

from being a mixture of uses to being predominantly a medical center. The MU-I district better meets the existing land use, anticipated future development, and the needs of the Lakewalk medical campus.

The owners of the Lakewalk medical campus have agreed to develop a MU-I district plan for the site. The owners have also agreed in writing to height limitations for the site, validating that the proposed campus expansion will be at the same height as the existing medical office buildings on the site.

On June 8, 2021 the Duluth city planning commission held a hearing on the proposal as described in Attachment 2, and voted 5 yeas, 0 nays, 1 abstention, to recommend that the city council approve the rezoning requested for the following reasons:

1. This proposal is reasonably related to the existing and proposed future land use.
2. Material adverse impacts on nearby properties are not anticipated.

Petitioner:

Dr. Andrew Baertsch
Duluth Lakewalk Offices, LLC
11 E Superior Street Suite 545
Duluth, MN 55802

PL 21-116