



Legislation Text

File #: 19-501, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting an extension to the 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 October 7, 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 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, 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 both 2012 and 2014 by City Council and is currently due to expire on October 7, 2019.

DISCUSSION:

The petitioner, Calamos Real Estate LLC, is currently requesting to extend the temporary use for parking facilities until commencement of Phase 2 construction or October 7, 2022, 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 6 month period of time. Staff supports the proposed parking facilities 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 Calamos Headquarters and CityGate Centre until commencement of the development's Phase 2 construction or until October 7, 2022, whichever occurs first.

FISCAL IMPACT:

N/A