



Legislation Details (With Text)

**File #:** 22-0449      **Version:** 1

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 3/31/2022      **In control:** City Council

**On agenda:** 4/19/2022      **Final action:**

**Title:** Pass the ordinance granting an extension to the temporary use for parking facilities located on Monarch Landing Lots 1B, 1C, and 2 to remain in place until commencement of construction on the property or until June 2, 2025, whichever occurs first - PZC 22-1-020

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Site Plan, 4. Petition for Development, 5. Location Map

| Date      | Ver. | Action By    | Action | Result |
|-----------|------|--------------|--------|--------|
| 4/19/2022 | 1    | City Council | passed | Pass   |

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the ordinance granting an extension to the temporary use for parking facilities located on Monarch Landing Lots 1B, 1C, and 2 to remain in place until commencement of construction on the property or until June 2, 2025, whichever occurs first - PZC 22-1-020

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Erin Venard, Community Planner

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

The subject property, known as Monarch Landing Lots 1B, 1C, and 2, was previously part of the Monarch Landing Planned Unit Development (PUD). In 2014, the Monarch Landing PUD was amended to remove the subject property from the PUD. The petitioner, Calamos Real Estate LLC, subsequently purchased the subject property. In 2018, City Council approved development plans known as CityGate Centre North (CGN) which included a hockey arena for the subject property.

Due to a resubdivision of the property that occurred as a part of the 2014 PUD amendment, 3 existing parking facilities no longer complied with the City’s parking requirements. The parking facilities did not comply with Section 6-9-2:4.3 (Yard Requirements for Off-Street Parking Facilities) which requires a 5’ setback from the parking lot to the property line, and Section 6-7F-2 (OCI: Permitted Uses) which does not permit a parking lot as a principal use in OCI.

As such, in 2014 the petitioner was granted approval of a temporary use to permit the surface

parking lots to remain in place until commencement of construction or until June 3, 2019, whichever occurred first. In May of 2019, the petitioner requested the extension of the temporary use because they were currently seeking equity and financing to begin construction on the CGN project. City Council then extended the temporary use until commencement of construction or until June 3, 2022, whichever occurred first.

**DISCUSSION:**

The petitioner is no longer moving forward with the CGN development and is seeking to sell the property. Therefore, the petitioner requests to extend the temporary use to permit the parking facilities to remain in place until June 2, 2025 or until commencement of construction (associated with a new development), whichever occurs first. It is important to note that because the property is a PUD, any new proposals for the subject property would require review of the PZC and City Council.

There are 3 asphalt surface parking lots with a total of 212 parking spaces, including 63 on Lot 1B, 2 on Lot 1C, and 147 on Lot 2. The spaces on Lot 1B and Lot 2 serves as overflow parking for Monarch Landing, while the spaces on Lot 1C serve as parking for the maintenance facility.

Per Section 6-2-11 (Temporary Buildings, Structures and Uses of Land), City Council must approve a temporary use which exceeds a six-month period of time. Staff supports the request subject to the condition that the petitioner install a landscape island and a shade tree adjacent to the remaining parking spaces on Lot 1C after the two temporary parking spaces are removed from Lot 1C.

**FISCAL IMPACT:**

N/A