



Legislation Details (With Text)

<b>File #:</b>	19-024-O	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed
<b>File created:</b>	5/30/2019	<b>In control:</b>	Planning and Economic Development
<b>On agenda:</b>	6/10/2019	<b>Final action:</b>	6/24/2019
<b>Enactment date:</b>	6/24/2019	<b>Enactment #:</b>	10628

**Title:** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN EAST SUPERIOR STREET AND EAST SECOND STREET, AND BETWEEN THIRD AVENUE EAST AND EIGHTH AVENUE EAST, TO MIXED USE-NEIGHBORHOOD (MU-N) AND MIXED USE-INSTITUTIONAL (MU-I).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1, 2. Attachment 2

Date	Ver.	Action By	Action	Result
6/24/2019	1	City Council	adopted	
6/10/2019	1	City Council	read for the first time	

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN EAST SUPERIOR STREET AND EAST SECOND STREET, AND BETWEEN THIRD AVENUE EAST AND EIGHTH AVENUE EAST, TO MIXED USE-NEIGHBORHOOD (MU-N) AND MIXED USE-INSTITUTIONAL (MU-I).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties near East First Street and East Superior Street, between North Seventh and North Eighth Avenues, as shown as Area B in Attachment 1, and as more particularly described as follows:

- 010-3830-02340
- 010-3830-02370
- 010-3830-02390
- 010-3830-02410
- 010-3830-02430
- 010-3830-02450
- 010-3830-02470

be rezoned from Mixed Use-Commercial (MU-C) and Mixed Use-Institutional (MU-I), to Mixed Use-Neighborhood (MU-N).

Section 2. That the subject properties near East Second Street and East Second Street Alley, between North Third and Fourth Avenues East, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-0950-00980

010-0950-01010

010-0950-01020

010-0950-01030

be rezoned from Mixed Use-Neighborhood (MU-N) to Mixed Use-Institutional (MU-I).

Section 3. That the subject properties near East Second Street Alley and East First Street Alley, between North Third and Fourth Avenues East, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-0930-00370

010-0930-00372

010-3830-02860

010-3830-03050

010-3830-03090

010-3830-03100

010-3830-03110

010-3830-03120

010-3830-03140

010-3830-03150

010-3830-03170

010-3830-03240

010-3830-03260

010-3830-03265

010-3830-03280

010-3830-03290

010-3830-03300

010-3830-03320

010-3830-03340

010-3830-03350

be rezoned from Mixed Use-Commercial (MU-C) to Mixed Use-Institutional (MU-I).

Section 4. That the subject properties near East First Street Alley and Superior Street, between North Fourth and Seventh Avenues East, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-3830-00290

010-3830-00300

010-3830-00310

010-3830-00320

010-3830-00330

010-3830-00332

010-3830-00340

010-3830-00350

010-3830-00360

010-3830-00370

010-3830-00390

010-3830-00400

010-3830-00401

010-3830-00410

010-3830-00411

010-3830-00420

010-3830-00421

010-3830-00460

010-3830-00470

010-3830-00480

010-3830-00490

010-3830-00500

010-3830-00510

010-3830-00520

010-3830-00530

010-3830-00550

010-3830-00570

010-3830-00580

010-3830-00600

010-3830-00640

010-3830-00680

be rezoned from Form District Downtown Mix (F-8) to Mixed Use-Institutional (MU-I).

Section 5. That the official zoning map of the City of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as shown in Attachment 1.

STATEMENT OF PURPOSE: This ordinance provides a zoning change from from Mixed Use-Commercial (MU-C) and Mixed Use Intuitional (MU-I) to Mixed Use-Neighborhood (MU-N) for properties generally near the corner of East First Street and East Eighth Avenue East, near the general area of the Kitchi Gammi Club, and from mixed Use-Neighborhood (MU-N), Mixed Use-Commercial (MU-C), and Form District Downtown Mix (F-8), to Mixed Use Institutional (MU-I) for properties near the Essentia Health Campus. In the 2006 Comprehensive Land Use Plan, much of this area was assigned the future land use designation of “medical facility”. The Imagine Duluth 2035 Comprehensive Plan affirmed this future land use designation, but with the new term of “institutional”. The proposed rezoning brings the zoning of this area in to conformance with the comprehensive plan.

On May 29, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 7 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The MU-N and MU-I zones are most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.
- 2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.
- 3) The rezoning is consistent with existing land use patterns in the subject area.
- 4) Material adverse impacts on nearby properties are not anticipated.

Petitioner:

City of Duluth

PL 19-023