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:** January 5, 2026

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

3. **Requested Council meeting date:** January 27, 2026

4. **Subject:** Rezoning Request for 22 Broad St

5. **Action Requested:** Public hearing to consider a rezoning request for property located at 22 Broad St from Residential Multi-Family Medium Density (RM-8) to Community Business I (CBI).

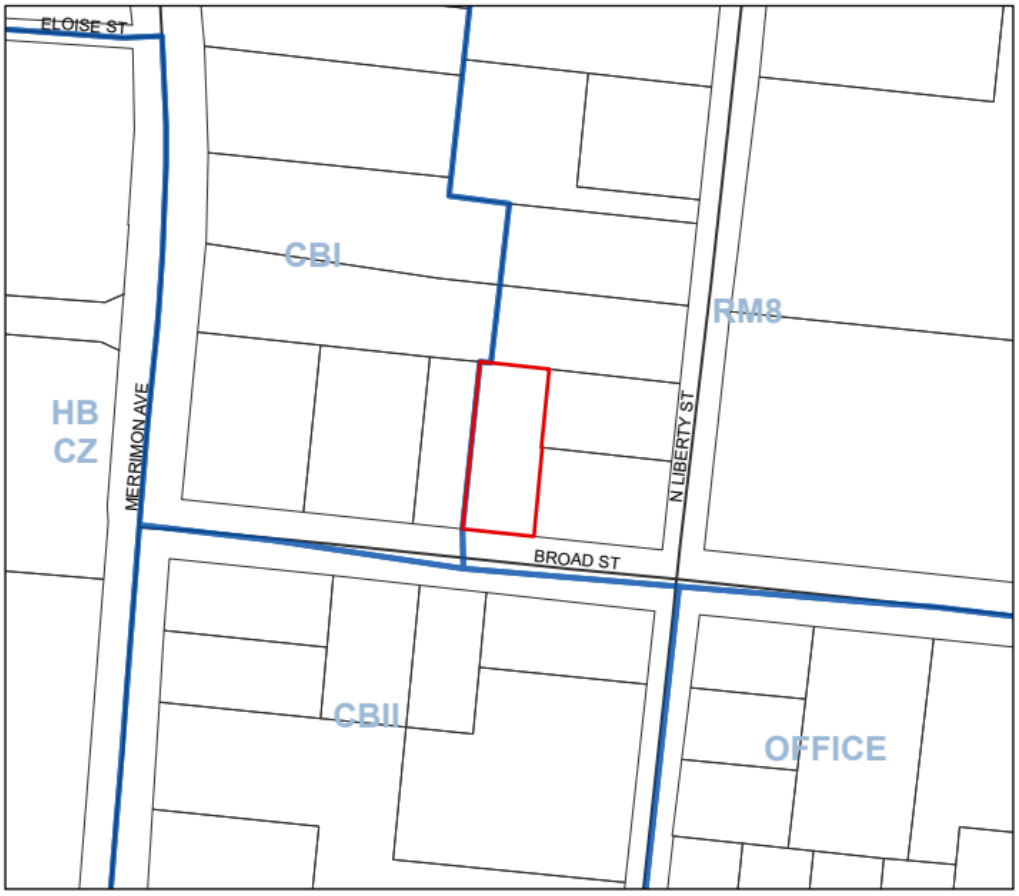
6. **Note if time sensitive, and why:** Not time sensitive.

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) - January 7, 2026 - unanimous vote to approve and move forward.

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 single-family house.
    - The property is currently zoned Residential Multi-Family Medium Density (RM-8).
    - The requested change in zoning would allow for the property to be used for retail, office, and other commercial uses, in addition to residential uses.
    - 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