



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-May 17, 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
  - 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.
  - Site work has begun, and the sanitary sewer extension has been completed.
  - The Final Plat has been submitted and was approved by the Planning and Zoning Commission on May 14. If the Planning Commission moves this forward, it will be reviewed by the Council on May 20.
- Prairie Glynn Plat 2
  - Construction plans have been submitted and will be approved once changes are made.
  - A revised preliminary and final plat have been submitted this week. Both the Planning and Zoning Commission and City Council will need to review.
- Autumn Ridge Subdivision
  - City Council has authorized staff to work with the developer on a possible development agreement for Autumn Ridge Plat 3.
  - Staff is in the process of reviewing a draft agreement.
- 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.
- Missouri Valley JATC Training Facility
  - Site Plan for this project was submitted on April 3 to the City and is being reviewed by Staff and City Engineer.
  - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
  - City staff meet with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
- 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.
- 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.
- 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.
- 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.
- Chumbley's Auto Care (110 South Jefferson Way)
  - Staff meet 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.

- 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.
  - Staff is working with the County on scheduling a presentation update at the June 3 Council Meeting.
- 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 is scheduled for May 20.
  - Staff is working on the second amendment. 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.