

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

STATEMENT OF PURPOSE: This ordinance provides for a zone district change for former Nettleton School in accordance with the Imagine Duluth 2035 Comprehensive Plan in which the proposal is consistent with said plan.

This rezoning is in anticipation of a redevelopment project at the property and is also to update the zoning map to reflect the future land use designation. The Imagine Duluth 2035 Comprehensive Land Use Plan was adopted on June 25, 2018.

A portion of this amendment to the zoning map would change property from a residential district to a mixed-use district, which requires an affirmative vote of 2/3 of the council.

On March 10 2020, the Duluth city planning commission held a public hearing on the proposal as described in Attachment 1, and voted 5 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The proposed zone districts are the most reasonably able to implement the objectives of the Comprehensive Plan related to the land use for this area.
- 2) Material adverse impacts on nearby properties are not anticipated.
- 3) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.