



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-October 4, 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**
  - Located west of Meadow Brooke Subdivision located at East 2<sup>nd</sup> Avenue and South 20<sup>th</sup> Street.
  - City Council approved on January 22, 2019.
- **Quail Meadows Townhomes Preliminary Plat**
  - Located on the north side of East Hillcrest Avenue between North 9<sup>th</sup> Street and the Summerset Trail.
  - Final Plat approved by Council on May 20.
  - Site development is taking place and work is progressing.
- **Autumn Ridge Subdivision Plat 3**
  - Located north of North O Street and West Kentucky Avenue.
  - City Council approved a Development Agreement on June 17.
- **Prairie Glynn Plat 2**
  - Located east of East Franklin Avenue and North 15<sup>th</sup> Street.
  - 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 reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- **Heritage Hills Plat 10**
  - Located at the west end of Trailridge Road.
  - Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
  - The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
  - The City Council approved the preliminary plat at its August 19 meeting.
  - Construction Plans were submitted on August 27.
  - Comments on construction plans returned on September 11.
  - Revised construction plans were submitted on September 18

- **Quail Meadows 3**
  - Located north of North 8<sup>th</sup> Street and East Trail Ridge Place.
  - Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
  - A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
  - The City Council held a public hearing and first consideration at its September 16 meeting.
  - This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule is to have the new lift station designed by this fall, bid by next spring, and completion by fall of 2020.
  - Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
  - The developer submitted a preliminary plat to the City on September 24.
  - Comments on preliminary plat returned on October 4.
- **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.
  - City is working to review stormwater improvements that were installed.
- **New Heights Church (309 East Hillcrest Avenue)**
  - The 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.
  - The project engineer contacted the City on July 11 to clarify plan review comments.
  - Staff responded to those questions on July 12.
  - An updated site plan was submitted on July 29.
  - Staff responded to fire code requirements on August 21.
  - An updated site plan was submitted on August 30.
  - Site plan comments were returned on September 2.
  - Revised site plan submitted on September 20
- **West Hills Brewery (219 West Salem Avenue)**
  - City staff held a pre-application meeting with business owners on January 25
  - Building permit application and 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.
- Certificate of Occupancy issued on September 30.
- **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 application applied for on June 14.
  - Building permit comments were returned on June 25.
  - Groundwork on the site has begun.
  - Building Permit was issued on August 15.
- **Ace Hardware (506 North Jefferson Way)**
  - City staff held a pre-development meeting on this project on February 22.
  - The old car wash was demolished the week of July 15.
  - The existing Mudslingers Coffee Shop would remain.
  - A code review was submitted to the City for review by the architect on July 29.
  - The City returned comments on that code review on July 31.
  - Engineer inquired about site plan approval process on August 23.
  - Site plan submitted on September 5.
  - Initial comments on the site plan were returned on September 19.
  - Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- **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 application plan were submitted on May 10.

- Comments were returned to the applicant on May 22.
- Revised site plans and building permit plans were resubmitted on July 10.
- Site plan and building permit were issued on July 17.
- **Missouri Valley JATC Training Facility (1600 East Iowa Avenue)**
  - 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 application was submitted on June 14.
  - Building permit comments were returned on July 2.
  - Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
  - Building permit application submitted on August 2
  - Staff meet with the contractor on August 23 to discuss building/inspection process.
  - Fire review comments returned to applicant on September 23.
- **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 permit application submitted on June 13.
  - Site plan and stormwater management plan were approved on June 18.
  - Building permit comments returned on July 3.
  - Revised building permit plans were resubmitted on July 11.
  - Building permit was issued on July 15.
- **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-plex's, 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.

- Revised site plans for Cavitt Creek Condominiums I were submitted on June 28.
- Revised site plans for Cavitt Creek Condominiums II were submitted on July 10.
- Kading Properties hosted a neighborhood meeting on July 16.
- Revised site plan comments were returned on July 26.
- Revised site plans for both sites were submitted on July 31.
- Revised site plan comments were returned on August 6.
- These items were reviewed by Planning and Zoning Commission Meeting at its September 10 meeting.
- The Planning and Zoning Commission recommended the site plans be denied at its September 10<sup>th</sup> meeting.
- The City Council denied the site plan at its September 16 meeting.