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Date December 3, 2012

RESOLUTION APPROVING SITE PLAN CONCEPT FOR A
CVS PHARMACY TO BE LOCATED NORTH OF EUCLID AVENUE
BETWEEN 2ND AVENUE AND 3RD STREET.

WHEREAS, on June 25, 2012, by Roll Call No. 12-1045, the City Council received a recommendation from the City Plan and Zoning Commission for approval of a request from Iowa CVS Pharmacy, L.L.C., and FEPH Acquisitions Fund II, LLC, as the purchasers of the adjoining property, to vacate the north/south alley extending 250 feet north from Euclid Avenue between 2nd Avenue and 3rd Street for assembly into the site of a new CVS Pharmacy, subject to several conditions, including an requirement that the conveyance be subject to:

- a. All buildings being constructed of durable masonry, brick, and stone materials.
- b. Conformance with an approved site plan concept by the City Council which:
 - 1) Demonstrates adequate pedestrian routes from the primary retail building entrances to the adjoining public sidewalk system.
 - 2) Adheres to all landscaping setbacks, open space, and plant material minimum standards.
 - 3) Provides an enhanced urban edge within the setback areas along 2nd Avenue (Highway 415) and Euclid Avenue (Highway 6) to include decorative site walls and fencing at a pedestrian scale.

WHEREAS, on June 25, 2012, by Roll Call No. 12-1046, and after notice and public hearing as required by law, the City Council approved the vacation and sale of the north/south alley to Iowa CVS Pharmacy, L.L.C., subject to the terms of an *Offer to Purchase Real Estate From the City of Des Moines and Acceptance* which incorporated the conditions and requirements identified above; and,

WHEREAS, CVS Pharmacy has submitted a conceptual site plan consisting of those drawings attached hereto as Exhibit "A", which demonstrate that the vacated alley and the adjoining property will be developed in conformance with the conditions identified above; and,

WHEREAS, the Zoning Administrator recommends that the City Council approve the conceptual site plan as submitted.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the drawings attached hereto as Exhibit "A" are hereby approved as the conceptual site plan for the redevelopment of the vacated alley and the adjoining site for a new CVS Pharmacy.



Roll Call Number

Agenda Item Number

27

-2-

Date December 3, 2012

(Council Communication No. 12-590)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

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.

_____ Mayor

_____ City Clerk

Freestanding Signs

A1



