

Council Agenda Item 25-017-O



MEETING DATE: July 21, 2025

SUBJECT/TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARCEL NO. 010-1773-00010 AND HALF OF ADJOINING RIGHTS-OF-WAY FROM RESIDENTIAL URBAN (R-2) TO MIXED USE NEIGHBORHOOD (MU-N)

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. 010-1773-00010 from Residential Urban (R-2) to Mixed Use Neighborhood (MU-N) to be consistent with the surrounding neighborhood character and to allow for the future development of a commercial user. This proposal is consistent with the city's comprehensive plan, which identifies the area as Neighborhood Mixed Use. This area is currently undeveloped with no history of development.

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 010-1773-00010 from Residential Urban (R-2) to Mixed Use Neighborhood (MU-N)

NECESSARY ACTION: Approve or deny the application by September 3, 2025

ATTACHMENTS:

Attachment 1 - Staff report to Planning Commission

Attachment 2 - Planning Commission Meeting Minutes