



**Council
Communication**
Office of the City Manager

Date

May 8, 2006

Agenda Item No. 35

Roll Call No. 06-

Communication No. 06-268

Submitted by: Richard A. Clark, City Manager

AGENDA HEADING:

Receive and file a communication from the Urban Design Review Board and approve the Conceptual Development Plan for Court Avenue Lofts and 4th Street Condos.

SYNOPSIS:

Recommend approval of the project's conceptual development plan in accordance with the Urban Renewal Development Agreement between the City and Court Avenue Partners II, L.P. (Rick Tollakson, President and CEO, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266).

FISCAL IMPACT: NONE

Amount:

Funding Source:

ADDITIONAL INFORMATION:

The Urban Design Review Board recommends approval of the Conceptual Development Plan for Court Avenue Lofts and 4th Street Condos. The project features a total of 94 residential units, approximately 9,000 square feet of commercial space and underground parking.

The Board also recommends the Community Development Director grant an exception to the Court Avenue tax abatement design guidelines for new construction, noting the total percentage of brick and the solid appearance of the precast on the base level is very close to meeting or exceeding the 75% requirement.

PREVIOUS COUNCIL ACTION(S):

Date: March 20, 2006

Roll Call Number: 06-537

Action: Second Amendment to Development Agreement and authorizing closing on sale of vacant parcel west and south of Spaghetti Works Building to Court Avenue Partners II L.P. Moved by Brooks to adopt. Motion Carried 7-0

Date: November 7, 2005

Roll Call Number: 05-2679

Action: First Amendment to Development Agreement with Court Avenue Partners II, L.P. and Court Avenue Investors, Inc. (Vacant parcel west and south of the Spaghetti Works Building). (Council Communication No. 05-639) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: November 8, 2004

Roll Call Number: 04-2446

Action: Hearing regarding Urban Renewal Agreement for sale of land for Private Redevelopment with Court Avenue Partners II, L.P. (Council Communication No. 04-567) Moved by Hensley to adopt. Motion Carried 5-1-1. Nays: Brooks. Pass: Vlassis.

BOARD/COMMISSION ACTION(S):

Date: April 4, 2006

Roll Call Number: N/A

Action: The Urban Design Review Board at its April 4, 2006 meeting, by unanimous consensus vote of the members present, recommends approval of the Conceptual Development Plan for Court Avenue Lofts and 4th Street Condos.

The Board also recommends the Community Development Director grant an exception to the Court Avenue tax abatement design guidelines for new construction, noting the total percentage of brick and the solid appearance of the precast on the base level is very close to meeting or exceeding the 75% requirement.

Date: March 21, 2006

Roll Call Number: N/A

Action: Preliminary review of the Conceptual Design Plan. No action taken. Developer's design team was asked to consider the Board's comments and present a revised Conceptual Design Plan at a future Board meeting.

Date: April 20, 2006

Roll Call Number: N/A

Action: Planning and Zoning Commission, by 10-0 vote, approved the site plan for Court Avenue Lofts and 4th Street Condos on the following conditions:

- Provision of 37 shrubs in parking lot landscape buffer along Third Street frontage.
- Provision of a total of 2 street trees along Court Avenue.
- Provision of a total of 11 street trees along Fourth Street.
- Consultation with the City Arborist to determine the number, species and locations appropriate for street trees along Third Street in accordance with the City's Landscape Standards.
- Compliance with all Site Plan requirements of the Permit and Development Center.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE