



dwelling and townhouses to allow one-family detached dwellings, four unit apartment dwellings, and eight-unit apartment dwellings.

This property is zoned R-P Residential-Planned and has a previously adopted regulating plan governing uses and structures in the R-P zoned property. The applicant is requesting a change to the allowed structures and uses in the existing regulating plan which, according to Section 50-14.7.J of the Duluth Legislative Code, requires approval by the City Council through the rezoning process.

On May 14, 2019, the Duluth City Planning Commission held a public hearing on the proposed regulating plan amendment and considered the findings in the staff report with file number PL 19-032 (Attachment 2) and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the regulating plan amendment requested for the following reasons:

- 1) The proposal is consistent with the Comprehensive Plan Future Land Use Map classification of Urban Residential.
- 2) Material adverse impacts on nearby properties are not anticipated as the applicant has constructed four and eight unit structures of similar design and appearance in the immediate neighborhood.

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

Date of application: April 13, 2019

Action deadline: August 11, 2019