



Legislation Text

File #: 18-066-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY SOUTH OF WEST ARROWHEAD ROAD AND NORTHEAST OF THE KENWOOD SHOPPING CENTER FROM RESIDENTIAL-TRADITIONAL (R-1) TO MIXED USE-NEIGHBORHOOD (MU-N), PROPERTY IMMEDIATELY NORTH OF WEST ARROWHEAD ROAD BETWEEN WARREN AVENUE AND DODGE AVENUE FROM RESIDENTIAL-URBAN (R-2) TO (MU-N) MIXED USE-NEIGHBORHOOD, AND BETWEEN KENWOOD AVENUE AND KENWOOD ALLEY FROM WEST CLEVELAND STREET TO WEST TOLEDO STREET FROM RESIDENTIAL-TRADITIONAL (R-1) TO MIXED USE-NEIGHBORHOOD (MU-N).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties south of West Arrowhead Road north and northeast of the Kenwood Shopping Center, as shown in Attachment 1, and as more particularly described as follows:

010-2640-03650	010-0145-00010	010-0145-00020
010-0145-00035	010-0145-00040	010-0145-00050
010-0145-00055	010-2640-03810	010-2640-03820

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

Section 2. That the subject properties north of West Arrowhead Road and between Warren Avenue and Dodge Avenue, as shown in Attachment 1, and as more particularly described as follows:

010-1560-02190	010-1560-02210
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be rezoned from Residential-Urban (R-2), to Mixed Use-Neighborhood (MU-N)

Section 3. That the subject properties between Kenwood Avenue and Kenwood Alley from West Cleveland Street to West Toledo Street, as shown in Attachment 1 as Area 2, and as more particularly described as follows:

010-3410-01880	010-3410-01900	010-3410-01920
010-3410-01950	010-3410-03720	010-3410-03770
010-3410-03810		

be rezoned from Residential-Traditional (R-1), to Mixed Use-Neighborhood (MU-N)

Section 4. 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 5. 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 (R-1) and

Residential-Urban (R-2) to Mixed Use-Neighborhood for properties generally in the Kenwood Avenue and West Arrowhead Road intersection and the Kenwood Shopping Center area.

On June 7, 2018, a Public meeting was held to discuss proposed land use and zoning changes and gather input from the residents in the Kenwood neighborhood.

On August 14, 2018, the Duluth city planning commission held a public hearing on proposals to amend the Future Land Use Map and the UDC map amendment to rezone portions of West Arrowhead Road and Kenwood Avenue and voted 7 yeas and 1 nay to table the item.

On September 6, 2018, the Duluth city planning commission held a Brown Bag meeting to discuss the proposed land use and zoning changes in the Kenwood neighborhood.

On October 11, 2018, the City held a second public meeting to gather additional input on the proposed land use and zoning changes in the Kenwood neighborhood.

On November 13, 2018, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 1, and voted 8 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The MU-N zone districts are most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.
- 2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.
- 3) Material adverse impacts on nearby properties are not anticipated.

Petitioner:

As the rezoning is from a residential district R-1 and R-2 to a mixed use-neighborhood district (MU-N), a motion to approve must prevail with an affirmative vote of 2/3 of the city council (per 50-37.3.B.3).

City of Duluth

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