



Legislation Text

File #: 19-022-O, **Version:** 1

AN ORDINANCE AMENDING THE R-P ZONE REGULATING PLAN FOR RAMSEY VILLAGE AFFECTING SEVEN LOTS ON THE WEST SIDE OF NORTH 53RD AVENUE WEST NORTH OF RAMSEY STREET TO REPLACE THE CURRENTLY ALLOWED BUILDING TYPES WITH BUILDING TYPES I, VI, AND VII THAT ALLOW ONE-FAMILY DETACHED RESIDENTIAL STRUCTURES, FOUR-UNIT MULTI-FAMILY RESIDENTIAL STRUCTURES, AND EIGHT-UNIT MULTI-FAMILY RESIDENTIAL STRUCTURES.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the Residential-Planned (R-P) Zone District Regulating Plan for Ramsey Village, as it relates to the subject property located on the west side of North 53RD Avenue West north of Ramsey Street, be amended to replace the currently allowed Type I (Village House), Type II (Detached Single-Family House), Type III (Twin House), and Type IV (Townhouse) Buildings with Type I (Village House), Type VI (Four-Unit Apartment), and Type VII (Eight-Unit Apartment) Buildings on the subject property shown in Attachment 1 and described as follows:

Lots Four through Ten (4-10), inclusive, Block 3, in the plat of West Duluth First Division.

Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

STATEMENT OF PURPOSE: The ordinance is to change the structures allowed for the seven lot area on the west side of North 53rd Avenue West north of Ramsey Street from allowing primarily one and two-family dwellings and townhouses to allow one-family detached dwellings, four unit apartment dwellings, and eight-unit apartment dwellings.

This property is zoned R-P Residential-Planned and has a previously adopted regulating plan governing uses and structures in the R-P zoned property. The applicant is requesting a change to the allowed structures and uses in the existing regulating plan which, according to Section 50-14.7.J of the Duluth Legislative Code, requires approval by the City Council through the rezoning process.

On May 14, 2019, the Duluth City Planning Commission held a public hearing on the proposed regulating plan amendment and considered the findings in the staff report with file number PL 19-032 (Attachment 2) and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the regulating plan amendment requested for the following reasons:

- 1) The proposal is consistent with the Comprehensive Plan Future Land Use Map classification of Urban Residential.
- 2) Material adverse impacts on nearby properties are not anticipated as the applicant has constructed four and eight unit structures of similar design and appearance in the immediate neighborhood.

The motion to approve an amendment to the Regulation Plan by the city council must prevail with a simple majority.

Date of application: April 13, 2019

Action deadline: August 11, 2019