



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-May 3, 2019

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The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- McConnell Subdivision Preliminary Plat
  - City Council approved on January 22, 2019
- Quail Meadows Townhomes Preliminary Plat
  - City Council approved on January 22, 2019
  - Developer met with Warren County Conservation on February 13 regarding easements for sanitary sewer crossing along Summerset Trail.
  - Site work has begun, and the sanitary sewer extension has been completed.
  - The Final Plat has been submitted and will be reviewed by the Planning and Zoning Commission on May 14.
- Prairie Glynn Plat 2
  - Construction plans have been submitted and will be approved once changes are made.
- Autumn Ridge Subdivision
  - City Council has authorized staff to work with the developer on a possible development agreement for Autumn Ridge Plat 3.
- West Hills Brewery (219 West Salem Avenue)
  - City staff held a pre-application meeting with business owners on January 25
  - Plans submitted for a new brewery on January 30.
  - City staff held follow-up meeting with applicant on February 21 on plan review comments regarding the need for a fire sprinkler system.
  - Chief Chia has approved a variance to the automatic sprinkler requirement due to an undersized water main along West Salem Avenue. A Condition of this variance calls for the installation of a fire alarm/smoke detection system and the applicant signing a hold harmless agreement.
  - Council approved the hold harmless agreement on April 15.

- Missouri Valley JATC Training Facility
  - Site Plan for this project was submitted on April 3 to the City and is being reviewed by Staff and City Engineer.
  - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
  - City staff meet with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
- Gritt Performance (983 East Hillcrest Avenue)
  - Site Plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
  - Plan review comments returned to applicant on February 20.
  - Updated site plans were resubmitted on March 4.
  - Updated comments returned on March 18.
  - Updated site plans were resubmitted on March 26.
  - Site Plan was approved on April 8.
  - Staff met with the property owner on April 10 to discuss preliminary building plans.
- Ace Hardware (506 North Jefferson Way)
  - City staff held a pre-development meeting on this project on February 22.
  - The project would include the demolition of the existing car wash, and a new building.
  - The existing Mudslingers Coffee Shop would remain.
- 204 North Jefferson Way
  - D&D property
  - City Council directed staff to move forward on an offer on this lot.
  - Staff is working to schedule the alley vacation and draft a development agreement.
- New Heights Church (309 East Hillcrest Avenue)
  - Project engineer contacted the City on February 7 to clarify plan review comments.
  - Updated Site Plan was received on March 7.
  - Updated comments returned to applicant on March 20.
- Chumbley's Auto Care (110 South Jefferson Way)
  - Staff meet with the business owner on March 15 to discuss plans for future building.
  - Staff has submitted preliminary comments on the site plan to the business owner.
- Warren County Courthouse (115 North Howard Street)
  - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
  - Staff compiled a comment and questions to the County's contractor and design team on March 27. Staff received a response to this letter on April 12.
  - Staff is working with the County on scheduling a presentation update at a future Council Meeting.

- Hillcrest TIF Update
  - Staff submitted all preliminary information to Attorneys to begin to TIF Update process on March 11.
  - The consultation meeting with affected taxing entities (Warren County and Indianola School District) took place on April 24.
  - The public Hearing for the first amendment is tentatively scheduled for May 20.