



## Legislation Text

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**File #:** ZONE-05-18-5403 (CC), **Version:** 1

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### **Agenda Item Title:**

Southtown West Rezone - Thom Williamsen has submitted an application requesting a zone change of a parcel located at 10060 S. State Street, approximately 1.14 acres, from CBD-O "Commercial-Central Business District-Office Sub-District" to the CBD "Commercial-Central Business District." File #ZONE-05-18-5403.

### **Presenter:**

Jake Warner

### **Description/Background:**

Thom Williamsen (Applicant) has submitted an application for a rezone of 1.14 acres located at 10060 S. State Street from CBD-O to CBD. The Applicant has expressed his intentions to demolish the existing building on the site and build a two-tenant commercial building that would include a retail tenant and a drive-through restaurant. The current zone (CBD-O) does not allow for drive-through restaurants, which is why the Applicant is requesting the rezone. The existing building was previously used as a restaurant (Sweet Tomatoes), but has been vacant. The subject property is adjacent to an area zoned CBD with drive-through restaurants. The subject property is located in The Cairns Master Plan area.

The Application was presented to the Planning Commission in a public hearing on June 7, 2018. The Planning Commission passed a motion by a vote of 7-0, recommending that the City Council approve the proposal.

### **Fiscal Impact:**

The property has been vacant for an extended period of time. Any use and improvements of the site would have a positive fiscal impact. A retail component would also contribute sales tax revenue from the property. However, the proposed project, according to the concept plan, may not maximize the potential fiscal impact of the site.

### **Further action to be taken:**

The Application is a proposed rezone, a legislative item, being presented to the City Council for a decision to approve, deny, or table the decision.

### **Recommended Action and/or Suggested Motion:**

1. That the subject property located at 10060 S. State Street be rezoned from the CBD-O Zone to the CBD Zone according to the recommendation of the Planning Commission and the facts, findings, and conclusion contained in the staff report presented to the Planning Commission.
2. That Ordinance #18-19 be adopted, rezoning the subject property from CBD-O "Commercial-Central Business District-Office Sub-District" to the CBD "Commercial-Central Business District."