City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** December 2, 2025

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** 1/13/26

4. **Subject:** Rezoning Request for 137 Broad St

5. **Action Requested:** Public hearing to consider a rezoning request for property located at 137 Broad St from Community Business I - Conditional Zone (CBI-CZ) to Community Business I (CBI).

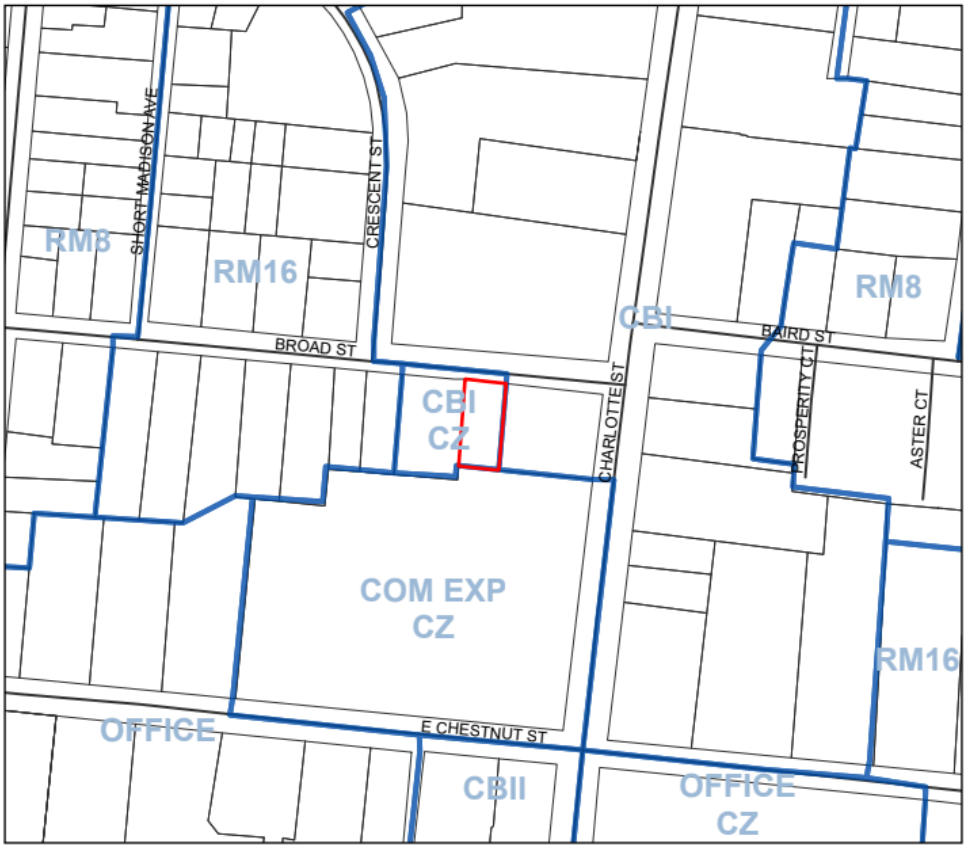
6. **Note if time sensitive, and why:** Not time sensitive.

7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

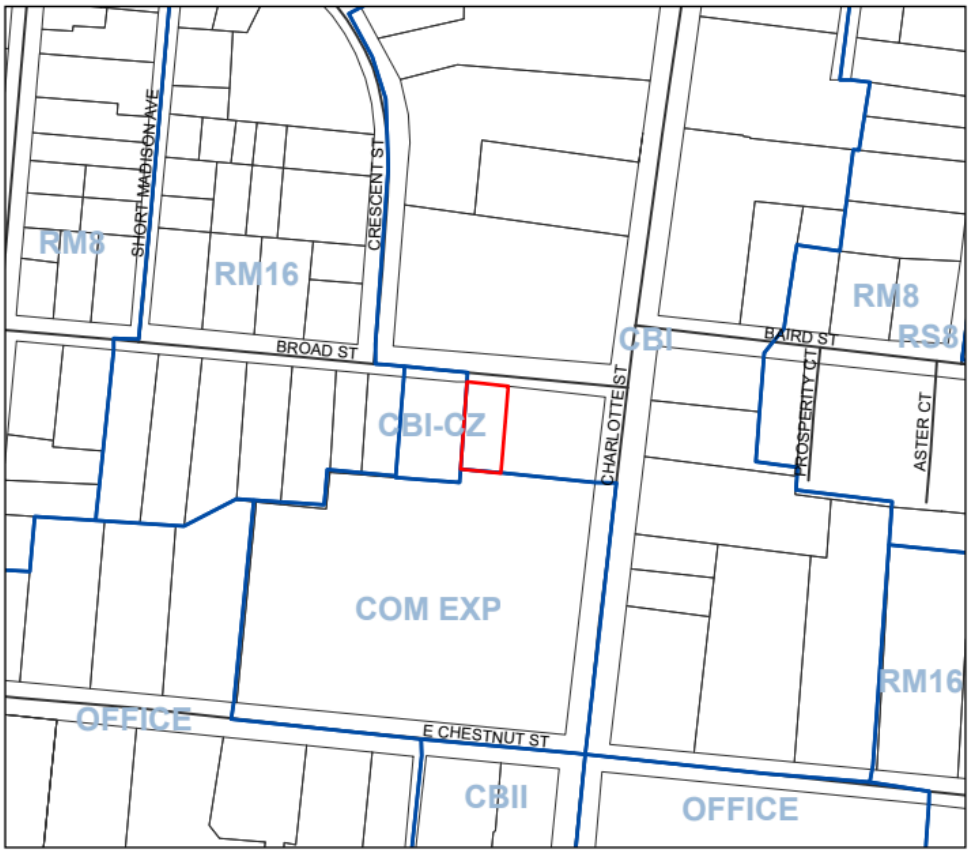
8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the rezoning - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:** Planning & Zoning Commission (PZC) - December 3, 2025 - adopted unanimously on a 6-0 vote.

10. **Identify key issues:**
    - The applicant requests a rezoning of one property to the Community Business I (CBI) District.
    - The subject property is the site of an existing, one-story, commercial building.
    - The property is currently zoned Community Business I - Conditional Zone (CBI-CZ).
    - The conditional zoning of the property, per Ord. No. 4817, was adopted on July 30, 2020 and rezoned the subject and neighboring property at 135 Broad St from Community Business I (CBI) to Community Business I - Conditional Zone (CBI-CZ) for the purpose of constructing two new, mixed-use buildings.
    - The new, two-story, mixed-use building proposed at 135 Broad St was constructed as part of that project. The new, 3-story, mixed-use building proposed at the subject property, which would have required the demolition of the existing structure, was not constructed.
    - The applicant is requesting a rezoning of the subject property to a general use district in order to occupy the existing building with a use allowed by-right.
    - The subject property is designated "Traditional Corridor" on the city's Future Land Use (FLU) Map. A change to the FLU Map is not required.



Existing Zoning Map



Proposed Zoning Map