



— PLANNING & ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but may be nervous about attending gatherings, such as a Planning and Zoning Commission meeting, due to the COVID-19 Pandemic.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at: <https://us02web.zoom.us/j/85874139062?pwd=M2djdE05ViszSEhiMnd2R2NzRnkrZz09>
Passcode: 536521

Or iPhone one-tap: US: +13126266799, 85874139062#, *536521# or +16465588656, 85874139062#, *536521#

Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 858 7413 9062
Passcode: 536521

International numbers available: <https://us02web.zoom.us/j/kntFxdhJ0>

If you have a question or would like to submit a public comment, but are unable to attend the Planning and Zoning Commission meeting due to concerns about COVID-19, please do one of the following:

- Call (515) 961-9448 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at:
<https://www.indianolaiaowa.gov/FormCenter/Community-Development-3/Public-Comment-78>
- Submit an e-mail with your comments to comdev@indianolaiaowa.gov
- Submit written comments to:

Planning and Zoning Commission
110 N 1st Street
Indianola, IA 50125

(May be dropped off via appointment by calling (515) 961-9430)

Forms received by 5:00 p.m. on the day of the meeting will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received after the deadline will be sent to the Planning and Zoning Commission as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Community Development Department at least 48 hours in advance at 515-961-9430 or email comdev@indianolaiaowa.gov to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



PLANNING AND ZONING COMMISSION MEETING
February 9, 2021
6:00 p.m.
City Council Chambers
Agenda

https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes 01/12/2021
5. Public Comments
6. New Business
 - A. Consider recommendation on request from Brad Ross for an amendment to Chapter 165, regarding warehouses.
7. Comments
8. Adjourn

Planning and Zoning

4.

Meeting Date: 02/09/2021

Subject

Approval of Minutes 02/09/2021

Information

Attachments

Mins



— PLANNING & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

January 12, 2021

6:00pm

The meeting was called to order by Chairperson Josh Rabe and on roll call the following members were present:

Josh Rabe
Becky Needles
Misty Soldwisch
Al Farris
Bob Ormsby (Zoom)
Erin Freeberg (Zoom)

Members Absent: Joe Butler, Jeromy Pribil, Sarah Ritchie

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Susan Forinash with Hall and Hall Engineers

Commissioner Farris moved to approve the agenda of the January 12th, 2021 Planning and Zoning Commission meeting. Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Farris, Ormsby, Freeberg. Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Needles moved to approve the minutes of the December 8th, 2020 meeting and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Farris, Ormsby, Freeberg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Final Plat for Williams Terrace Plat 1

Mr. Dissell provided an overview.
Commissioner Soldwisch recused herself from this item.
Commissioner Farris asked about any public comments.
Mr. Dissell said the applicant held a neighborhood meeting and there was positive feedback.
Susan stated the easement is a soft easement.

Commissioner Farris moved to approve the recommendation on request for approval of a Plat of Survey for Williams Terrace Plat 1 and Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Needles, Farris, Ormsby, Freeberg, Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Plat of Survey for Terra Tender, Inc. located within two miles of the City of Indianola

Mr. Dissell provided an overview.

Mr. Dissell provided public comments submitted. Michael Gibel stated he is concerned about the size of the plats and Charlie advised that it is under county jurisdiction.

Commissioner Needles moved to approve the recommendation on request for approval of a Plat of Survey for Terra Tender, Inc. located within two miles of the City of Indianola and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Needles, Farris, Ormsby, Freeberg, Soldwisch Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on the renaming of R-63 Highway within the Indianola City limits

Mr. Dissell provided an overview.

Commissioner Farris asked where the street would start.

Mr. Dissell pointed it out on a map.

Commissioner Freeberg recused herself from this item.

Commissioner Soldwisch said she that there were strong feelings before and said that Wesley Street makes sense as a name.

Commissioner Soldwisch moved to approve the recommendation on the renaming of R-63 Highway within the Indianola City limits and Commissioner Farris seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Farris, Ormsby. Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Review and Approval of the Planning and Zoning Commission Annual Report for 2020

Mr. Dissell provided an overview.

On voice vote motion passed unanimously.

Election of Officers for 2021

Commissioner Farris nominated Commissioner Soldwisch as Chair and Chairperson Rabe seconded the motion. On roll call the vote was AYES: Rabe, Needles, Farris, Ormsby. Opposed: None. Chairperson Rabe declared the motion passed unanimously.

Commissioner Farris nominated Commissioner Ritchie as Vice Chair and Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Needles, Farris, Ormsby, Soldwisch. Chairperson Rabe declared the motion passed unanimously.

Staff Comments: Mr. Dissell reviewed the reports and mentioned that Commissioner Needle's term was up.

Commissioner Needles moved to adjourn the meeting and Commissioner Soldwisch seconded. Meeting was adjourned at 6:34pm.

Misty Soldwisch, Chairperson

Charlie Dissell, Director of Community Development

Planning and Zoning

6. A.

Meeting Date: 02/09/2021

Subject

Consider recommendation on request from Brad Ross for an amendment to Chapter 165, regarding warehouses.

Information

At its December 21st, 2020 meeting, the Indianola City Council directed staff and the Planning and Zoning Commission to consider a recommendation on a request received from Brad Ross. This request was for an amendment to the C-2 Highway Commercial Zoning District to allow for warehouses.

Attachments

Staff Report

Ross Letter

Ross Building Plans

Email



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: February 9, 2021

Agenda Item: 6. A. Consider recommendation on request from Brad Ross for an amendment to Chapter 165, regarding warehouses.

Application Type: Ordinance Amendment

Applicant: Brad Ross

Application Summary: At its December 21st, 2020 meeting, the Indianola City Council directed staff and the Planning and Zoning Commission to consider a recommendation on a request received from Brad Ross. This request was for an amendment to the C-2 Highway Commercial Zoning District to allow for warehouses.

APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

1.07 AMENDMENTS. All ordinances which amend, repeal or in any manner affect this Code of Ordinances shall include proper reference to chapter, section, subsection or paragraph to maintain an orderly codification of ordinances of the City.

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

ELEVATE INDIANOLA (Comprehensive Plan)

Elevate Indianola, the City's comprehensive plan, notes that there is 1,090 existing commercial acres, or approximately 7 acres per 100 residents. With anticipated growth to 2040, there is a need for 353 additional acres. Based on location and desired business growth, these acres will be divided between several commercial districts such as retail/commercial, highway commercial, office/warehouse and incorporated into mixed use districts. With the goal of attracting new businesses and entrepreneurship, it is recommended to reserve additional acreage and incorporate more mixed-use districts to provide alternative sites to address the goals set forth by the City.

Most of the areas in town that are zoned C-2, Highway Commercial are shown as Community Mixed Use and Regional Mixed used on the Future Land Use Plan of Elevate Indianola. Community Mixed Use includes low/medium density residential uses, retail, office, restaurants, bars, personal and business services, overnight accommodations and parks, open space, and trails. Automobile-oriented uses, civic uses and places of worship may be allowed if compatibility standards are met through a special exception review. Regional Mixed Use includes retail, office, restaurants, bars, personal and business services, generally of a large scale, automobile-oriented uses, overnight accommodations, parks, open space, and trails. This designation may incorporate multi-family residential uses up to 25 dwelling units per gross acre, civic uses and places of worship if compatibility standards are met through a special exception review.

Current areas in town in the current industrial park, as well as the planned industrial park on the west side of town are shown on the future land use map as industrial areas. Industrial areas include office/warehouse buildings, manufacturing, accessory/support uses, such as restaurants only to serve the adjacent office park, outdoor storage or operations (must be screened from public rights-of-way and adjacent properties) and parks, open space, and trails.

ANALYSIS

The C-2, Highway Commercial zoning district allows for storage warehouses as an accessory use in conjunction with a permitted use or structure (i.e. a storage warehouse directly related to a retail use on the same site). What Mr. Ross is proposing is a stand-alone warehouse facility that would not be associated with a permitted use allowed in the district. Such a type of warehousing use is currently allowed only in the M-1, Limited Industrial and M-2, General Industrial zoning districts. The property that Mr. Ross proposes this use is located at the southeast corner of West 2nd Avenue (Highway 92) and South R Street, which is zoned C-2, Highway Commercial. However, it should be noted that the proposed amendment would apply to all properties in the C-2 zoning district, not just the property subject to the request. During an initial review of Mr. Ross's request, staff recommended that Mr. Ross request a zoning ordinance amendment rather than a rezoning to an industrial zoning district, as a rezoning of this property to an industrial classification could be consider spot zoning, or singling out a small piece of land for a zoning district which is not compatible with those districts of the surrounding area for the benefit of the owner of such property.

The building that Mr. Ross proposes is attached to this staff report. The type of warehouse building that is proposed includes six (6) 1,300 square foot units and one (1) 1,625 square foot unit, all with one (1) entrance door and one (1) ~14' garage door. Mr. Ross is working with Pella Building Systems who note that similar types of facilities are in the metro area, including Grimes and Waukee. However, in review of those locations, those facilities are in industrial zoning districts in those cities.

Staff researched 25 other cities in and around the Des Moines Metro area to see what zoning districts those cities allow warehouse uses in. Of the 25 surveyed, all but one (1) allowed warehouse uses in their industrial zoning districts. It should be noted, for purposes of this research, if a City had a business park type zoning classification, it was considered as an industrial classification. Regarding warehouses uses allowed in commercial zoning districts, of the 25 cities surveyed, 12 of them allowed warehouse uses in commercial zoning districts. Of those 12, three (3) allowed them by right (Boone, Clive and Winterset), three (3) had regulations similar to Indianola where they were allowed accessory to a permitted use (Carlisle, Fort Dodge and Johnston) and four (4) of them allowed them through a special/conditional use permit (Newton, Oskaloosa, Ottumwa and West Des Moines). The remaining two (2) allow for warehouse uses in transitional commercial districts (Des Moines) and with heavy screening requirements from the public right-of-way (Grimes).

As mentioned above, warehouse uses that are not associated with an allowed permitted use are currently only allowed in the City's industrial zoning districts. Elevate Indianola, the City's updated comprehensive plan, does not envision warehouse uses in commercial classifications, but does envision such uses in the industrial classification. As part of the community survey for Elevate Indianola, respondents chose Community Character as the third most important area for the City to focus its attention. Many of the comments were related to the need to improve the aesthetics of the town, some noting the appearance of the town along the highways. Around 2010, the Indianola City Council created site planning regulations focused on recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Improvement of the highway corridors through Indianola should be undertaken by devising an overall long -range plan. The plan must focus on unifying and enhancing the appearance not only of the public right -of-way but also of the private property abutting it. Additionally, the City is currently working with the Iowa Department of Transportation to enhance the aesthetics of the western gateway into town by adding trees along the about 20 trees on the north side of the highway between South Y Street and the Indianola Activity Center, which is approximately 1,000 feet west of the property Mr. Ross proposes the subject warehouse facility.

As the Commission is aware, many items on the FY21 work plan revolve around the development codes update project. According to Section 414.3 of the Iowa Code, the new codes shall be made in accordance with a comprehensive plan. As such, it is not envisioned that the updated codes would allow for stand alone warehouse uses in commercial zoning districts.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, with changes.
- 3) The City of Indianola Planning and Zoning Commission recommends that no zoning regulation amendment be made.
- 4) The City of Indianola Planning and Zoning Commission remands the zoning regulation amendment request, back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

As Elevate Indianola, the City's comprehensive plan, envisions those areas zoned C-2, Highway Commercial as Community Mixed Use and Regional Mixed used on the Future Land Use Plan, and that those future land use designations do not envision warehousing uses, staff recommends alternative number 3, that the City of Indianola Planning and Zoning Commission recommends that no zoning regulation amendment be made.

However, if the Planning and Zoning Commission wishes to consider a recommendation to approve the amendment, staff would highly recommend it be allowed through a special use permit process, with identified criteria, that would need to be met to protect the City's emphasis on enhancing the image, appearance and aesthetics of the City's highway corridors.

RE: RE: RE: RE: Property Development at the intersection of 92W
& R Street South

From: Charlie Dissell <cdissell@indianolaiaowa.gov>

To: ross.brad57@gmail.com <ross.brad57@gmail.com>

MAYOR - Council - City Manager - Planning & Zoning.

Please feel free to copy and share with all participating individuals. My request is to receive approval to move forward in building a self service storage-warehouse facility. With your approval I will commission an engineering firm working cooperatively with Charlie Dissell to prepare a concept drawing. The goal will be to break ground as weather allows and contractors schedule. Call with any questions, please advise me of your decision so I can plan accordingly.

Thanks
Brad

Hey Brad-

Hope you had a good Thanksgiving and appreciate your patience with me getting back to you on this.

1st, in reviewing the use, the more I dig into this, the more I believe there is a clear difference between "self-service storage facilities", "self-storage uses" and "warehousing". Self-service storage facilities is the only one allowed in the C-2 zoning district, and in the parking requirements it discusses storage cubicles, which leads me to believe the intent of that use is traditional storage units, not what you have proposed. I think what you have proposed fits perfectly into self-storage uses and warehousing, which are both allowed in the M-1 Limited Industrial zoning district. However, it should be noted that there is mostly commercial and residential zoning out in this area, and the Comp Plan calls for this area to be regional mixed use commercial. Because of this, in my opinion, a rezoning of this area would most likely not be feasible. I would recommend taking the route of an amendment to the zoning ordinance to allow for this use in the C-2 zoning district, rather than a rezoning. To start this process, you would need to draft a letter to the Mayor and City Council asking them to consider the change and refer your request onto the Planning and Zoning Commission for review.

If the change to the zoning ordinance were successful, a few things to note on the site. First, there is a stormwater line that is on the south side of your property. It appears to be an 18" pipe that comes in from the east, and turns about halfway through the property and heads south. As such, the stormwater from this site would have to be directed to a pipe that is connected to this main line. We would also need to make sure nothing gets built over this line, which takes away some usable space on the site (I estimate about 2,500 sq. ft). As mentioned, green space (setbacks and buffers) would take up about 4,700 sq. ft. This leaves about 15,000 square feet of usable space on the site.

In looking at what you can do with the 15,000 sq. ft, you need to take a look at the parking requirements. Parking requires 4 spaces for the first 5,000 square feet of floor area, and 1 space for every additional 5,000 square feet of floor area. So essentially, for a 10,000 sq. foot building, you would need 5 parking spaces. For parking, stalls are typically 18' x 9' and require a minimum of a 24' for drive lanes. So, you can estimate each parking space takes up about 378 sq. ft. So 5 parking spaces would take up about 1,900 sq. ft.

Now when I look at the site, and take into account all of these items, I would estimate that you could put about a 9,000 sq. ft building in there (about 140' x 65'). Take a look at the attached picture. It shows a driveway coming into the site, matched up with the driveway from the gas station, providing for 5 parking spaces, and the building. You can see the solid blue line at the bottom is the storm sewer, and the dashed line from the parking lot is what I would propose to drain the parking lot. You would also want to attach the roof drains to this line in some way. I also show a rectangle in the SW corner for the required landscaping buffer from the apartments across the street. Obviously this picture is not an actual engineered site plan, just a rough estimate of what I think is feasible on this piece of ground.

I hope this helps. Let me know if you have any questions on any of this.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- [\(515\) 962-5276](tel:(515)962-5276)

cdissell@indianolaiowa.gov

From: ross.brad57@gmail.com <ross.brad57@gmail.com>

Sent: Friday, November 20, 2020 9:40 AM

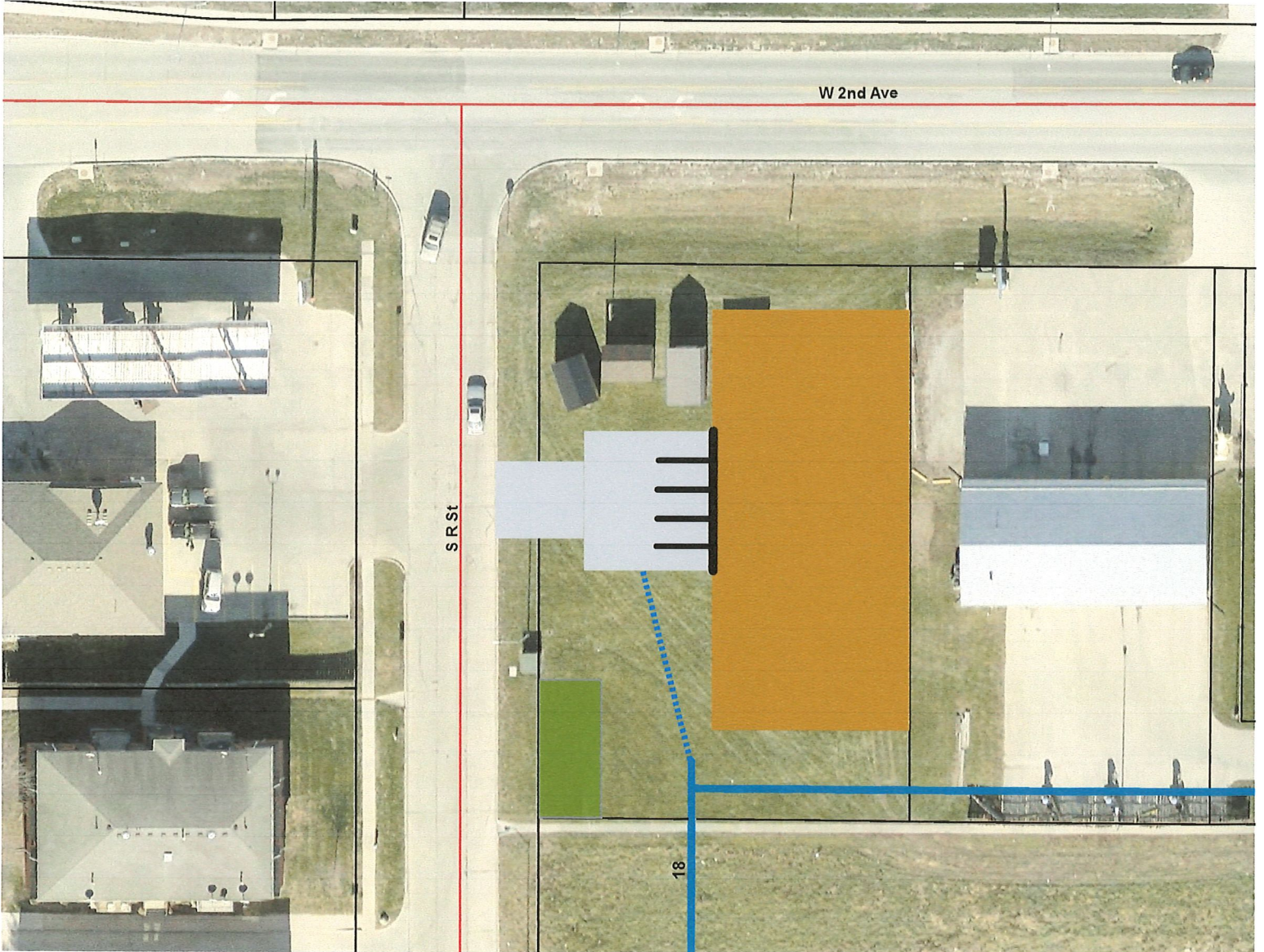
To: Charlie Dissell <cdissell@indianolaiowa.gov>

Subject: Re: RE: RE: RE: Property Development at the intersection of 92W & R Street South

Kk

Sent from App for Gmail

A94





BUILDING LEGEND		
SIZE	UNIT	SQFT.
20x65	6	7,800
25x65	1	1,625
TOTALS	7	9,425



FIELD VERIFY ALL SITE
DIMENSIONS AND BEARINGS

Brad Ross
Indianola, Iowa
Site Plan

Pella Building Systems, INC.
906 WEST 9TH ST.
Pella, Iowa 50219
1-800-225-0491 or 1-641-628-9300
www.Pellabuilding.com



Pella Building Systems, Inc.
THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION

Charlie Dissell

From: Wiebe Goodyk <wgoodyk@pellabuildings.com>
Sent: Thursday, January 21, 2021 10:51 AM
To: ross.brad57@gmail.com; Charlie Dissell
Subject: S. R Street- Land Development

Charlie and Brad,

Attached are a few addresses for everyone to visit to get an idea of how these buildings are being used and presented. It has been a very nice business model in many of the locations we have developed these and Brad and I believe it would be a good fit to benefit the area. These are all right by each other in Grimes so should save a little time driving around. Attached are also the websites for the locations in Grimes.

3050 Miehe Dr.
3305 SE Miehe Dr
3000 SE Destination Dr

3005 Miehe Dr
3201 SE Destination Dr

[Mega Storage: Boat & RV Storage in Grimes & Des Moines \(megastoragecorp.com\)](http://megastoragecorp.com)

[Big Dog Storage: Self Storage & RV Storage in Grimes IA \(bigdogstoragegrimes.com\)](http://bigdogstoragegrimes.com)

Here is another location that may be closer to visit in Waukee.

1110 SE Westbrook Drive
Waukee, IA 50263

Thanks for everyone's input and we look forward to working with everyone. Let me know if there's anything else you guys would like to see.

Thank you,

Wiebe Goodyk
Pella Building Systems Inc.
President/CEO
641-628-9300
Pella Building Systems - Mini Self-Storage Solutions





Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov

515-961-9430 • comdev@indianolaiowa.gov

Jan 2021 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	4	\$1,508,750.00	\$377,187.50	
102	Single Family Attach	0			
103	Two Family	0			
104	Three or More Families	0			
	Mobile Homes	0			
322	Service Stations	0			
324	Office	0			
328	Non-resident buildings	0			
329	Pool	0			
434	Residential Add/Alt	3	\$17,000.00	\$5,666.00	
437	Non-residential add/alt	0			
438	Res garage/carports	0			
645	Demo - sfd	0			
649	Demo - commercial	0			
January Total		7	\$1,525,750.00	\$217,964.00	
<u>Residential Value</u>		<u>Commercial Value</u>			<u>All Non-Taxable</u>
#VALUE!		0.0%			0.0%

<u>YEAR TO DATE TOTAL</u>					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	4	\$1,508,750.00	\$377,187.50	
102	Single Family Attach	0			
103	Two Family	0			
104	Three or More Families	0			
	Mobile Homes	0			
322	Service Stations	0			
324	Office	0			
328	Non-resident buildings	0			
329	Pool	0			
434	Residential add/alt	3	\$17,000.00	\$5,666.67	
437	Non-residential add/alt	0			
438	Res garage/carports	0			
645	Demo - sfd				
649	Demo - commercial				
YTD TOTAL		7	\$1,525,750.00		
<u>Residential Value</u>		<u>Commercial Value</u>			<u>All Non-Taxable</u>
#VALUE!		0.0%			0.0%



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: February 4, 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 13 projects listed, two (2) are awaiting a submittal from the developer, two (2) are in review and nine (9) have been approved and are in construction. All dates are 2020, unless noted otherwise.

1. 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

2. All Creatures Small (2400 West 2nd 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

3. Vice Construction (2500 West 2nd 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

4. 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

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

STATUS: Awaiting Submittal

- 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

6. 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

7. 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

8. 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

9. 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 meeting
- Planning and Zoning Commission reviewed an alternate site plan on September 15; Council approved on September 21
- Site plan approved on October 5
- Building Permit issued on November 11

10. 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

11. 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
- Updated preliminary plat and stormwater management plan submitted on January 25, 2021
- Review comments returned on February 4, 2021

12. 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 meeting
- Revised preliminary plat submitted on July 6
- Construction Documents approved on September 10
- Site work has begun

13. Summercrest

STATUS: Construction

- Located north of the intersection of North 7th Street and East Hillcrest Avenue
- The City Council approved the Rezoning/PRD plan on July 6
- The City Council approved the preliminary plat on July 6
- Construction documents approved on September 25