



Legislation Text

File #: 17-065-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY IN THE GENERAL AREA OF THE ONEOTA BUSINESS PARK, NEAR WEST MICHIGAN STREET AND SOUTH 40TH AVENUE WEST, FROM I-G AND MU-N TO MU-B.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties northeast of West Superior Street and North 40th Avenue West, as shown as Area A in Attachment 1, and as more particularly described as follows:

010-2070-00010

010-2070-00040

010-2070-00050

010-2070-00330

010-2070-00370

010-2070-00380

010-2070-00390

010-2070-00400

010-2070-00410

010-2120-00040

010-2120-00100

010-2120-00320

010-2120-00325

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

Section 2. That the subject properties south of West Superior Street, as shown as Area B in Attachment 1, and as more particularly described as follows:

010-2070-00470

010-3610-03010

010-3610-03020

010-3610-03030

010-3610-03040

010-3610-04590

010-3610-04620

010-3610-04630

010-3610-04640

010-3610-04670

010-3610-04730

be rezoned from Mixed Use Neighborhood (MU-N) to Mixed-Use Business (MU-B).

Section 3. That the subject properties south of West Michigan Street, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-2070-01180

010-2070-01440

010-2070-01470

010-2070-01520

010-2070-01580

010-2070-01590

010-4300-00960

010-4300-01000

010-4300-01190

010-4300-01200

010-4300-01210

010-4300-01360

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

Section 4. That the subject properties south of West Michigan Street, as shown as Area D in Attachment 1, and as more particularly described as follows:

010-2070-01910 010-2070-01990 010-3630-00010

010-2070-01915 010-3620-00010 010-3630-00020

010-2070-01930 010-3620-00015 010-3630-00030

The unidentified tax parcel 010-3630-00040
over lots 5-8 Oneota New York
Pier Duluth

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

Section 5. 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 6. 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) and Mixed Use Neighborhood (MU-N) to Mixed Use Businesses (MU-B), for areas near West Superior Street and South 40th Avenue West. The end result would be that properties in this general area, NW of Interstate 35, would be rezoned to MU-B, and areas to the SE of Interstate 35 would be rezoned to I-G. This will update the city's zoning map to more clearly reflect the actual usage of the subject areas (commercial and industrial, respectively).

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.

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.

A simple majority by the city council is required to approve the affirmative vote (per 50-37.3.B.3).

Petitioner:

City of Duluth

PL 17-164