



Date August 22, 2016

RESOLUTION APPROVING AMENDMENT TO THE CONCEPTUAL
DEVELOPMENT PLAN FOR THE URBAN RENEWAL DEVELOPMENT
AGREEMENT WITH RACCOON VALLEY INVESTMENT COMPANY, LC,
FOR THE REDEVELOPMENT OF THE COMMERCIAL AREA EAST OF
FLEUR DRIVE AND NORTH OF MCKINLEY AVENUE

WHEREAS, on June 7, 2004 by Roll Call No. 04-1236, and on March 7, 2005, by Roll Call No. 05-555, the City Council approved an Urban Renewal Development Agreement and a First Amendment to Development Agreement, respectively, with Raccoon Valley Investment Company, L.C., an Iowa limited liability company (the "Developer"), represented by Mike Coppola, Manager, whereby the Developer undertook to redevelop the property at the northeast corner of Fleur Drive and McKinley Avenue for commercial and multi-family residential use by demolishing or renovating the existing buildings and by constructing new buildings for commercial and multi-family use in compliance with specified Minimum Development Requirements and a Conceptual Development Plan approved by the City; and,

WHEREAS, 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 Developer, whereby the Developer undertook to redevelop the former Mezzodi's site at 4519 Fleur Drive with a sit-down restaurant in conformance with a future amendment to the approved Conceptual Development Plan; and,

WHEREAS, the Developer has proposed an amendment to the previously approved Conceptual Development Plan to provide for the construction of a new building for a Panera Bread restaurant at 4519 Fleur Drive; and,

WHEREAS, on August 9, 2016, the plans for the construction of the Panera Bread restaurant were reviewed by the Urban Design Review Board and the members voted 8 to 0 to recommend approval of the plans as an amendment to the Conceptual Development Plan.



Roll Call Number

Agenda Item Number

36

-2-

Date August 22, 2016

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the plans for the construction of the Panera Bread restaurant are hereby approved as an amendment to the Conceptual Development Plan for the parcel at 4519 Fleur Drive.

(Council Communication No. 16- 470)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

G:\APPDATA\LEGAL\Urban-Renewal\Fleur\Projects\Concept Plan\RC Approve Panera.docx

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

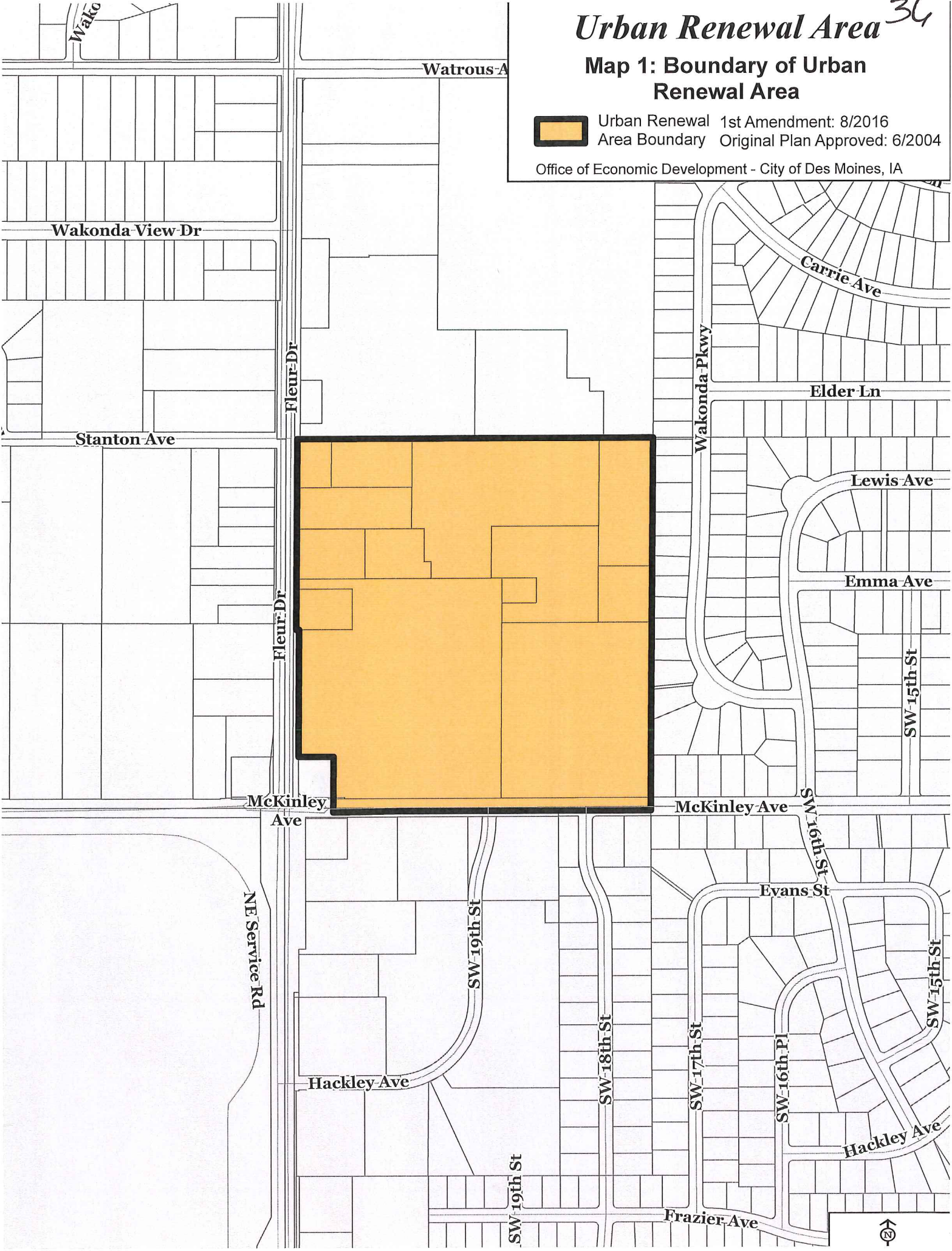
City Clerk

Urban Renewal Area ³⁴

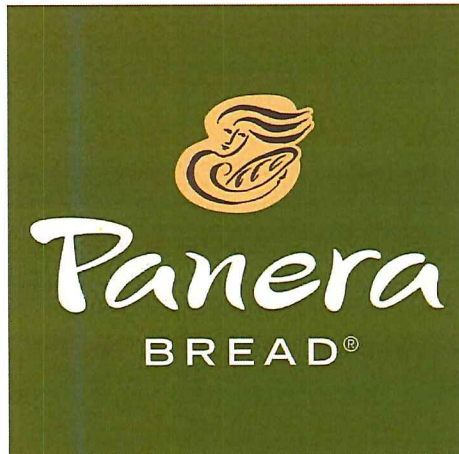
Map 1: Boundary of Urban Renewal Area

 Urban Renewal Area Boundary
1st Amendment: 8/2016
Original Plan Approved: 6/2004

Office of Economic Development - City of Des Moines, IA

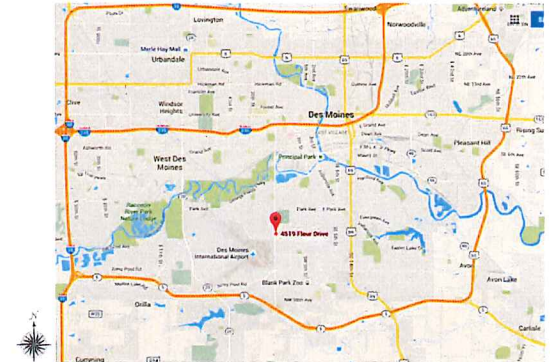


Amendment to Conceptual Development Plan



Panera Bakery Cafe #3221

**Proposal for
4519 Fleur Drive**



LOCATION MAP

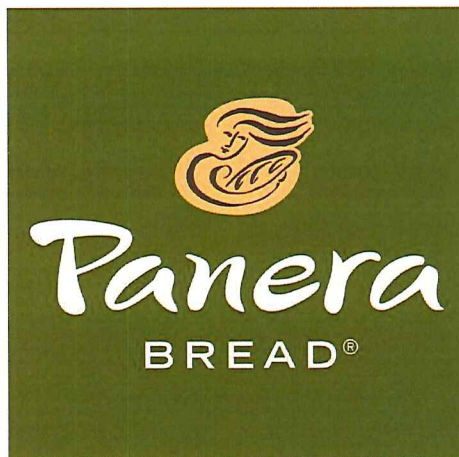


Additional Support:



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- 2 Narrative of Project**
- 3 Existing Contextual Site Information**
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- 7 Site Utility Plan**
- 8 Material Board**



Project Description:

New Free Standing Panera Bread Café Drive Thru Building to replace existing restaurant building.

Panera Bread restaurant as most people know is a neighborhood café that brings in people of all age ranges and professions. Some use it for their social gatherings, work meetings, dates, grabbing breakfast, lunch, dinner, or just using the free wi-fi.

So it's inclusive to all sorts of uses for the public. The Panera bread building itself is designed with minimal impact to the site. It nestles within the context of the office complexes, retail stores and residential homes. This contemporary architecture has a very modern and clean look inside and out that adds value and a sense of purity to the area.

The lay out for site will remain mostly the same since we are using the same building usage, however listed below are the many landscape improvements that will be added:

- Site improvements include
 - New pedestrian side walk
 - Bike racks
 - Landscaping
 - New Trees
 - Shrubs
 - New site Parking lighting
 - Building accent lights
 - Outdoor seating area with umbrellas and comfortable chairs
 - New Railings to define private spaces
 - Screens to block the drive thru traffic area
 - Trash Enclosure is entirely screen and matches the building
- Building Materials:
 - New Fresh Modern looking building to replace outdated one
 - Nichiha panels are being used along with painted accents to make the signage "pop"
 - Brick veneer is used to add warmth to the building and provides accent transitions between the Nichiha panels
 - By extending the parapets higher the mechanical units remain screened in with no views from the street
 - Awnings are added to shade the windows and also provide and added accent to the building to make it stand out.



Northwest of Site



Existing Site Construction



North of Site



West of Site



4519 Fleur Drive

Site Map



Northeast of Site



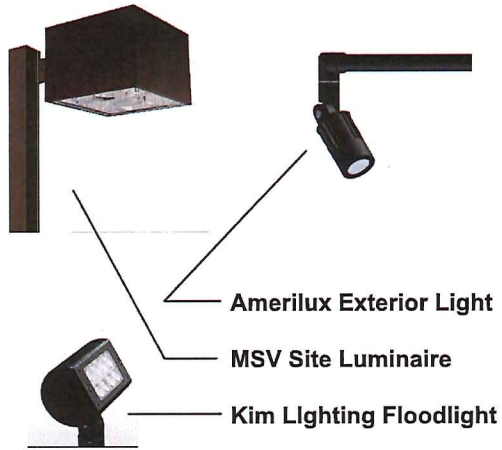
Southwest of Site



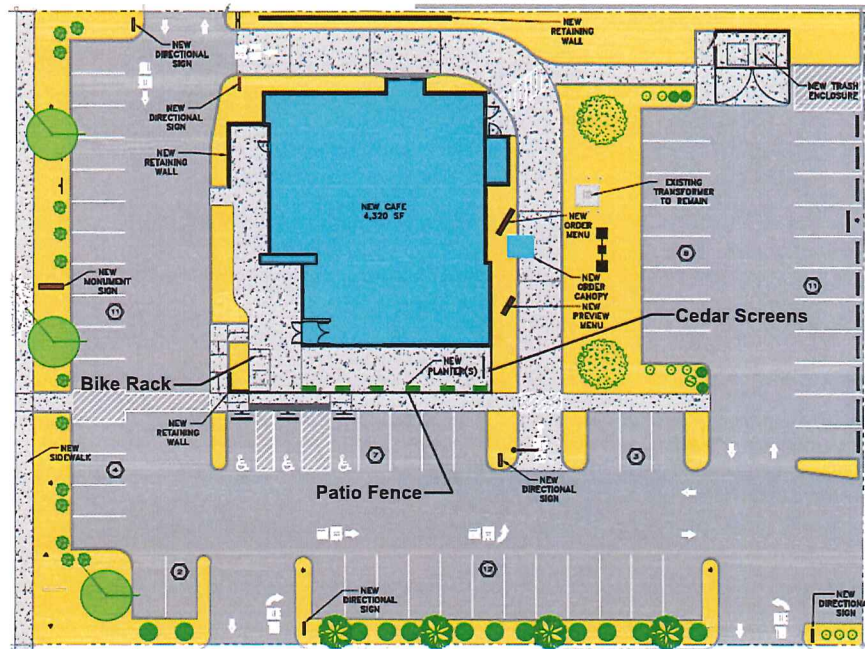
South of Site



Southeast of Site



Amerilux Exterior Light
MSV Site Luminaire
Kim Lighting Floodlight



Landscape Site Plan



Bike Rack



Cedar Screen

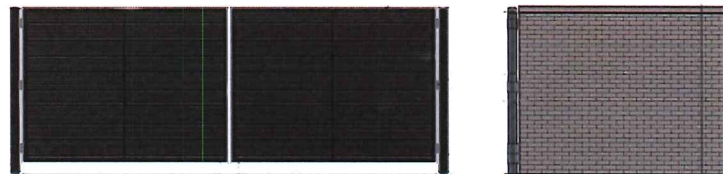


Patio Furniture

NEW PLANTINGS LEGEND						NEW PLANTINGS LEGEND							
SYMBOL	KEY	QUANTITY	COMMON NAME	ROOT	SIZE	REMARKS	SYMBOL	KEY	QUANTITY	COMMON NAME	ROOT	SIZE	REMARKS
	SM	13	SOFT TOUCH HOLLY	CONT.	18"			AM	3	ACER AMUR MAPLE		1" CAL	UNDERSTORY TREE
	HM	8	HETZ MISSET	CONT.				HW	2	IRONWOOD		1" CAL	
	SN	2	SUNRISE	CONT.				ER	4	EASTERN REDBUD		1" CAL	
	VL	4	VARIGATED LIROPE	CONT.									
	BB	12	BURNING BUSH	CONT.									
GROUNDCOVER													
	SODDED GREEN AREA												

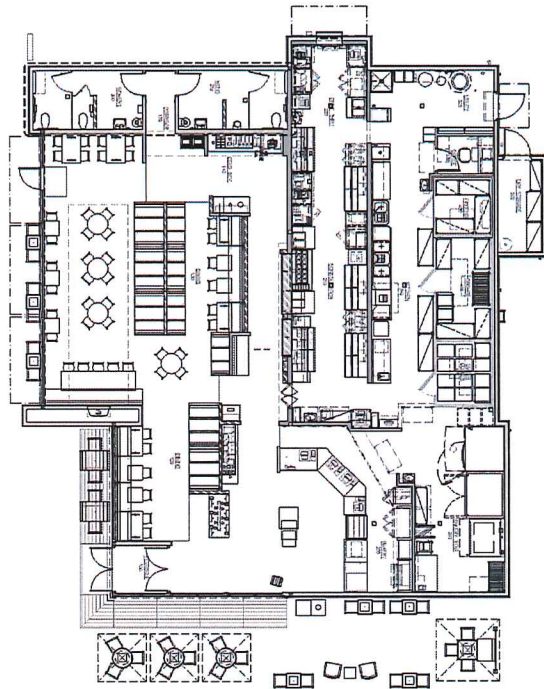


Fence

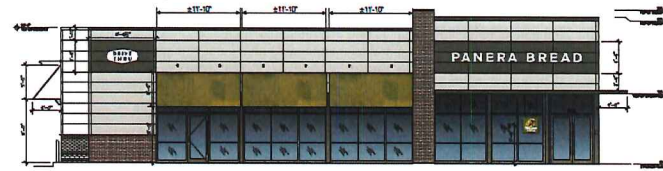


Trash Enclosure





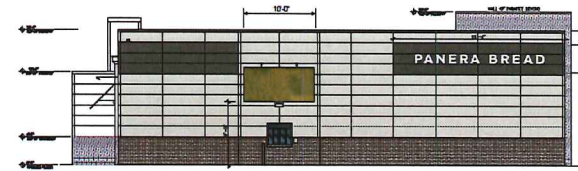
Floor Plan



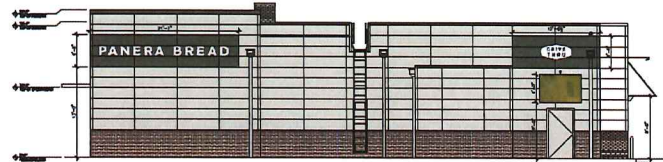
West Elevation



South Elevation



North Elevation



East Elevation



Nichiha Gray



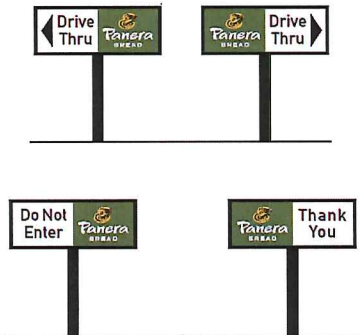
BM100 Northwood Brown



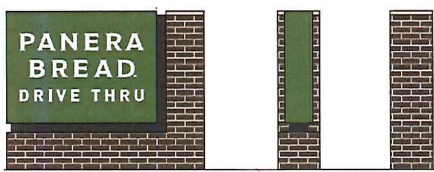
Endicott: Sierra Ironspot



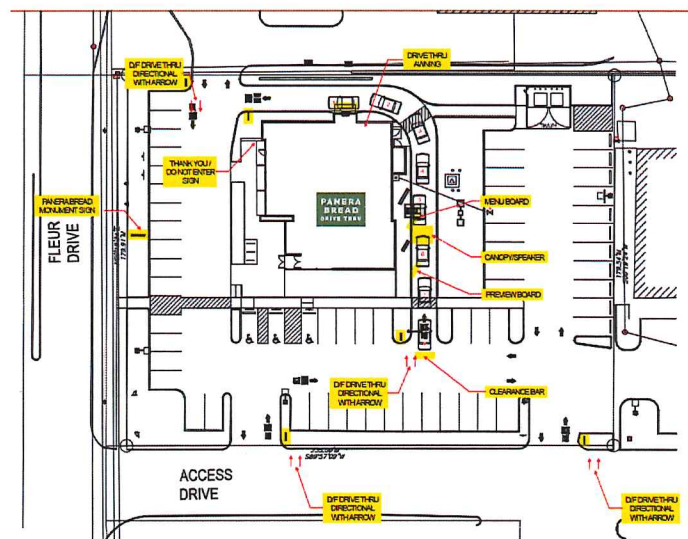
Dark Bronze



Directional Signage



Monument Sign



Window Signage



Menu Board



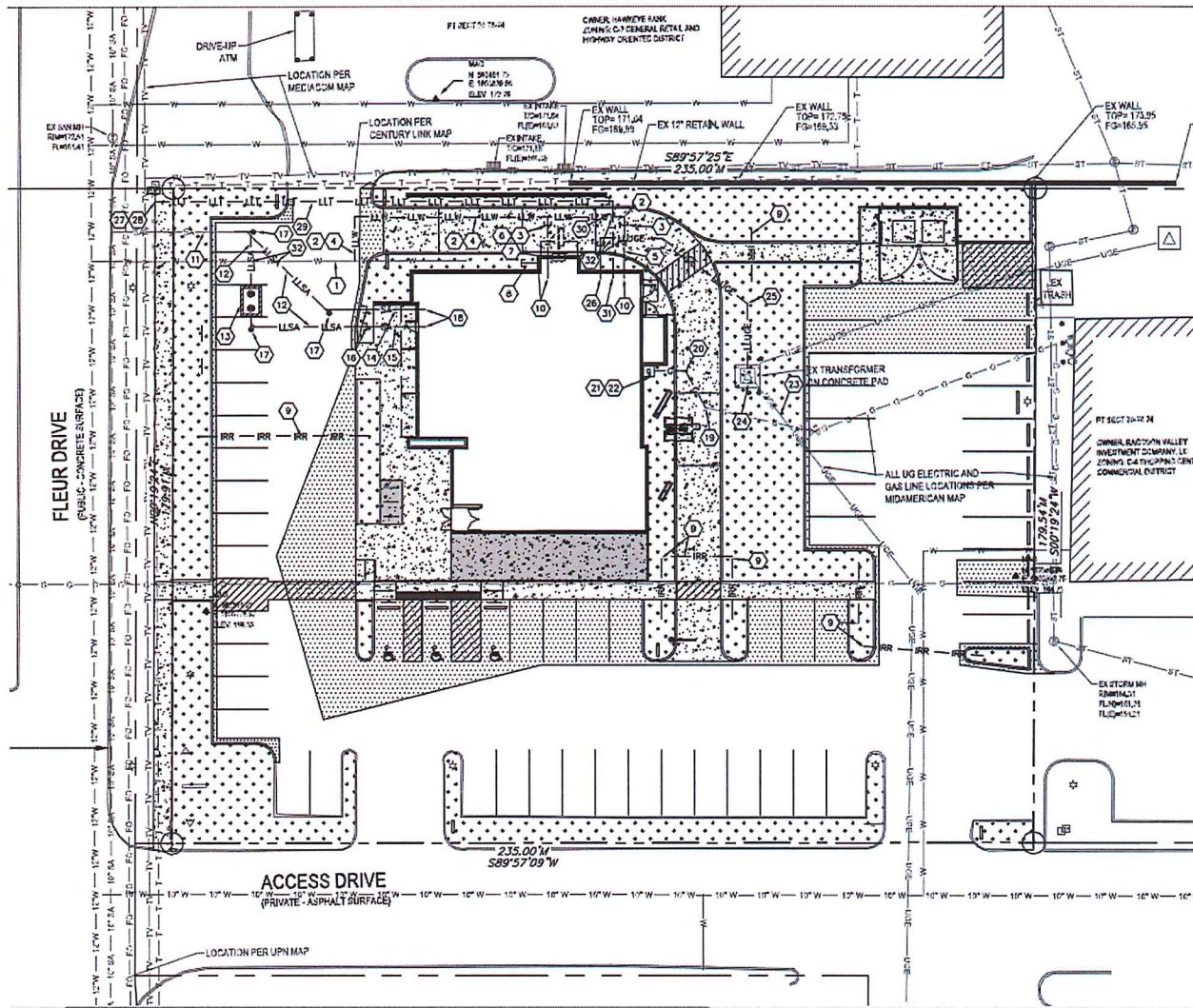
Preview Menu Board



Height Clearance Bar



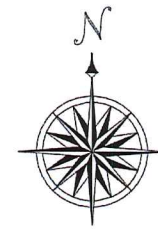
Order Speaker Canopy



Site Utility Plan

KEYED NOTES

1. APPROXIMATE LOCATION OF EXISTING WATER SERVICE TO BUILDING PAD. RE-ROUTE AS NEEDED FOR NEW CONSTRUCTION (BY OTHERS). IF EXISTING SERVICE IS LESS THAN 4" (OR 6"), THEN NEW SERVICE SHALL BE INSTALLED (BY OTHERS).
2. NEW WATER SERVICE EXTENSION TO BUILDING PAD (BY OTHERS).
3. NEW WATER POINT OF CONNECTION (PER CITY WATER STANDARDS).
4. NEW 4" (OR 6" DEPENDENT ON FINAL FIRE SUPPRESSION DESIGN) WATER METER AND VALVE (BY OTHERS) (PER CITY STANDARDS).
5. NEW 4" (OR 6") WATER SERVICE FOR FIRE SUPPRESSION (PER CITY STANDARDS). SEE DETAIL C-7 FOR TYPICAL TRENCH AND BACKFILL DETAILS.
6. NEW 1/2" WATER METER AND VALVE (PER CITY STANDARDS).
7. NEW 2" DOMESTIC WATER LINE (PER CITY OF SPRINGFIELD STANDARDS).
8. NEW WATER METER AND 1" SERVICE FOR USE WITH IRRIGATION.
9. NEW IRRIGATION SLEEVE.
10. NEW WATER SERVICE ENTRY APPROXIMATE LOCATION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION.
11. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER. RE-ROUTE AS NEEDED FOR NEW CONSTRUCTION (BY OTHERS).
12. NEW 6" SANITARY SEWER SERVICE @ 2.00% MINIMUM SLOPE (BY OTHERS).
13. NEW GREASE INTERCEPTOR (PROVIDED BY OTHERS) TO BE INSTALLED OVER COMPACTED SUBGRADE AND BACKFILLED WITH GRAVEL (BY OTHERS). REFER TO ARCHITECTURAL PLANS FOR DETAILS.
14. NEW 4" SANITARY SEWER SERVICE @ 2.00% MINIMUM SLOPE.
15. NEW 4" GREASE WASTE SANITARY SEWER SERVICE @ 2.00% MINIMUM SLOPE.
16. NEW 4" TO 6" INCREASER.
17. NEW SANITARY SEWER CLEANOUT (BY OTHERS) (PER LOCAL STANDARDS).
18. NEW SANITARY SEWER BUILDING ENTRY APPROXIMATE LOCATION. REFER TO PLUMBING PLANS FOR EXACT LOCATION.
19. NEW NATURAL GAS POINT OF CONNECTION (PER LOCAL STANDARDS).
20. NEW 1-1/4" NATURAL GAS LINE (PER LOCAL STANDARDS).
21. NEW GAS METER(S) (PER LOCAL STANDARDS).
22. NEW NATURAL GAS BUILDING ENTRY APPROXIMATE LOCATION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION.
23. EXISTING PRIMARY ELECTRICAL SERVICE TO REMAIN.
24. EXISTING NEW TRANSFORMER AND CONCRETE PAD TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AS NEEDED.
25. NEW SECONDARY ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE CONDUIT SIZE AND QUANTITY WITH UTILITY COMPANY AND ELECTRICAL DESIGN DRAWINGS.
26. NEW ELECTRICAL BUILDING ENTRY APPROXIMATE LOCATION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION.
27. NEW TELEPHONE POINT OF CONNECTION (BY OTHERS) (PER PHONE COMPANY STANDARDS).
28. NEW TELEPHONE PEGS/POST (BY OTHERS) (PER PHONE COMPANY STANDARDS).
29. NEW 4" CONDUIT AND PULL STRING FOR TELEPHONE SERVICE (BY OTHERS).
30. NEW 4" CONDUIT AND PULL STRING FOR TELEPHONE SERVICE. COORDINATE SERVICE ENTRY LOCATION WITH ARCHITECTURAL PLANS.
31. NEW TELEPHONE BUILDING ENTRY APPROXIMATE LOCATION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION.
32. MAINTAIN 18" MINIMUM VERTICAL CLEARANCE.
33. NEW 4" PVC ROOF DRAIN TO DAYLIGHT THROUGH FACE OF CURB.
34. NEW ROOF DRAIN TO DAYLIGHT ONTO GRADE.



Handwritten initials or mark.