

Council Agenda Item 25-0110



MEETING DATE: May 27, 2025

SUBJECT/TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARCEL NO. 010-3010-00120 AND HALF OF ADJOINING RIGHTS-OF-WAY FROM MIXED-USE BUSINESS (MU-B) TO RESIDENTIAL TRADITIONAL (R-1)

SUBMITTED BY: Ben Van Tassel, Planning and Economic Development Director

RECOMMENDATION: Approve.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission recommends approval

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND: The purpose of this ordinance is to change the zoning of Parcel No. 010-3010-00120 from Mixed-Use Business (MU-B) to Residential Traditional (R-1) to be consistent with the surrounding neighborhood character and to allow for the future development of a residential dwelling. This proposal is consistent with the city's comprehensive plan, which identifies the area as Traditional Neighborhood. This area was previously occupied by utility equipment and has remained undeveloped following removal of the equipment in the mid 2010's.

BUDGET/FISCAL IMPACT: There are potential positive impacts to the tax base should the property be developed.

OPTIONS: Approve or deny the application to rezone parcel 010-3010-00120 and adjoining rights-of-way from Mixed-Use Business (MU-B) to Residential Traditional (R-1)

NECESSARY ACTION: Approve or deny the application by July 10, 2025

ATTACHMENTS: Exhibit identifying the area proposed to be rezoned, staff report to Planning Commission, amended staff report to Planning Commission.