



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Date:** March 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 14 projects listed, one (1) is awaiting a submittal from the developer, four (4) are in review and nine (9) have been approved and are in construction. All dates are 2020, unless noted otherwise.

**1. DeYarman Ford (2406 North Jefferson Way)**

**Status: Review**

- Partial site plan submitted for building renovation on February 18, 2021
- Alternate site plan for building elevations recommended for approval by the Planning and Zoning Commission on March 9, 2021. City Council to review on March 23.
- Minor subdivision plat was submitted on March 3, 2021

**2. Dollar General (201 North Jefferson Way)**

**Status: Construction**

- Former site of Hibbett Sports, Little Creasers and Cost Cutters
- Building permit for interior renovations for Dollar General issued on February 1, 2021
- Construction has begun

**3. 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, 2021
- Site Plan/Stormwater Management Plan comments returned on February 4, 2021
- Revised site plan received on February 26, 2021

**4. Vice Construction (2500 West 2<sup>nd</sup> Avenue)**

**Status: Construction**

- The City Council approved an alternate site plan of October 19
- Building Permit submitted on November 3
- Variance for total height approved by the Board of Adjustment on November 4
- A second alternate site plan approved by the City Council on November 16
- Site plan approved on November 17
- Full building permit issued on February 4, 2021

**5. Dollar Tree (1508 North Jefferson Way)**

**STATUS: Construction**

- Variance to parking requirements approved on July 1
- Site plan approved on July 23
- Demo permit issued on July 28
- Building permit issued on August 26
- Site work/demo has begun
- Tenant finish permit issued on December 18
- CO issued on March 12, 2021

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

**STATUS: Review**

- Developer hosted a neighborhood meeting on March 9
- Rezoning petition received on April 6
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting
- The City Council approved the rezoning request on July 6
- Planning and Zoning Commission reviewed final plat on January 12, 2021
- City Council approved the final plat on January 19, 2021
- Building permit application/plans received on February 26, 2021

**7. People Bank Administration Building (500 East Iowa Avenue)**

**STATUS: Construction**

- Site plan and building permit submitted on March 13
- Site plan approved on April 17
- Building permit issued on April 17
- Final inspection conducted on January 8, 2021
- Temp CO issued January 22, 2021

**8. 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
- The Board of Trustees reviewed the request at its April 14 meeting
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request
- The City Council approved the annexation on June 1
- The City Council approved an ordinance establishing a zoning district on August 3

**9. Apple Tree Inn (1215 North Jefferson Way)**

**STATUS: Construction**

- Building permit application for interior remodel submitted on January 10
- Building Permit issued on February 12
- Building Permit finalized on March 4, 2021

**10. 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 meeting
- Council approved an alternate site plan on September 21
- Site plan approved on October 5
- Building Permit issued on November 11

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

**12. 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
- Updated preliminary plat and stormwater management plan submitted on January 25, 2021
- Review comments returned on February 4, 2021
- Construction documents submitted on February 23, 2021

**13. 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 meeting
- Revised preliminary plat submitted on July 6
- Construction Documents approved on September 10
- Site work has begun
- Final Plat submitted on February 17, 2021
- Planning and Zoning Commission recommended final plat for approval on March 9, 2021

**14. 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
- Construction documents approved on September 25