

height. The city council needs to approve or deny the request to change the previously approved density and uses of the Regulating Plan.

On August 9, 2016, 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) It is the building type zone most reasonably able to implement the objectives of the neighborhood plan.
- 2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map of Urban Residential.
- 3) Material adverse impacts on nearby properties are not anticipated as the commercial (office) use already exists and the proposed building is of a similar character and density as the existing neighborhood.

The motion to approve an amendment to the Regulation Plan by the city council must prevail with a simple majority.

Date of application: July 19, 2016

Action deadline: October 16, 2016

Petitioner:

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

PL 16-087