



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 10/10/05

Agenda Item Type: Resolution

Communication No.: 05-563

Roll Call No.:

Submitted by: Richard Clark, Acting City Manager

SUBJECT—

Resolution approving the Conceptual Development Plan for the Fleur Drive Commercial Urban Renewal Area, subject to amendment of the Conceptual Development Plan prior to the City release of any tax increment revenue to the developer, Raccoon Valley Investments LLC (Michael Coppola, President, 4521 Fleur Drive/Des Moines, IA).

SYNOPSIS—

On the October 10, 2005 agenda is a roll call to approve the Conceptual Development Plan for the Fleur Drive Commercial Urban Renewal Area submitted by Simonson & Associates on behalf of the developer, Raccoon Valley Investors LLC (Michael Coppola, President), subject to the Plan first being amended to satisfy the conditions recommended by the Urban Design Review Board at its October 4, 2005 meeting and the City Manager finding these conditions have been satisfied by the amendments to the Plan.

FISCAL IMPACT—

Approval of the Conceptual Development Plan does not incur any direct costs to the City; however, approval of the Conceptual Development Plan is a required condition of the contractual agreement between the City and the developer for release of tax increment funds that will be generated by increased assessments of the developer's properties in this urban renewal area.

RECOMMENDATION—

Approval of the Conceptual Development Plan subject to the Plan being amended to satisfy the conditions recommended by the Urban Design Review Board at its October 4, 2005 meeting and subject to the City Manager finding these conditions has been satisfied by the amendments made to the Plan.

BACKGROUND—

History

In 2004, the Council approved the Fleur Drive Commercial Area Urban Renewal Plan for the area on the east side of Fleur Drive located between McKinley and Stanton Avenues.

The City also then executed a Development Agreement with Raccoon Valley Investment LLC (Michael Coppola, President) that provided for an Economic Development Grant to be paid to developer in installments measured by a percentage of the tax increment revenue proceeds, subject to a number of conditions including compliance with an approved conceptual development plan. The conceptual development plan is to be reviewed by the Urban Design Review Board and approved by the City Council as a condition to receive the grant installments.

The Development Agreement requires the submitted conceptual development plan satisfy a number of minimum development requirements. The intent of these requirements is to create an attractive overall appearance that enhances the areas with new construction and rehabilitation of existing buildings, use of durable construction materials, well-designed exteriors with architectural detailing and integrated landscaping that provides for coherent vehicular and pedestrian circulation.

Specific minimum development requirements for the conceptual development plan are enumerated in the Development Agreement.

Urban Design Review Board Review and Recommendation

At its October 4, 2005 meeting, the Board reviewed the submitted Conceptual Development Plan and contractually required minimum development specifications, and recommended approval of the Conceptual Development Plan, subject to the plan being first amended to satisfy the following conditions:

- A.** Complete easement information shall be attached to the plans. The easements include access/egress easements across privately-owned parcels such as the U.S. Bank and private drive on the north side of urban renewal area that is shown as serving as the major entrance/egress point for the Fleur Dr. Commercial Urban Renewal Area.
- B.** The plan must identify that developer agrees to make the following improvements to the structure located at 4413 Fleur Dr. currently doing business as the All in the Family Pub (geoparcels no. 7824-20-451-002):
 - a. By July 1, 2007, install a new facade for the building or demolish the structure;
 - b. By July 1, 2008:
 - Change the use of the structure; *or*
 - Have construction of the adjacent proposed 19,000 sq. ft. new structure underway; *or*
 - Demolish the All in the Family building.

C. The Plan must include a schedule showing that the pedestrian pathways, landscaping and monument/directional signage will be installed upon a reasonable timeframe. Increase attention to landscaping along Fleur Dr. is recommended, especially around the proposed gas station/car wash area.

D. The Plan must identify that exterior plans for each new or renovated structure over 2,000 square feet shall be brought to the Urban Design Review Board for review and approval before construction starts. Sufficient information on the exterior materials has not been submitted at this time. In addition, because of the high visibility location, the design plans for the proposed gas and car wash area, including signage, shall be subject to the review.

E. The Plan must provide for the relocation of the proposed monument sign from the City-owned property at the corner of McKinley Ave. and Fleur Dr., to a location that is by the Fleur Dr. major entrance

F. The Plan must delineate the individual sub-areas by tax parcel numbers and incorporate it into the schedule for new construction and renovation.