

Date July 11, 2011

RESOLUTION GRANTING PRELIMINARY APPROVAL OF THE
CONCEPTUAL DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF
PROPERTY AT 3801 MERLE HAY ROAD BY RICHARD EYCHANER

WHEREAS, on June 27, 2011, by Roll Call No. 11-1167, the City Council approved preliminary terms of agreement for City assistance to Richard Eychaner for the redevelopment of property at 3801 Merle Hay Road, located at the northeast corner of the intersection of Merle Hay Road and Douglas Avenue, with a new building containing approximately 15,777 square feet for retail use, and with parking and landscape improvements, all at a projected project cost of \$5 million, and the City Council directed the City Manager to negotiate with Richard Eychaner for a formal development agreement consistent with the approved preliminary terms; and,

WHEREAS, Richard Eychaner has submitted a proposed Conceptual Development Plan for the redevelopment of the property at 3801 Merle Hay Road, which will be reviewed by the Urban Design Review Board at its meeting on July 19, 2011; and,

WHEREAS, Richard Eychaner seeks to immediately commence excavation and grading of the project site, and the construction of the footings and foundations; NOW THEREFORE,

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

1. The proposed Conceptual Development Plan for the redevelopment of the property at 3801 Merle Hay Road is hereby given preliminary approval - such approval being limited to excavation and grading, and construction of the footings and foundations consistent with the Plan. The review and approval of all other elements of the Conceptual Development Plan shall be deferred until the City Council has received the recommendations of the Urban Design Review Board and has approved the formal development agreement.
2. The Urban Design Review Board is requested to submit its recommendations regarding the proposed Conceptual Development Plan and the development agreement prior to the City Council meeting on July 25, 2011, to allow the City Council to consider approval of the development agreement and conceptual development plan at that time.

(continued)

★ Roll Call Number

11-1252

Agenda Item Number

58

-2-

Date July 11, 2011

(Council Communication No. 11- 459)

MOVED by Griess to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

C:\rog\leco Dev\eychaner\RC 11-07-11 Approve Prelim Design.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

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.

T. M. Franklin Mayor

Diane Rauh City Clerk