

Docket Item #7

Suzanne Place Rezoning

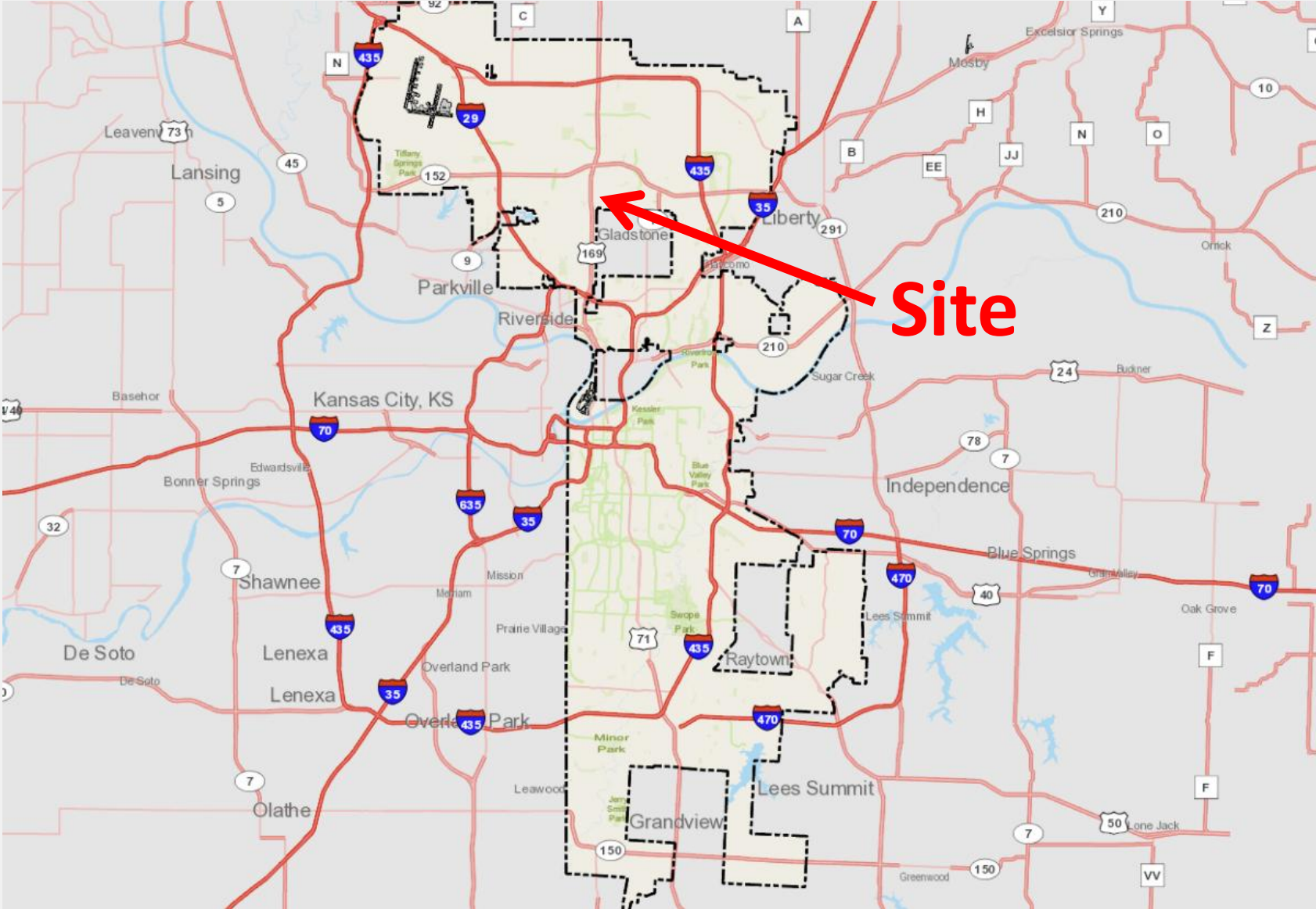
CD-CPC-2026-00024

211 NW Barry Rd

April 1, 2026

City Plan Commission







Rezoning

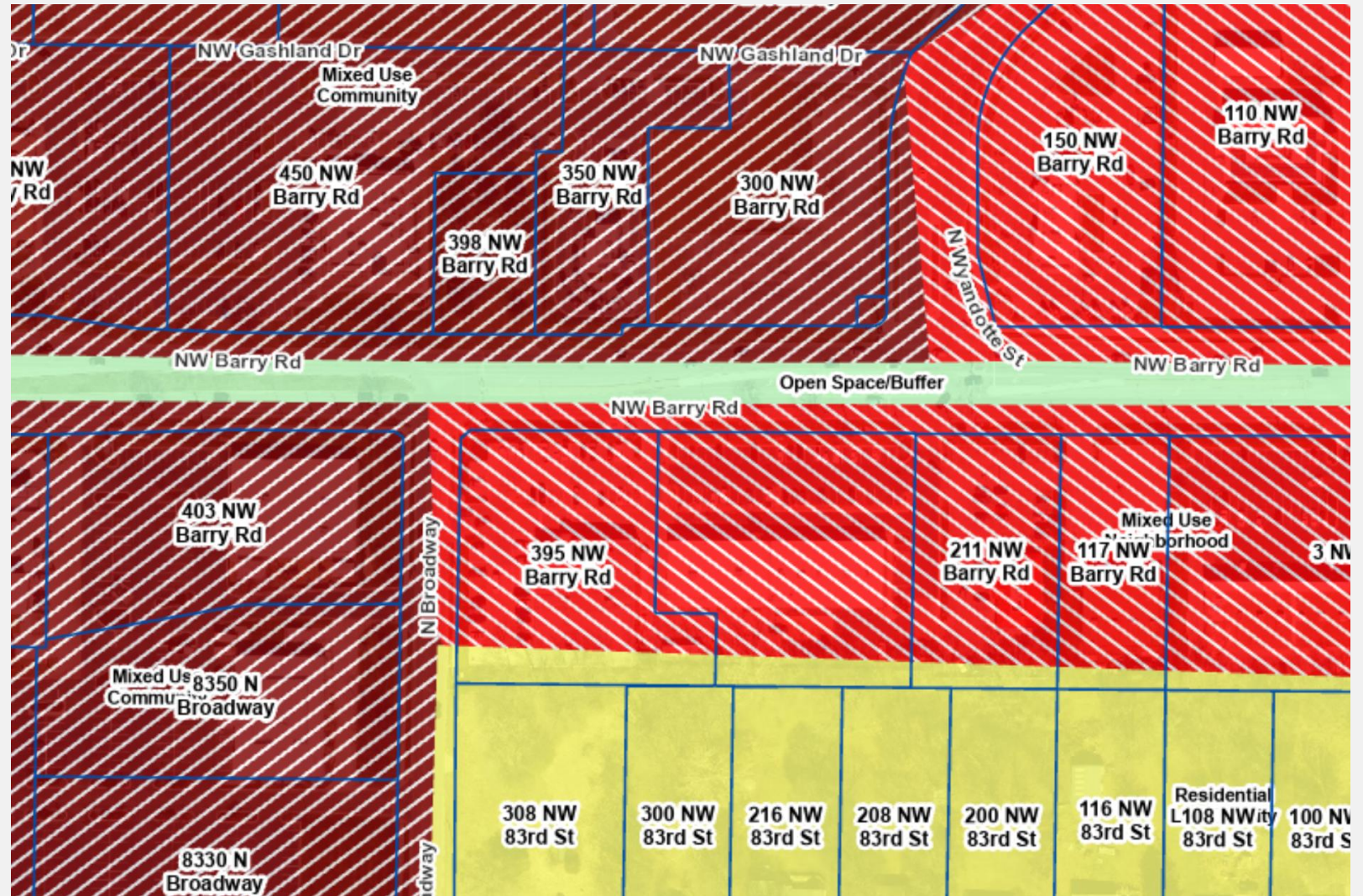
- From B1-1 to B2-1
- Allow for the establishment of a drive-through
- No Area Plan Amendment Required

**Table 120-1
Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT		
	O	B1	B2
Use Category » specific use type			
» Day labor employment agency	-	-	-
Communications Service Establishments	P/S	P/S	P/S
Drive-Through Facility	-	-	P[2]
Eating and Drinking Establishments (except as noted below)	P	P	P
» Tavern or nightclub	-	-	P
Entertainment Venues and Spectator Sports			
» Indoor small venue (1—149 capacity)	-	-	P
» Indoor medium venue (150—499 capacity)	-	-	S
» Indoor large venue (500+ capacity)			

Area Plan Recommendation

- Future Land Use
 - Mixed-Use Neighborhood
- Corresponding Zoning:
 - B1 & B2









Staff Recommendation

Case # CD-CPC-2026-00024

Approval