
- Construction Documents approved on September 10, 2020
- Site work has begun
- Final Plat submitted on February 17
- Planning and Zoning Commission recommended final plat for approval on March 9
- Staff did a walk through and provided a punchlist on improvements on June 30
- Final plat approved by the City Council on September 20

**18. Summercrest**

**STATUS: Construction**

- Located north of the intersection of North 7<sup>th</sup> Street and East Hillcrest Avenue
- The City Council approved the Rezoning/PRD plan and preliminary plat on July 6, 2020
- Construction documents approved on September 25, 2020
- Site work has begun