



010-2120-00320

010-2120-00325

be rezoned from Industrial-General (I-G) to Mixed-Use Business (MU-B).

Section 2. That the subject properties south of West Superior Street, as shown as Area B in Attachment 1, and as more particularly described as follows:

010-2070-00470

010-3610-03010

010-3610-03020

010-3610-03030

010-3610-03040

010-3610-04590

010-3610-04620

010-3610-04630

010-3610-04640

010-3610-04670

010-3610-04730

be rezoned from Mixed Use Neighborhood (MU-N) to Mixed-Use Business (MU-B).

Section 3. That the subject properties south of West Michigan Street, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-2070-01180

010-2070-01440

010-2070-01470

010-2070-01520

010-2070-01580

010-2070-01590

010-4300-00960

010-4300-01000

010-4300-01190

010-4300-01200

010-4300-01210

010-4300-01360

be rezoned from Industrial-General (I-G) to Mixed-Use Business (MU-B).

Section 4. That the subject properties south of West Michigan Street, as shown as Area D in Attachment 1,

and as more particularly described as follows:

010-2070-01910	010-2070-01990	010-3630-00010
010-2070-01915	010-3620-00010	010-3630-00020
010-2070-01930	010-3620-00015	010-3630-00030
The unidentified tax parcel over lots 5-8 Oneota New York Pier Duluth		010-3630-00040

be rezoned from Mixed-Use Business (MU-B) to Industrial-General (I-G).

Section 5. That the official zoning map of the City of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as shown in Attachment 1.

Section 6. 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 a zoning change from Industrial-General (I-G) and Mixed Use Neighborhood (MU-N) to Mixed Use Businesses (MU-B), for areas near West Superior Street and South 40<sup>th</sup> Avenue West. The end result would be that properties in this general area, NW of Interstate 35, would be rezoned to MU-B, and areas to the SE of Interstate 35 would be rezoned to I-G. This will update the city's zoning map to more clearly reflect the actual usage of the subject areas (commercial and industrial, respectively).

This rezoning action is being done by the city of Duluth to address a discrepancy between the zoning map and the future land use map, and it is not in anticipation of any specific potential development, proposal, or project. The city is amending the zoning map throughout the city, and this is one of the many zoning projects, both large and small, being proposed to the planning commission over the next several months prior to the public hearing and adoption process for the Imagine Duluth 2035 Comprehensive Plan.

On November 14, 2017, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 2, and voted 5 yeas, 0 nays, 0 abstentions, and 4 commissioners absent to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The rezoning is generally consistent with the Comprehensive-Plan Future Land Use Map.
- 2) Material adverse impacts on nearby properties are not anticipated.

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 17-164