

2350 and 2370 Harbor Bay Parkway

City Council Public Hearing – October 2, 2018

2 Parcels:

Parcel 1
(interior)

+

Parcel 4
(shoreline)



Parcel 1:

Zoning Amendment

- Use governed by BCDC Agreement + City Zoning
- Zoned for office + restaurant
- Applicant requests Zoning Amendment to allow hotels.
- Staff supports hotel use.
- Hotels are good waterfront use.
- Hotels support Economic Development Strategy.
- City Council decision: Office and Restaurant only or Office, Restaurant, and Hotel only?



Parcel 4: Public Acquisition

- Zoned Open Space and planned for dedication for Shoreline Park
- 14,837 square feet
- Existing Public Access Easement + Temporary Improvements
- Recommendation:
- Acquire at no cost to city.
- Development Agreement expires in 2019
- Harbor Bay Isle Associates closing down its presence in Harbor Bay.
- Future Improvements implemented when funds become available or adjacent property Parcel 1 developed.



Recommendations:

1. Parcel 1: Amend zoning to allow hotel
2. Parcel 4: Direct City Manager to acquire

(Recommendations are independent of each other. Council may approve both, one, or neither.)