

MOTION TO AMEND ORDINANCE 24-012-O

BY COUNCILOR NEPHEW:

I move to amend Ordinance 24-012-O as follows (proposed amendment **in red**):

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. After reviewing the planning commission File PL 24-011 and the record pertaining thereto and based on the recommendation **of the contained in the staff report presented to the** planning commission at its meeting of April 9, 2024, the city council hereby finds that the application:

- A. Is consistent with the Comprehensive Land Use Plan;
- B. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
- C. Is required by public necessity, convenience, or general welfare, or good zoning practice; and
- D. Will not create material adverse impacts on nearby properties.

Section 2. That the Official Zoning Map of the City of Duluth be amended for the area comprised of parcels 010-0090-00480, 010-0090-00490, 010-0090-00500, and 010-2119-00530 reclassified from Residential-Traditional (R-1) to Residential-Planned (RP) with the limitations on uses, building height, and density recommended **in the staff report by the planning commission**: the maximum density is **68** units per acre (**24 units total**); the maximum height for residential buildings **without tuck under garages** shall not exceed 30 feet in height; **the maximum height for residential buildings with tuck under garages shall not exceed 35 feet in height; and** residential uses shall include single family, **two-family**, cottage homes, and townhomes **and shall not include multi-family and manufactured homes.**; **and, accessory uses shall include garages, parking area for temporary storage by homeowners for recreational vehicles such as campers and boats, a community club house, a maintenance building, recreational trails, solar**

or geothermal power equipment and urban agriculture. 1 acre will be reserved as nature preserve as and for the public benefit.

Section 3. That this ordinance shall take effect and be in force 30 days from and after its passage and publication