



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-December 11, 2018

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to Commissioners. Staff can update to include other projects that you may have questions about.

- New Heights Church- 501 Hill Crest Ave
 - Preliminary site plan submitted for staff and engineering review
 - Applicants questions have been answered and staff is waiting on second submittal.
 - Applicants/City are working through issues with the Sewer Connection fee
 - Process on hold.
- 308 E 1st Avenue
 - Chumbley's Auto Service rezoning of this property from R-1 to C-2. In addition, they requested vacation and conveyance of the alley way contiguous to this property and the auto repair facility. P&Z unanimously recommended approval on October 9, 2018, and Council approved the request on December 3, 2018.
- 116 W Ashland Avenue (Groggy Dog)
 - Final inspection for building scheduled. Business owner asking for a temporary CO to open establishment without food sales and will get final CO once kitchen facilities are completed.
- Kappelman Appliance
 - Site plan, building plans and storm water plans have been submitted. All have been reviewed by the City and comments have been sent back to the applicant.
 - Awaiting applicant's response to comments.
- 204 West Salem
 - Building is changing ownership and will be remodeled and converted into office space.
 - City Council recently approved a low interest loan through the IEDA to the owner for renovations.



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- Items included from last month with no change
 - Deer Creek Plat 2
 - Kacee West Athletic Training Facility
 - Liberty Meats
 - North 15th Street and East 2nd Street
 - Mobile Home Park on south side of town

- Other Items
 - City staff has met with the sellers/possible buyer of a home to convert into a group home. Staff is working with the parties on a possible code amendment that will be reviewed by the Commission.
 - City Staff has met with a business owner about leasing space out of his business on the Square for a brewery (this is not the property located at 219 W Salem).
 - City Staff is meeting with the Iowa DOT regarding concerns about the proposed 4-lane to 3-lane conversion on Hwy 92.
 - Next month, the City will be co petitioner on the vacation of an alley adjacent to a D&D property.
 - Next month, City staff has a meeting with a new developer of Prairie Glen Plat 1, who proposes entry level market rate homes
 - The City Council Administrative and Policy Committee will interview RFP proposals for the Square Streetscape Proposals on January 16, 2019.
 - The City Council Administrative and Policy Committee will interview RFP proposals for the Comprehensive Plan Update Proposals on January 16, 2019.
 - Building permit reports and listings were included in your packets for the month of November, along with yearly totals.

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