



Legislation Details (With Text)

File #: 19-502 **Version:** 1

Type: Ordinance **Status:** Agenda Ready

File created: 5/8/2019 **In control:** City Council

On agenda: 5/21/2019 **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, 2022, whichever occurs first - PZC 19-1-052.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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, 2022, whichever occurs first - PZC 19-1-052.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The subject property is known as Lots 1B, 1C and 2 of Monarch Landing and was previously part of the Monarch Landing Campus. In 2014, the Monarch Landing Planned Unit Development was amended to remove the subject property from campus. The petitioner, Calamos Real Estate LLC, subsequently purchased Lots 1B and 2 and in 2018, City Council approved development plans for CityGate Centre North on the 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 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 on the subject property to remain in place until commencement of construction or until June 3, 2019, whichever occurred first.

DISCUSSION:

The petitioner, Calamos Real Estate LLC, is requesting to extend the temporary use for parking facilities until commencement of construction or June 2, 2022, whichever occurs first. As noted above, the petitioner received approval of development plans for the CityGate Centre North project (hockey arena) in 2018. The petitioner is currently seeking equity and financing in order to begin construction.

The temporary parking facilities consist of 3 asphalt surface lots with a total of 212 parking spaces (see breakdown below). The spaces on Lots 1B and 2 serve as overflow parking for Monarch Landing, while the spaces on Lot 1C serves 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 6 month period of time. Staff supports the proposed parking lot due to the temporary nature and intended future development on the site.

Key Takeaways

The petitioner requests an extension of the temporary use for parking facilities at Lots 1B, 1C and 2 of Monarch Landing until commencement of construction or until June 2, 2022, whichever occurs first, subject to the condition that the Petitioner shall install a landscape island and a shade tree adjacent to the remaining parking spaces on Lot 1C after the 2 temporary parking spaces are removed from Lot 1C.

FISCAL IMPACT:
N/A