



Legislation Text

File #: 17-066-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY AT THE END OF MINNESOTA AVENUE, FROM R-1 TO AP, P-1, AND R-C.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties at Sky Harbor Airport, as shown as Area A in Attachment 1, and as more particularly described as follows:

010-2750-00090 010-2750-00100 010-2750-00120
010-2750-00140

be rezoned from Residential-Traditional (R-1) to Airport (AP).

Section 2. That the subject property of north of and adjacent to Sky Harbor Airport, as shown as Area A2 in Attachment 1, and as more particularly described as follows:

The southeastern portion of 010-2750-00080 zoned R-1

be rezoned from Residential-Traditional (R-1) to Parks and Open Space (P-1).

Section 3. That the subject properties at Minnesota Point, as shown as Area B in Attachment 1, and as more particularly described as follows:

010-2750-00110
010-2750-00130
010-2750-00132
010-2750-00150
010-2750-00160
010-2750-00170
010-2750-00172
010-2750-00180
010-2750-00190
010-2750-00200
010-2750-00210
010-2750-00220

010-2750-00230

010-2750-00240

010-2750-00250

010-2750-00260

010-2750-00270

010-2750-00280

010-2750-00290

010-2750-00300

010-2750-00310

010-2750-00320

010-2750-00330

be rezoned from Residential-Traditional (R-1) to Rural-Conservation (R-C).

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 Residential-Traditional (R-1) to Parks and Open Space (P-1), Airport (AP), and Rural-Conservation (R-C) for several parcels at the end of Minnesota Avenue and Park Point. This will update the city's zoning map to more clearly reflect the actual use of the subject areas (airport and recreation).

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.

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

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.

As the rezoning is from a residential district to a special purpose district, a motion to approve must prevail with an affirmative vote of 2/3 of the city council (per 50-37.3.B.3).

Petitioner:

City of Duluth

PL 17-163