



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Date:** August 5, 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 19 projects listed, one (1) is awaiting a submittal from the developer, nine (9) are in review, and nine (9) have been approved and are in construction. All dates are 2021, unless noted otherwise.

**1. Executive Laser Wash (NE corner of East Hillcrest Avenue and North Jefferson Way)**

**Status: Review**

- Site plan for building and site improvements submitted on July 27

**2. Southtown Chrysler Dodge Jeep Ram (2412 North Jefferson Way)**

**Status: Review**

- Site plan for building and site improvements submitted on July 22

**3. Overton Funeral Home (501 West Ashland Avenue)**

**Status: Construction**

- Site plan submitted on June 15
- Site plan comments returned on June 29
- Updated site plan submitted on July 9
- Site plan approved on July 14

**4. Cavitt Creek Condominiums (1400 and 1500 blocks of North 9<sup>th</sup> Street)**

**Status: Review**

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

**5. Phillips Floor (1605 North 9<sup>th</sup> Street)**

**Status: Construction**

- Site plan and building permit submitted on May 3
- Site plan approved on June 9
- Building permit issued on June 29

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

**Status: Construction**

- Site plan submitted on April 8 for a building addition
- Site plan approved on June 18
- Building permit issued on June 18

**7. 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
- Updated site plan submitted on July 2
- Site plan review comments returned on July 15

**8. 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
- 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

**9. Vice Construction (2500 West 2<sup>nd</sup> 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

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

**STATUS: Construction**

- Developer hosted a neighborhood meeting on March 9, 2020
- The City Council approved the rezoning request on July 6, 2020
- City Council approved the final plat on January 19
- Building permit application/plans received on February 26
- Site Plan submitted on March 26
- Easement vacation application submitted on May 18
- City Council approved site plan at its June 21 meeting
- Building permit issued on July 14
- Third consideration of easement vacation to take place on July 19

**11. 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

**12. 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, 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

**13. 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

**14. Williams Land**

**Status: Review**

- Located on land northeast of the intersection of South 15<sup>th</sup> Street and East Plainview Avenue
- Planning and Zoning Commission reviewed a rezoning request at its meeting on May 11
- City Council approved the rezoning on June 21

**15. Fox Run 2**

**Status: Review**

- Located north of the intersection of North 7<sup>th</sup> Court and East Lincoln Avenue and east of the intersection of North 7<sup>th</sup> 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 approved preliminary plat at its June 21 meeting

**16. 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
- Construction documents comments returned on June 29

**17. 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, 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
- Updated construction documents submitted on June 24
- Geotechnical report received on July 28

**18. 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, 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
- Staff did a walk through and provided a punchlist on improvements on June 30

**19. 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 and preliminary plat on July 6, 2020
- Construction documents approved on September 25, 2020