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 13 Baldwin St

5. **Action Requested:** Public hearing to consider a rezoning request for property located at 13 Baldwin St from Neighborhood Business (NB) to Residential Single-Family High Density (RS-8).

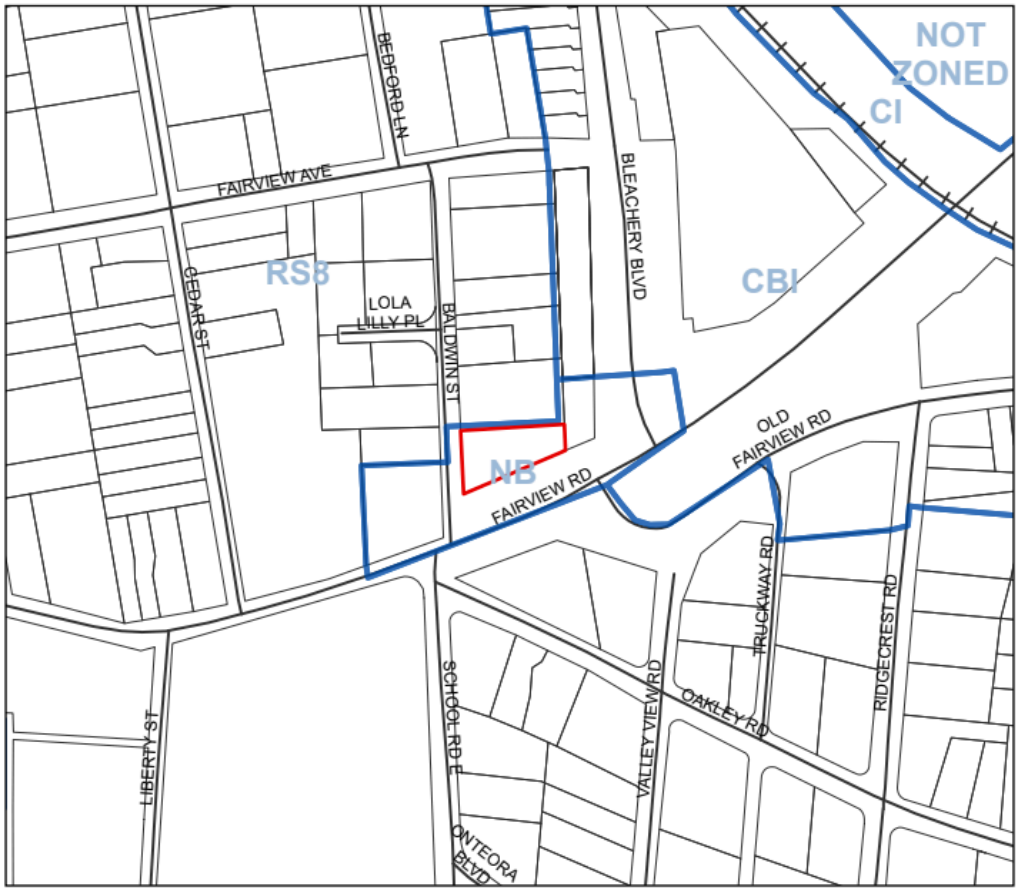
6. **Note if time sensitive, and why:** Not time sensitive.

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

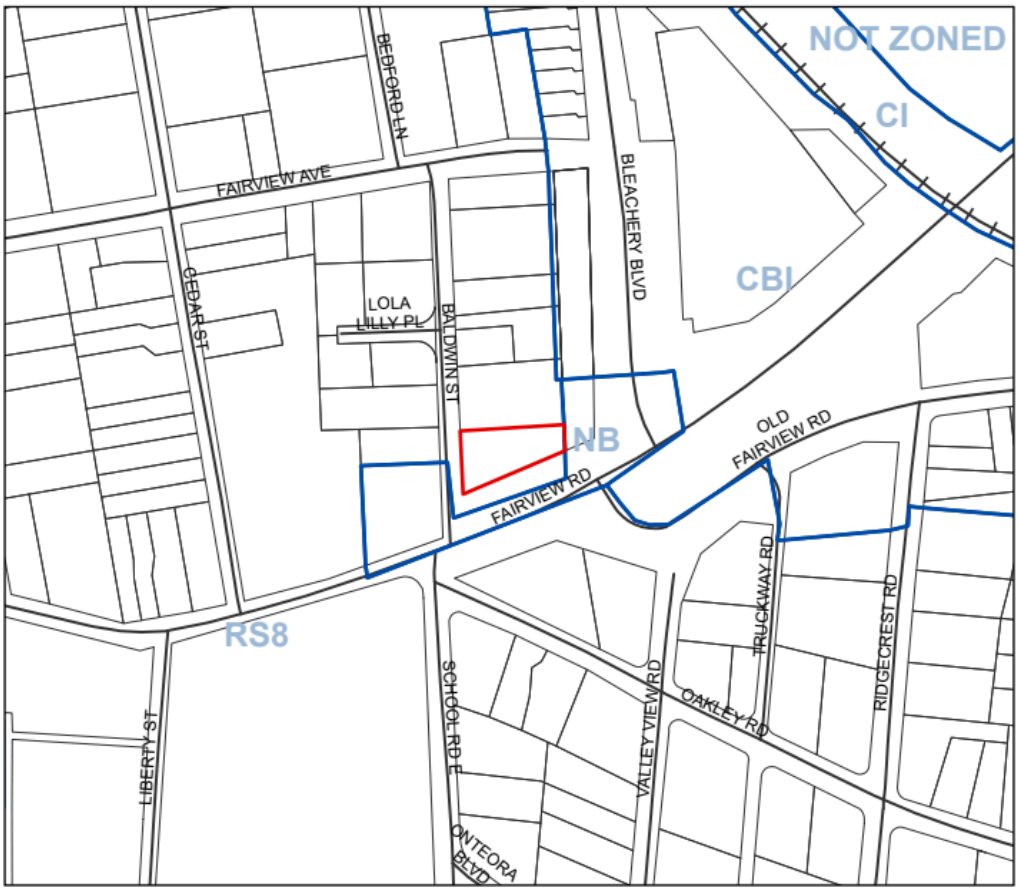
8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the rezoning - not applicable.

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 Residential Single-Family High Density (RS-8) District.
    - The property is currently zoned Neighborhood Business (NB).
    - The primary difference between the RS-8 and NB districts is that the RS-8 district allows for single-family detached houses, while the NB district does not, and that the NB district allows for a limited number of neighborhood-serving commercial uses while the RS-8 district does not.
    - The subject property is currently vacant and is located at the corner of Fairview Rd and Baldwin St in the Oakley neighborhood.
    - Fairview Rd is served by ART bus route S1 with the nearest bus stop located across the street from the subject property.
    - The subject property is designated "Neighborhood Centers" on the city's Future Land Use (FLU) Map. A change to the FLU Map is not required.



Existing Zoning Map



Proposed Zoning Map