



Community Development
Department

STAFF REPORT

Commission Meeting Date:	June 16, 2026
Agenda Title:	ZMA 26-1 & ZMA 26-2: 18 Court Street and 10 Hotel Street
Requested Action:	Hold a Work Session
Staff Lead:	Casey DeHaven, Planning Manager
Decision Deadline:	September 24, 2026 - Unless Applicant Defers

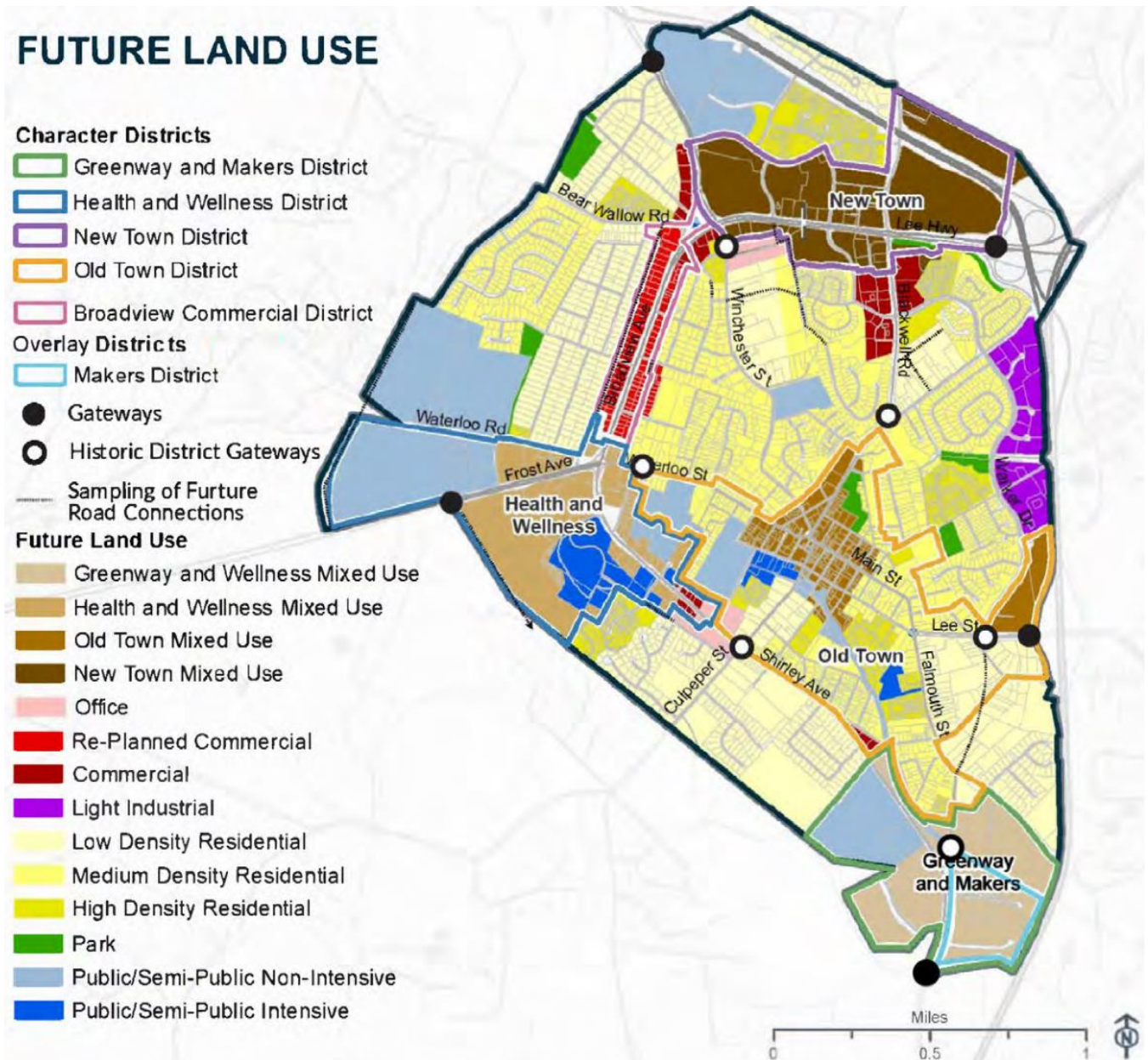
EXECUTIVE SUMMARY

The Applicant is proposing a Zoning Map Amendment (ZMA) of two parcels from Public-Semi-Public (PSP) to Central Business District (CBD) zoning per Article 11-3.9 of the Zoning Ordinance. The proposal includes redevelopment of the 18 Court Street (GPIN: 6984-33-8623-000) property into a restaurant and redevelopment of the 10 Hotel Street (GPIN: 6984-33-7459-000) property into a hotel.

BACKGROUND

ZMA 2026-1 and ZMA 2026-2 for 18 Court Street and 10 Hotel Street, respectively, were accepted on May 22, 2026. Staff provided agency comments on June 8, 2026. Staff identified comments related to Rezoning Plan submission, building regulations, signage, parking, lighting, Site Development Plan submission, and landscaping.

The Applicant will consider the Planning Commission Work Session discussion and staff comments for its Public Hearing submission. At that time, a staff report will be produced as part of the Public Hearing.



STAFF RECOMMENDATION

Hold a Work Session.