



Community Development  
Department

## **STAFF REPORT**

|                                 |                                                          |
|---------------------------------|----------------------------------------------------------|
| <b>Commission Meeting Date:</b> | July 21, 2026                                            |
| <b>Agenda Title:</b>            | ZMA 26-1 & ZMA 26-2: 18 Court Street and 10 Hotel Street |
| <b>Requested Action:</b>        | Hold a Public Hearing                                    |
| <b>Staff Lead:</b>              | Casey DeHaven, Planning Manager                          |
| <b>Decision Deadline:</b>       | September 24, 2026 - Unless Applicant Defers             |

### **EXECUTIVE SUMMARY**

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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.

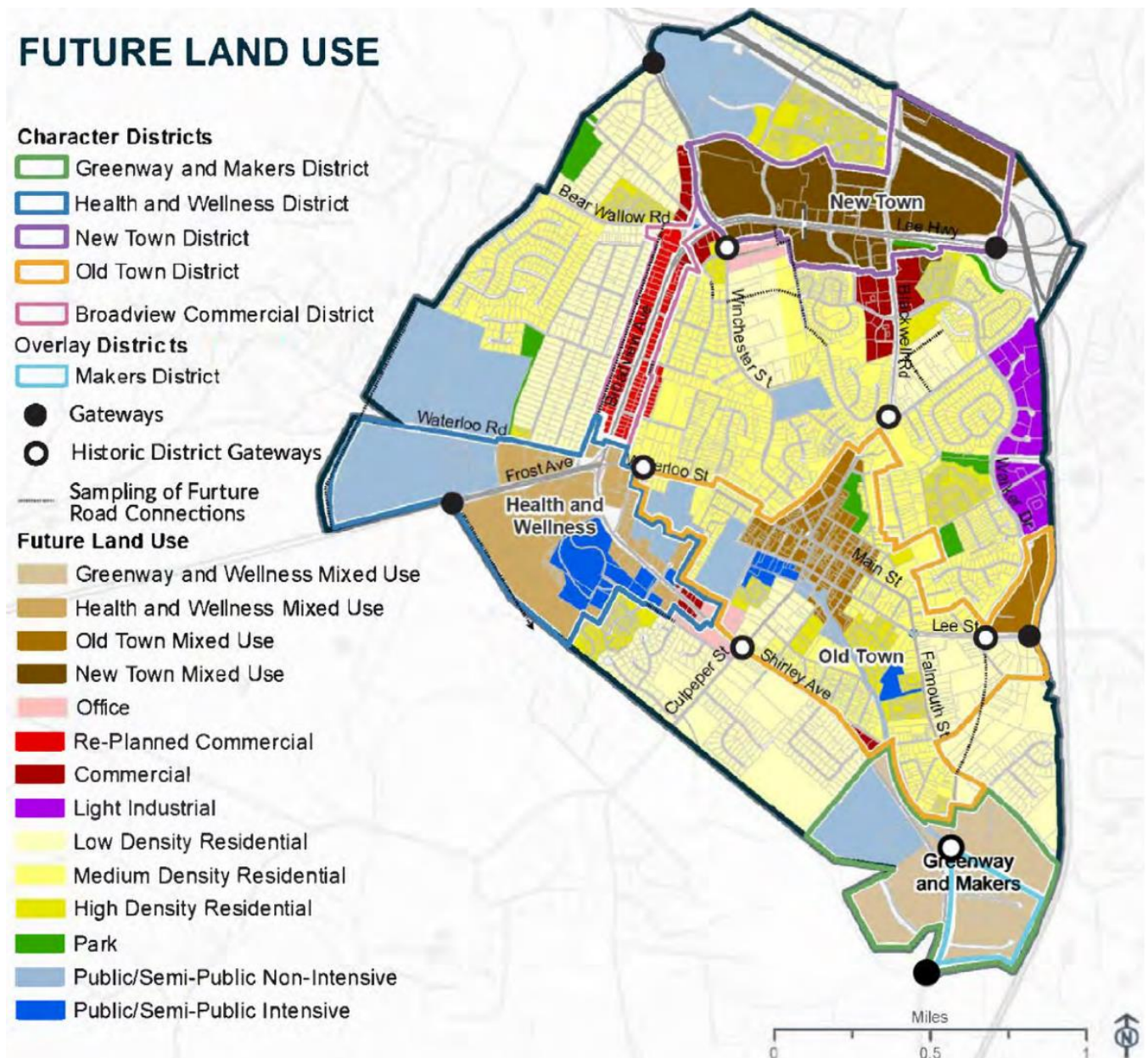
### **BACKGROUND**

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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 Planning Commission provided comments on both items at the Work Session held on June 16, 2026. The following key points were discussed:

- 1) Typical by-right versus permissible uses within the Public/Semi-Public (PSP) and Central Business District (CBD) – hotel and restaurants considered by-right within the CBD.
  - 2) Water and sewer capacity requirements – considered acceptable for the proposed uses as a hotel and restaurant per the Director of Utilities, Steven Friend.
  - 3) Parking requirements – the Zoning Administrator, Heather Jenkins, confirmed they currently meet parking and overflow parking requirements, as well as loading/un-loading space requirements.
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### STAFF RECOMMENDATION

Hold a Public Hearing.