

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	August 22, 2016
	Agenda Item No.	36
	Roll Call No.	<u>16-1413</u>
	Communication No.	<u>16-470</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Amendment to the Conceptual Development Plan for the Urban Renewal Development Agreement with Raccoon Valley Investment Company, L.C. for the Fleur Drive commercial area.

SYNOPSIS:

On May 23, 2016, by Roll Call No. 16-0854, the City Council approved a Second Amendment to the Urban Renewal Development Agreement with the Raccoon Valley Investment Company LC (Michael Coppola, Partner, 4521 Fleur Drive, Suite C, Des Moines, Iowa) whereby the Developer undertook to redevelop the former Mezzodi's site at 4519 Fleur Drive with a restaurant in conformance with a future amendment to the approved Conceptual Development Plan. The development details for the restaurant (Panera Bread Café) are now known, and so the Conceptual Development Plan can be amended to show the details of the proposed development.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The former Mezzodi's site located at 4519 Fleur Drive has been demolished, leaving the site ready for redevelopment. Panera Bread Café intends to start construction in late summer, with the intent to open for business at the end of the calendar year.

PREVIOUS COUNCIL ACTION(S):

Date: May 23, 2016

Roll Call Number: [16-0854](#)

Action: [Second](#) Amendment to the Urban Renewal Development Agreement with Raccoon Valley Investment Company, LC to allow an extension of the time allowed for the redevelopment of the commercial area, east of Fleur Drive and north of McKinley Avenue. ([Council Communication No. 16-276](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: August 9, 2016

Resolution Number: N/A

Action: Motion to approve the Conceptual Development Plan as presented by Reynolds. Seconded by Dietz-Killen. Motion carried. Yes – 7, No – 0, Absent – 4, Abstain – 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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