



STATEMENT OF PURPOSE: This ordinance provides a zoning change from MU-B to R-2 for properties between Water Street and South 23<sup>rd</sup> Avenue East. The R-2 district is established to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods

The future land use designation of this property is Urban Residential. It is described as the greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

Based on the future land use designation, interest in developing multifamily residential use of the property, and the purpose statement of the R-2 zone district, rezoning to R-2 is appropriate for this subject area.

On April 11, 2017, the Duluth city planning commission held a public hearing on the proposal and voted 8 yeas, 0 nays, and 0 abstentions to recommend that the city council approve the rezoning requested for the following reasons:

- 1) R-2 is the zone 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) Material adverse impacts on nearby properties are not anticipated.

The motion to approve the rezoning must prevail with an affirmative vote of a simple majority by the city council.

Date of application: Not Applicable

Action deadline: Not Applicable

Petitioner:

City of Duluth  
Planning Division  
Room 208  
City Hall  
Duluth, Minnesota