



Legislation Details (With Text)

File #: 23-0647 **Version:** 1

Type: Ordinance **Status:** Agenda Ready

File created: 5/22/2023 **In control:** City Council

On agenda: 6/6/2023 **Final action:**

Title: Pass the ordinance granting a temporary use for parking facilities located at the Calamos Headquarters and CityGate Centre to remain in place until commencement of Phase 2 construction or until June 6, 2025, whichever occurs first - PZC 23-1-042

Sponsors:

Indexes:

Code sections:

Attachments: 1. Calamos - Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Site Plan, 4. Application, 5. Location Map

Date	Ver.	Action By	Action	Result
6/6/2023	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a temporary use for parking facilities located at the Calamos Headquarters and CityGate Centre to remain in place until commencement of Phase 2 construction or until June 6, 2025, whichever occurs first - PZC 23-1-042

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard - Project Manager, DRT

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property consists of the CityGate Centre, located at the southeast corner of Route 59 and Ferry Road, and the Calamos Headquarters, located at the southeast corner of Route 59 and Westings Avenue. In 2009, the City Council approved a temporary use to permit surface parking lots on the subject property until commencement of the development’s Phase 2 construction or until October 7, 2012, whichever occurred first. The temporary use was extended in 2012, 2014, and 2019 by the City Council and expired on October 22, 2019.

DISCUSSION:

The petitioner, Calamos Real Estate LLC, is currently requesting to grant a new temporary use for the parking facilities until commencement of Phase 2 construction or until June 6, 2025, whichever occurs first. The temporary parking facilities consist of 2 asphalt surface lots with a total of 63 parking spaces. The temporary lots serve as overflow parking for the Calamos Headquarters and the CityGate Centre.

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 proposed parking facilities while the intended future development on the site is pending.

Key Takeaways

- The petitioner requests temporary use for parking facilities at Calamos Headquarters and CityGate Centre until commencement of the development's Phase 2 construction or until June 6, 2025, whichever occurs first.

FISCAL IMPACT:

N/A