



The future land use designation of the subject properties is Traditional Neighborhood, characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. The purpose statement of the R-1 district is that it is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots.

Based on the future land use designation of the subject property, purpose statements of the R-1 and RR-1 zone districts current land use of the subject property, and the character of the surrounding properties in the neighborhood, rezoning to R-1 is appropriate for this subject area.

On September 12, 2017, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 2, and voted 6 yeas, 0 nays, 0 abstentions, and 3 commissioners absent to recommend that the city council approve the rezoning requested for the following reasons:

- 1) R-1 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.

As the rezoning is from one residential zone district to another residential zone district, a simple majority by the city council is required to approve the affirmative vote (per 50-37.3.B.3).

Petitioner:

City of Duluth

PL 17-141