



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: June 18, 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 17 projects listed, one (1) is awaiting a submittal from the developer, ten (10) are in review, and six (6) have been approved and are in construction. All dates are 2021, unless noted otherwise.

1. Overton Funeral Home (501 West Ashland Avenue)

Status: Review

- Site plan submitted on June 15

2. Cavitt Creek Condominiums (1400 and 1500 blocks of North 9th Street)

Status: Review

- Site plan for Cavitt Creek Condominiums I, which proposes one (1) single-family unit and eight (8) two-family units, was submitted on May 20
- Site plan 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

3. Phillips Floor (1605 North 9th Street)

Status: Review

- Site plan and building permit submitted on May 3
- Site plan review comments returned on May 13
- Updated site plan submitted on May 24
- Site plan review comments returned on June 3
- Revised site plan received on June 8
- Site plan approved on June 9

4. Des Moines Metro Opera Warehouse (1909 North 14th Street)

Status: Construction

- Site plan submitted on April 8 for a building addition
- Review comments returned to applicant on April 28
- Revised site plan submitted on May 11
- Review comments returned on May 26
- Revised site plan submitted on June 3
- Site plan comments returned on June 7
- Updated site plan submitted on June 9
- Site plan comments returned on June 15

- Updated site plan submitted on June 17
- Site plan approved on June 18
- Building permit issued on June 18

5. DeYarman Ford (2406 North Jefferson Way)

Status: Review

- 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
- Minor subdivision plat was submitted on March 3
- City Council approved plat on April 19
- Site plan submitted on May 14
- Site plan review comments returned on May 26

6. All Creatures Small (2400 West 2nd 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

7. Vice Construction (2500 West 2nd Avenue)

Status: Construction

- The City Council approved an alternate site plan of October 19, 2020
- Building Permit submitted on November 3, 2020
- Variance for total height approved by the Board of Adjustment on November 4, 2020
- A second alternate site plan approved by the City Council on November 16, 2020
- Site plan approved on November 17, 2020
- Full building permit issued on February 4

8. Williams Terrace (1600 Block of North 9th Street)

STATUS: Review

- Developer hosted a neighborhood meeting on March 9, 2020
- Rezoning petition received on April 6, 2020
- The Planning and Zoning Commission reviewed the rezoning request at its April 21, 2020 meeting
- The City Council approved the rezoning request on July 6, 2020
- Planning and Zoning Commission reviewed final plat on January 12
- City Council approved the final plat on January 19
- Building permit application/plans received on February 26
- Site Plan submitted on March 26
- Site plan reviewed by the Planning and Zoning Commission on April 13
- Easement vacation application submitted on May 18
- Updated site plan submitted on May 21
- Review comments returned on June 1
- Revised site plan submitted on June 4
- City Council will review site plan at its June 21 meeting

9. 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, 2020
- The Board of Trustees reviewed the request at its April 14, 2020 meeting
- The Planning and Zoning Commission reviewed the request at its April 21, 2020 meeting and recommended approval of the request
- The City Council approved the annexation on June 1, 2020
- The City Council approved an ordinance establishing a zoning district on August 3, 2020

10. Cabin Coffee (910 East 2nd 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

11. 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, 2020 meeting
- The City Council approved a plat of survey at its May 4, 2020 meeting
- The City Council approved an additional rezoning on June 1, 2020
- Development Agreement signed by property owner on August 27, 2020
- Site Plan approved on September 10, 2020
- Site work has begun

12. Williams Land

Status: Review

- Located on land northeast of the intersection of South 15th Street and East Plainview Avenue
- Planning and Zoning Commission reviewed a rezoning request at its meeting on May 11
- City Council held public hearing on June 7

13. Fox Run 2

Status: Review

- Located north of the intersection of North 7th Court and East Lincoln Avenue and east of the intersection of North 7th 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 will review preliminary plat at its June 21 meeting

14. 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

15. Prairie Glynn Plat 3

STATUS: Review

- Located southeast of the intersection of North 15th Street and East Iowa Avenue
- Preliminary plat received on October 20, 2020
- Updated preliminary plat and stormwater management plan submitted on January 25
- Review comments returned on February 4
- Construction documents submitted on February 23
- Updated preliminary plat and stormwater management plan submitted on April 13
- Construction documents comments returned on April 23
- Updated construction documents submitted on April 27
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- Construction documents comments returned on May 14
- City Council approved preliminary plat at its meeting on May 17

16. Ashton Park Plat 7

STATUS: Construction

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th 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

17. Summercrest

STATUS: Construction

- Located north of the intersection of North 7th 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