



010-4520-00570

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

Section 2. That the subject property south and east of the intersection of Highland Street and 61<sup>st</sup> Avenue West as shown in Attachment 1, and as more particularly described as follows:

The portions of 010-4520-04660 and 010-4520-04790 lying NW of the existing railroad railbed,  
be rezoned from Industrial General (I-G) to Residential-Traditional (R-1)

Section 3. That the subject property north and west of the intersection of Medina Street and North 57<sup>th</sup> Avenue West, as shown in Attachment 1, and as more particularly described as follows:

The portions of the following lots lying NW of the existing railroad railbed:010-4520-00670

010-4520-00680

010-4520-00770

010-0250-01790

010-0250-01640

010-0250-01540

010-0250-01500

010-2520-01510

be rezoned from Industrial General (I-G) to Residential-Traditional (R-1)

Section 4. 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 5. 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) to Mixed Use-Business Park (MU-B) and Residential-Traditional (R-1). Based on the development pattern of adjacent areas, future land use designation, and the purpose statement of the zone districts, rezoning to MU-B and R-1 is appropriate for these properties.

The proposed rezoning is in line with the city council resolution 20-0158R, adopted 2/24/20 changing the future land use designations of these properties.

A public informational meeting was held on January 7, 2020, with about 20 citizen attendees. Summary of the comments are included in Attachment 3.

On February 11, 2020, 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 proposed zone district is the most reasonably able to implement the objectives of the Comprehensive Plan related to the land use for this area.
- 2) Material adverse impacts on nearby properties are not anticipated.

Petitioner: City of Duluth

City of Duluth

PL 20-005