



Legislation Text

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**File #:** 20-024-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY AT 108 EAST 6<sup>TH</sup> STREET KNOWN AS NETTLETON SCHOOL IN ACCORDANCE TO THE FUTURE LAND USE.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property 108 East 6<sup>th</sup> Street, as shown in yellow Attachment 1, and as more particularly described as follows:

010-1030-00180  
010-1030-00230  
010-1030-01060  
010-1030-00240  
010-1030-00250  
010-1030-01121  
010-1030-01160  
010-1030-01180

Be rezoned from R-2 (Residential-Urban) and R-1 (Residential-Traditional) to MU-N (Mixed Use - Neighborhood).

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 for a zone district change for former Nettleton School in accordance with the Imagine Duluth 2035 Comprehensive Plan in which the proposal is consistent with said plan.

This rezoning is in anticipation of a redevelopment project at the property and is also to update the zoning map to reflect the future land use designation. The Imagine Duluth 2035 Comprehensive Land Use Plan was adopted on June 25, 2018.

A portion of this amendment to the zoning map would change property from a residential district to a mixed-use district, which requires an affirmative vote of 2/3 of the council.

On March 10 2020, the Duluth city planning commission held a public hearing on the proposal as described in

Attachment 1, and voted 5 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The proposed zone districts are 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.
- 3) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.