



Legislation Text

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**File #:** 20-017-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY IN THE IRVING AND FAIRMOUNT NEIGHBORHOODS IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE 2017 IRVING AND FAIRMOUNT BROWNFIELDS REVITALIZATION PLAN.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property to the north and west of Grand Avenue, between Sherburne Street and Redruth Street, as shown in blue on Attachment 1, and as more particularly described as follows:

010-1970-01180

010-1970-01200

010-1970-01220

010-1970-01240

010-1970-01260

010-1970-01261

010-1970-01290

010-1970-01320

010-1970-01321

010-1970-01100

010-1970-01130

010-1970-01140

010-1970-00990

010-1970-00980

The southern 25 feet of 010-1970-00930

Be rezoned from R-2 (Residential-Urban) to R-1 (Residential-Traditional).

Section 2. That the subject property to the south and east of Grand Avenue, generally between Sherburne Street and Redruth Street, as shown in black on Attachment 1, and as more particularly described as follows:

010-1970-01440

010-1970-01500

010-2410-00560

010-2410-00600

010-2410-00690

010-2744-00064

Western 70 feet of 010-2474-0057

Western 150 feet of 010-2744-00055 and 010-2744-00056

Be rezoned to From R-1 (Residential-Traditional) and MU-N (Mixed Use Neighborhood), to MU-B (Mixed Use Business Park).

Section 3. That the subject property to the south and east of Grand Avenue, and to the north of South 67<sup>th</sup> Avenue West, as shown in red on Attachment 1, and as more particularly described as follows:

010-2410-00010

010-2410-00011

010-2740-00015

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

Section 4. That the subject property adjacent to Nicollet Street and to the west of North 67<sup>th</sup> Avenue West Alley, as shown in yellow on Attachment 1, and as more particularly described as follows:

Northern 150 feet of 010-0580-00500 and 010-0580-00700

Southern 250 feet of 010-4220-02950

Southern 100 feet of 010-4220-03170

010-0580-00440

010-4220-03110

Be rezoned to from R-1 (Residential-Traditional) to R-2 (Urban-Residential).

Section 5. That the subject property to the north of Raleigh Street and to the south of Main Street, generally laying west of South 69<sup>th</sup> Avenue West, as shown in yellow on Attachment 1, and as more particularly described as follows:

010-0370-00400

The eastern 200 feet of 010-2744-00010

Be rezoned to From R-1 (Residential-Traditional) to R-2 (Urban-Residential).

Section 6. That the subject property to the north of Sherburne Street and to the south of Raleigh Street, generally laying west of South 72<sup>nd</sup> Avenue West Alley as shown in yellow on Attachment 1, and as more

particularly described as follows:

010-0370-01330

010-0370-01350

010-0370-01380

010-0370-01390

010-0370-01570

010-0370-01630

010-0370-01640

010-0370-01670

010-0370-01730

010-0370-01850

010-0370-01890

010-0370-01930

010-0370-02010

010-0370-02030

010-0370-02210

010-0370-02180

010-0370-02230

010-0370-02280

010-0370-02340

010-4630-01400

010-4630-01450

010-4630-01460

010-4630-01470

010-4630-01480

010-4630-01490

010-4630-01850

The northern 175 feet of 010-0370-02380

The northern 50 feet of 010-3710-02110

The northern 25 feet of 010-4630-01500

Be rezoned to from R-1 (Residential-Traditional) to R-2 (Urban-Residential)

Section 7. 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 8. 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 several zone district changes in the Irving and Fairmount neighborhoods in accordance with the 2017 Irving and Fairmount Brownfields Small Area Plan. The proposal is also consistent with the Comprehensive Plan.

This rezoning is not in anticipation of any specific development proposal; it is instead intended 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. The plan recommended 21 changes to the future land use plan. This area is addressed as Site 6; the map changes include opportunities for new residential and commercial development, including mixed-use redevelopment.

A portion of this amendment to the zoning map would change property from a residential district to a mixed use district, which would normally require an affirmative vote of 2/3 of the council. However, as this rezoning ordinance is the direct result of a study, and obtaining written consent of all the property owners would be impractical, a 2/3 vote is not required; a simple majority of the council is required to approve this ordinance.

On January 14, 2020, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 1, and voted 5 yeas, 1 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.