



Legislation Text

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**File #:** 19-042-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY AT 4250 HAINES ROAD FROM RURAL-RESIDENTIAL (RR-1) TO MIXED USE COMMERCIAL (MU-C).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property at 4250 Haines Road, as shown in the map labeled Attachment 1, and as more particularly described as follows:

010-2710-04490

be rezoned from Rural-Residential (RR-1) to Mixed Use Commercial (MU-C)

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 a zoning change from Residential-Traditional (RR-1) to Mixed Use Commercial (MU-C) for the property shown in the subject area.

The front 1/3 of the property is currently zoned MU-C and the rear 2/3 of the parcel is zoned RR-1. This rezoning action, if approved, will result in the entire parcel being zoned MU-C. The applicant's representative has stated that the goal for the property as a storage area to support "light vehicle sales, recreational trailers, ATVs, etc" in the near term, but intends on other commercial multi-use development in the future.

On September 10, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 9 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

Council of the rezoning as shown.

- 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.

The affirmative vote of 2/3 of the City Council is required, as this action is rezoning from a residential district to a mixed use district.

Petitioner:

Petitioner: IGO Properties, LLC

PL 19-112