



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: September 16, 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 16 projects listed, eight (8) are in review, two (2) have been approved and are awaiting construction to begin, and six (6) 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
- Site plan review comments returned on August 12
- Updated site plan submitted on August 26
- Site plan review comments returned on September 3

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

Status: Review

- Site plan for building and site improvements submitted on July 22
- Site plan review comments returned on August 6
- Updated site plan submitted on September 1
- Site plan approved on September 8

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 9th 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 9th 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: Construction

- 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
- Updated site plan submitted on August 10
- Site plan review comments returned on August 18
- Site plan approved on August 23
- Building permit issued on August 23

8. 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

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

STATUS: Approved

- 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
- Easement vacation approved on July 19

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. Quail Meadows 4

Status: Review

- Located on the north end of North 8th Street
- Construction documents received on August 27
- Comments on construction documents returned on September 8

12. Heritage Hills 12

Status: Review

- Located on the west end of Trail Ridge Road
- Preliminary plat received on August 10
- Comments on preliminary plat returned on August 25
- Revised preliminary plat submitted on September 8

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 approved preliminary plat at its June 21 meeting
- Revised preliminary plat submitted on August 18
- Comments on revised preliminary plat returned on August 25
- Updated revised preliminary plat submitted on September 1
- Revised preliminary plat approved by the Planning and Zoning Commission on September 14
- Revised preliminary plat to be reviewed by the City Council on September 20

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
- Construction documents comments returned on June 29

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
- Updated construction documents submitted on June 24
- Geotechnical report received on July 28
- Updated construction documents submitted on August 26

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
- Staff did a walk through and provided a punchlist on improvements on June 30
- Final plat to be reviewed by the City Council on September 20

17. Summercrest

STATUS: Approved

- 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