



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-June 14, 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 have been submitted this week. 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 is scheduled to review on June 17.
- **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 meet 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 13.

- **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.
- **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 meet 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.
- **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 on the alley vacation on June 3.
- **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.
  - Comments were returned to the applicant on May 22.
- **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. Awaiting final approval of site plan before processing.
- **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.
  - Both site plans will need to be reviewed by the Planning and Zoning Commission and approved by the City Council. Staff is currently reviewing these plans and will schedule meeting dates for review by the Commission and Council once the staff review is complete.
- **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.
  - 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. These agreements have all be received.