



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-May 23, 2019

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**
 - Final Plat approved by Council on May 20.
 - Footing/Foundation permits issued on May 23.
- **Prairie Glynn Plat 2**
 - Construction plans have been submitted and will be approved once changes are made.
 - A revised preliminary and final plat have been submitted this week. The Planning and Zoning Commission is scheduled to review revised plats at its June 11 meeting.
- **Autumn Ridge Subdivision**
 - City Council has authorized staff to work with the developer on a possible development agreement for Autumn Ridge Plat 3.
 - Development agreement has been agreed to by City and Developer. Council is scheduled to review on June 17.
- **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.
 - Revised Site Plan submitted on May 20
- **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.
 - Staff meet with property owner on May 23 to discuss financial assistance options.
- **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.
 - An alley vacation was recommended for approval by the Planning and Zoning Commission on May 14.
 - Council will hold a Public Hearing on the alley vacation on June 3.
- **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.
 - Site Plan and Building Permit plans were submitted on May 10.

- **Warren County Justice Center (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.
 - County will give a presentation update at the June 3 Council Meeting.
- **Indianola Pediatric Dentist (2001 North 6th Street)**
 - Site Plan and Stormwater Management Plan were submitted on May 23.
- **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 was on May 20.
 - Staff is working on the second amendment. As part of the second amendment, the City is required to get consent from land owners who have agricultural land for 3 of the last 5 years.