



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson
Date: September 6th, 2022
Re: Rezoning Request – 705 Lawe St; GSD Petroleum LLC

Armando Cruz, on behalf of the owner, GSD Petroleum LLC, is requesting to rezone parcels 322025500 from Commercial Core District (CCD) to Commercial Highways District (CHD). This parcel is located at 705 Lawe Street. Armando Cruz, is seeking to redevelop 705 Lawe Street into a drive through restaurant. All applicable site plans will be submitted and proper reviews followed but before that takes place, the zone must allow for the proposed use of the lot. This zoning district is compatible with adjacent commercial uses and zones and will act as a transitional zone between the commercial core and two-family zones to the north. The rezone is consistent with our comprehensive plan and will help to revitalize a lot that has been vacant for years. The proposed use of a “drive through restaurant” is compatible with adjacent uses in the area (McDonalds currently operates a drive through restaurant in this corridor).

