

Date June 23, 2008

RESOLUTION APPROVING AN AMENDED CONCEPTUAL DEVELOPMENT PLAN FOR THE FLEUR DRIVE COMMERCIAL URBAN RENEWAL AREA

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 (collectively the "Agreement") with Raccoon Valley Investment Company, L.C. ("Developer"), represented by Michael Coppola, Manager, whereby the Developer undertook redevelopment of substantial portion of the Fleur Drive Commercial Urban Renewal Area, located at the northeast corner of Fleur Drive and McKinley Avenue, by demolishing or renovating the existing buildings and constructing new buildings for commercial use in compliance with specified Minimum Development Requirements and an approved Conceptual Development Plan; and,

WHEREAS, the Conceptual Development Plan for the Property was approved by the City Council on October 10, 2005, by Roll Call No. 05-2451; and,

WHEREAS, on January 8, 2007, by Roll Call No. 07-049, the City Council issued a Certificate of Completion for Phase 1 development consisting of the restaurant located at 4503 Fleur Drive; and,

WHEREAS, the Developer has requested the Conceptual Development Plan be amended to reflect the substantial completion of the first and second phases of the development, and to acknowledge the conceptual development plan for the third phase will be identified in a future amendment to the plan, all as more fully set forth in the Amended Conceptual Development Plan for the Fleur Drive Commercial Urban Renewal Area, attached herein as Exhibit 1;

WHEREAS, the City Manager has recommended approval of the proposed Amended Conceptual Development Plan; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Amended Conceptual Development Plan described above is hereby approved.

( Council Communication No. 08- 365 )

MOVED by Vlassis to adopt.

FORM APPROVED: Roger K. Brown
Roger K. Brown, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, HENSLEY, KIERNAN, MAHAFFEY, MEYER, VLASSIS, and TOTAL.

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

MOTION CARRIED APPROVED

Y. M. Franklin Council Mayor