

corner of the development. The southern half of the property along Marble Street will remain R-1; future use of that property will be limited to the uses and development standards typical of any property zoned R-1 in Duluth.

Any future change to an approved concept plan involving a use, height, or density of a development needs to be approved by the city council through a new rezoning process.

On June 12, 2018, the Duluth city planning commission held a public hearing on the proposal and voted 6 yeas, 1 nays, and 0 abstentions to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The proposed rezoning is 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 and the Riverside Small Area Plan;
- 3) Material adverse impacts on nearby properties are not anticipated.

As the rezoning is from a residential district to a mixed use district, a motion to approve must prevail with an affirmative vote of 2/3 of the city council (per 50-37.3.B.3).

Petition Received: June 12, 2018

Action Deadline: September 8, 2018

Petitioner:

Duluth Gospel Tabernacle Church
1515 W. Superior St.
Duluth, MN 55806

PL 18-069