

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)

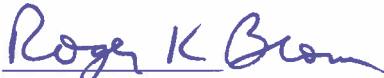
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Date July 11, 2011

(Council Communication No. 11- 459)

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown

Assistant City Attorney

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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.

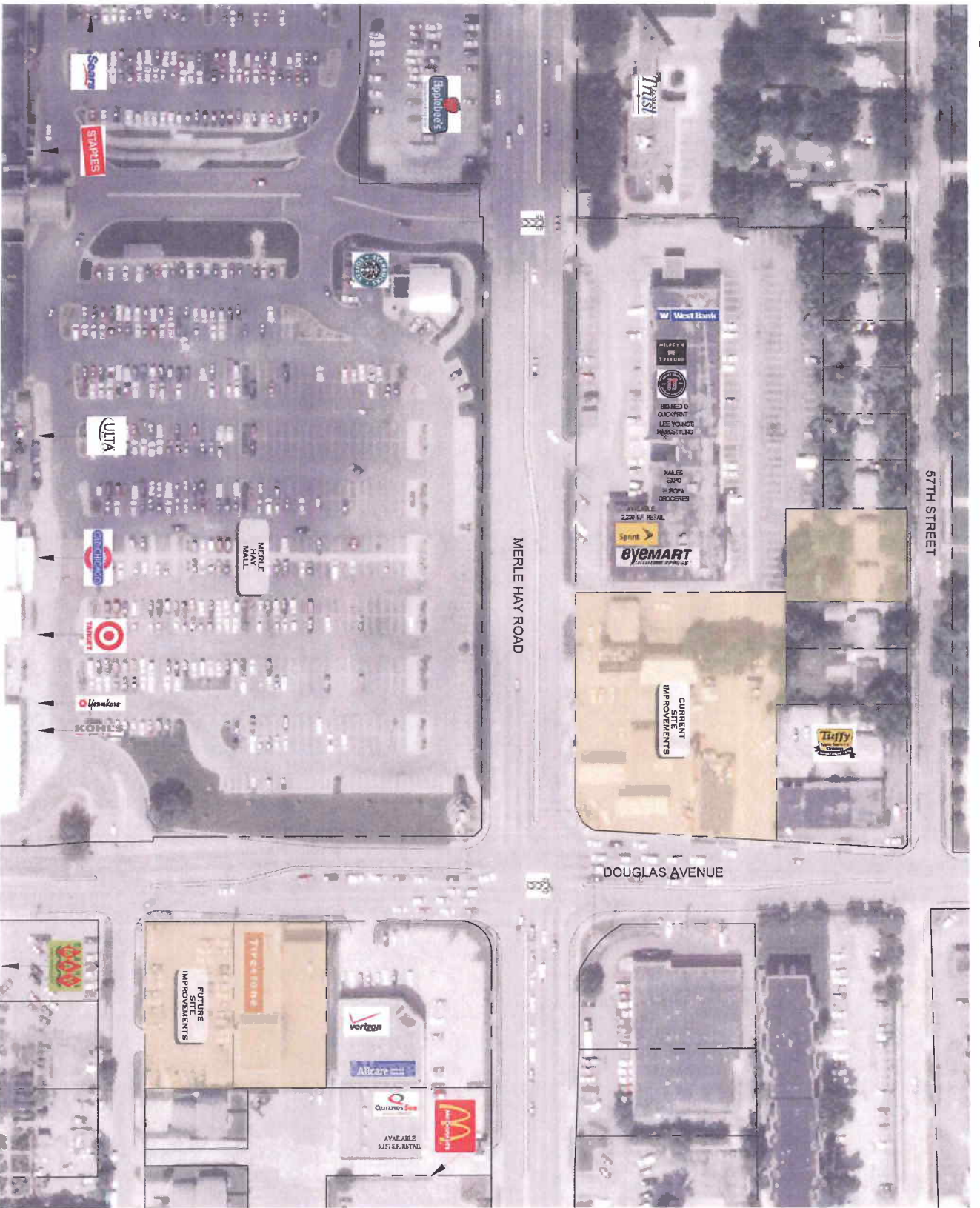
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk



MERLE HAY ROAD CORRIDOR

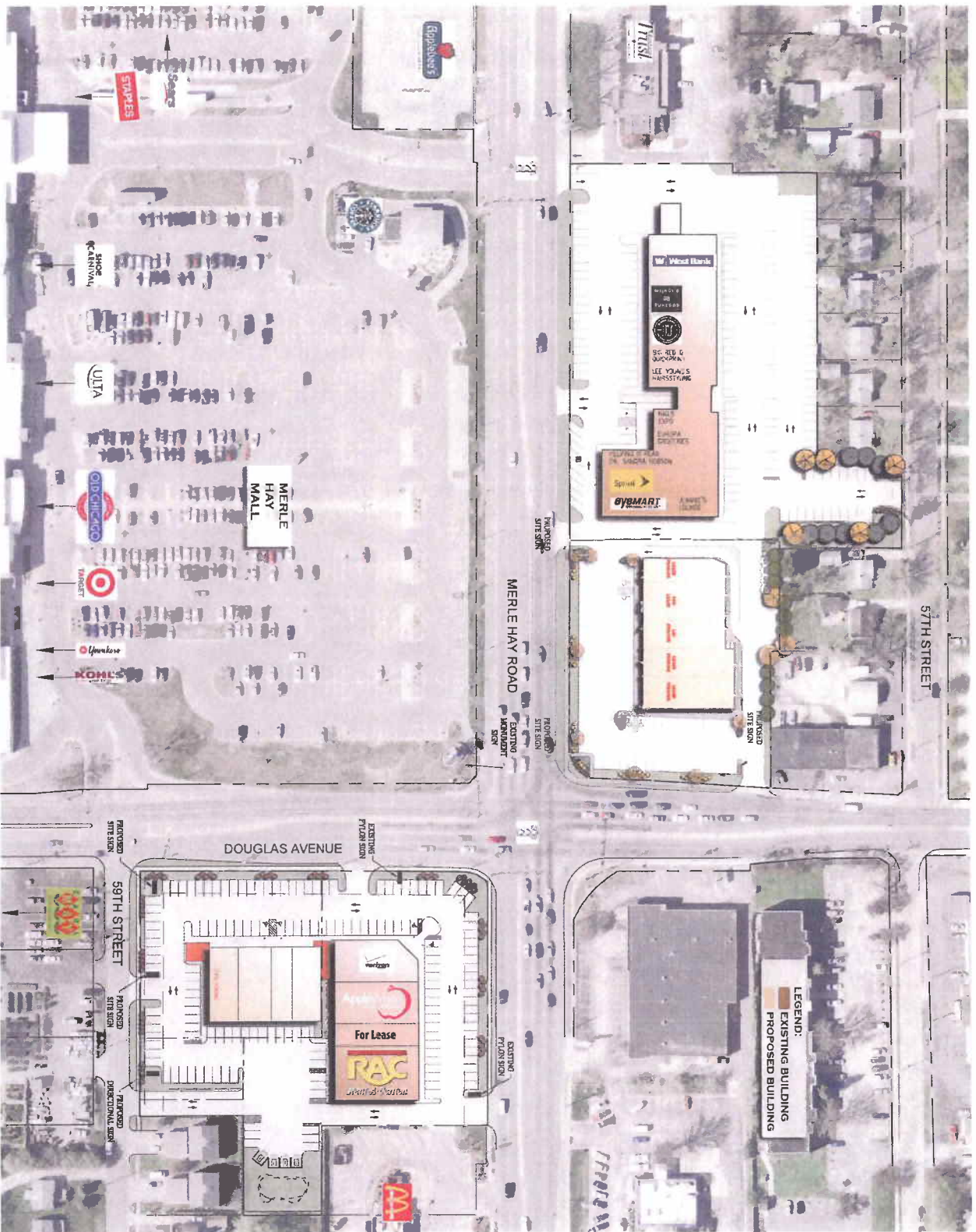
MERLE HAY ROAD
AND DOUGLAS AVE

10.15.09
DES MOINES, IOWA

simonson & associates architectural
2420 13th street, urbandale, ia 50319
515 440 3500 or 515 440 0904

simonson





MERLE HAY ROAD CORRIDOR

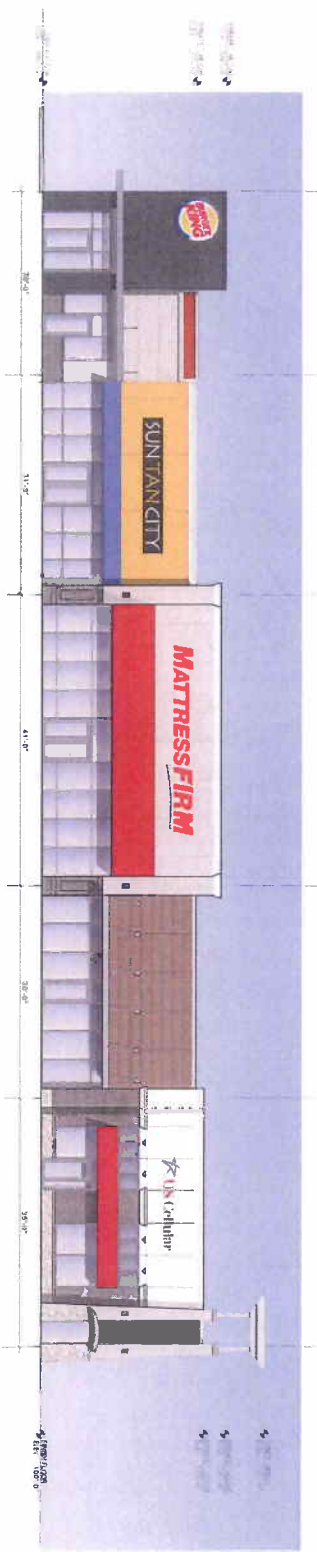
MERLE HAY ROAD
AND DOUGLAS AVENUE

09-14-10
DES MOINES, IOWA

0' 25' 50' 100'

simonson

TIMOTHY B. SIMONSON ARCHITECT LLC
2700 Grand Avenue, Suite 100, Des Moines, IA 50319
PH: 515.281.9510 www.simonsonarchitect.com



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND DO NOT INCLUDE ANY OTHER SERVICES. THE ARCHITECT'S FEES ARE AS SHOWN ON THE ATTACHED FEE SCHEDULE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS.

SHOPS AT MERLE HAY
 3801 MERLE HAY ROAD
 DES MOINES, IOWA
 05-13-2011

SHOPS

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