

★ Roll Call Number

Agenda Item Number

21

Date August 7, 2006

WHEREAS, the City Plan and Zoning Commission will take action at a public hearing on August 17, 2006, regarding a request from Raccoon Valley Investment Company (owner) represented by Michael Coppolla (officer), to amend the existing "C-4" Shopping Center Commercial District Development Plan for the Fleur Market Place located east of Fleur Drive and north of McKinley Avenue, to provide for additional retail commercial development.

WHEREAS, the City Manager has approved scheduling of the public hearing prior to receipt of the Plan and Zoning Commission report and recommendation.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:


1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on August 21, 2006, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

(Council Communication No. 06-511)

MOVED by _____ to adopt.

FORM APPROVED:

(ZON2006-00106)


 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
KIERNAN				
HENSLEY				
MAHAFFEY				
VLASSIS				
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



August 1, 2006

Des Moines City Council
c/o Mike Ludwig
Planning Administrator
City of Des Moines
Planning Urban Design Division
Armory Building, 602 Robert D. Ray Drive
Des Moines, Iowa 50309

RE: Fleur Marketplace (C-4 Plan Amendment)
4707 Fleur Drive
ZON2006-00106

Dear Members of City Council:

Raccoon Valley Investment Company, L.C. and Hy-Vee, Inc. are requesting that during the August 7, 2006, City Council meeting, the public hearing for approval of the conceptual master plan for this development is set for the August 21, 2006, City Council meeting. This request is prior to the Planning and Zoning meeting in order to meet our proposed construction schedule for the remodeled store.

Hy-Vee, Inc. is in the process of submitting a site plan for approval in the southwest corner of the proposed development. Details of the site plan are dependant on the approval of the conceptual master plan. We are planning to move forward with the approval of the site plan for the Hy-Vee development concurrently with the approval of the conceptual master plan to maintain our schedule. Once the site plans have been approved by the City, building plans would be submitted for construction permitting.

The conceptual master plan has been through most of the approval process and is bound by the developmental agreement with the Department of Economic Development. We appreciate your cooperation and assistance in expediting this process.

Sincerely,

Michael Coppola
President
Raccoon Valley Investment Co., L.C.

Brock Cooper, PE
Assistant Director Site Planning
Hy-Vee, Inc.

Cc: Dennis Ausenhus, Hy-Vee, Inc.
Michael Gaunt, Simonson and Associates