



Roll Call Number

16-1413

Agenda Item Number

36

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.



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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 Moore to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY				✓
MOORE	✓			
WESTERGAARD	✓			
TOTAL	6			

MOTION CARRIED

APPROVED

T. M. Franklin Council 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.

Diane Rauh City Clerk