



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Date:** January 29, 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 14 projects listed, two (2) are awaiting a submittal from the developer, four (4) are in review and eight (8) have been approved and are in construction. All dates are 2020, unless noted otherwise.

**1. Dollar General (201 North Jefferson Way)**

**Status: Review**

- Former site of Hibbett Sports, Little Creasers and Cost Cutters.
- Building permit for interior renovations for Dollar General submitted on January 27, 2021.

**2. 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, 2021.

**3. Vice Construction (2500 West 2<sup>nd</sup> Avenue)**

**Status: Construction**

- The City Council approved an alternate site plan of October 19.
- Building Permit submitted on November 3.
- Variance for total height approved by the Board of Adjustment on November 4.
- A second alternate site plan approved by the City Council on November 16.
- Site plan approved on November 17.
- Footing/Foundation work approved on December 3.

**4. Dollar Tree (1508 North Jefferson Way)**

**STATUS: Construction**

- Variance to parking requirements approved on July 1.
- Site plan approved on July 23.
- Demo permit issued on July 28.
- Building permit issued on August 26.
- Site work/demo has begun.
- Tenant finish permit issued on December 18.

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

**STATUS: Review**

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting.
- The City Council approved the rezoning request on July 6.
- Planning and Zoning Commission reviewed final plat on January 12, 2021.
- City Council approved the final plat on January 19, 2021.

**6. People Bank Administration Building (500 East Iowa Avenue)**

**STATUS: Construction**

- Site plan and building permit submitted on March 13.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Final inspection conducted on January 8, 2021
- Temp CO issued January 22, 2021

**7. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)**

**STATUS: Awaiting Submittal**

- Application for annexation was received on February 25.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.
- The City Council approved an ordinance establishing a zoning district on August 3.

**8. Apple Tree Inn (1215 North Jefferson Way)**

**STATUS: Construction**

- Building permit application for interior remodel submitted on January 10.
- Building Permit issued on February 12.

**9. 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 meeting.
- Planning and Zoning Commission reviewed an alternate site plan on September 15; Council approved on September 21.
- Site plan approved on October 5.
- Building Permit issued on November 11.

**10. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**

**STATUS: Construction**

- Staff held a preapplication meeting on a proposed campground on October 3, 2019.
- The City Council approved a rezoning at its January 21 meeting.
- The City Council approved a plat of survey at its May 4 meeting.
- The City Council approved an additional rezoning on June 1.
- Development Agreement signed by property owner on August 27.
- Site Plan approved on September 10.
- Site work has begun.

**11. New Heights Church (309 East Hillcrest Avenue)**

**STATUS: Awaiting Submittal**

- The project engineer contacted the City on February 7, 2019 to clarify plan review comments.
- Updated site plan was received on March 7, 2019.
- Site plan approved on May 18.
- Applicant has indicated that it may be years until this project starts, and the site plan may need to be revised. This project will be removed from the list going forward.

**12. Prairie Glynn Plat 3**

**STATUS: Review**

- Located southeast of the intersection of North 15<sup>th</sup> Street and East Iowa Avenue.
- Preliminary plat received on October 20.
- Review comments returned on November 30.
- Updated preliminary plat and stormwater management plan submitted on January 25, 2021.

**13. Ashton Park Plat 7**

**STATUS: Construction**

- 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 meeting.
- Revised preliminary plat submitted on July 6.
- Construction Documents approved on September 10.
- Site work has begun.

**14. 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 on July 6.
- The City Council approved the preliminary plat on July 6.
- Construction documents approved on September 25.