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be rezoned from Residential-Urban (R-2) to Mixed Use-Neighborhood (MU-N)

Section 2. 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 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 a zoning change from Residential-Urban (R-2) to Mixed Use-Neighborhood (MU-N) for properties in the subject area. The proposed rezoning area is interspersed with uses that are more in keeping with the purpose statement of the proposed MU-N zone district, than the residential focus of R-2 zone district.

On May 29, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 7 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The MU-N zone is most reasonably able to implement the objectives of the Comprehensive Plan.
- 2) The rezoning is consistent with existing land use patterns in the subject area.
- 3) Material adverse impacts on nearby properties are not anticipated.

Petitioner:

City of Duluth

PL 19-060