



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: September 27th, 2023
Re: Development Update

1. Uhaul Project at Commerce Crossing – Continues construction and they plans to build through the winter.
2. Legacy Creekside Apartments – 5 apartments at Commerce Crossing – continue to build and has started on the western larger apartment unit. Two floors have been framed.
3. Dreamville – Has gotten their construction trailer set up and started site preparation work. An easement has been secured for the neighboring corner property, allowing them to use this site throughout construction. Earth work will begin mid-October with foundations following after. This project will build through the winter and Consolidated Construction is prepared for winter construction. In addition, the project has opted for traditional financing and will not be using the bond provided by the federal government. This does not change the project for the City but means there are no income restrictions on the units.
4. The Reserve – Medical Residential, Senior Living Facility at Commerce Crossing. Has gained special exception approval from Plan Commission and the Common Council. They are working on architecture and engineering. They plan to close December 4th, on the property.
5. Tann Corporation – Manufacturing Facility at New Prosperity Center –Tann broke ground Monday September 25th, 2023.

6. Bassett Mechanical – Industrial Manufacturer in the South Industrial Park – Is nearly complete with their office addition. This project will likely have occupancy before the end of the year.
7. Straightline – Manufacturer in New Prosperity Industrial Park –Will be breaking ground early October, staff is in the process of planning a ground breaking ceremony.
8. City Property Zoning Clean Up – The City currently owns a number of properties that are zoned incorrectly. Likely many of these parcels were purchased for various projects and kept their initial zoning district. Planning staff will be coming forward with a rezoning to have City owned and operated parcels zoned properly.
9. Community Development Investment Grant Update – The State has updated their processes for the CDI grant, a grant for small cities to help with redevelopment and historic preservation. The State will now allow the developer to apply for this grant with City support, instead of the City applying on behalf of the developer. This will reduce staff administration and allow for a more streamline process during historic redevelopments.

If any other developments or planning process are of interest, feel free to contact me or direct staff to give an update at a council meeting.

