



Legislation Text

File #: 21-031-O, **Version:** 1

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR THE RAMSEY VILLAGE NEIGHBORHOOD AFFECTING SEVEN LOTS NORTH OF RAMSEY STREET AND EAST OF NORTH 51ST AVENUE WEST TO ALLOW BUILDING TYPE IV, TOWNHOMES, AND BUILDING TYPE VIII, MIXED USE COMMERCIAL AND RESIDENTIAL.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the Concept Plan for the Ramsey Village Neighborhood, as it relates to the subject property located east of the intersection Ramsey Street and North 51th Avenue West, be amended to allow, in addition to the currently permitted building types, the construction of new Type IV (Townhome) building types. The subject property is addressed as 411 North 50th Avenue West, described in Attachment 1, and by the following:

010-4530-02800, 010-4530-02820, 010-4530-02835, and 010-4530-02860

Section 2. That the Concept Plan for Ramsey Village Neighborhood, as it relates to the subject property located east of the intersection Ramsey Street and North 51th Avenue West, be amended to allow, in addition to the currently permitted building types, the construction of new VIII (Mixed Use Residential and Commercial) building types. The subject property is addressed as 5019 Ramsey Street, described in Attachment 1, and by the following:

010-4530-01350, 010-4530-01355, and 010-4530-01380

Section 3. 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 type of new construction allowed for the seven lots near the intersection of Ramset Street and North 53rd Avenue West. The ordinance is to allow more

flexibility in the type of new structures allowed on property located within Ramsey Village. This zoning application is proposing a change to the concept plan which requires approval by the city council through the rezoning process.

When the UDC became effective on November 19, 2010, all existing TND (Traditional Neighborhood Design) zone districts were rezoned to the R-P (Residential-Planned) zone districts. The Ramsey Village Neighborhood plan was adopted by the city council in 2003.

The overall zoning designation of R-P (Residential-Planned) will remain for this area; there will be no change to the city of Duluth official zoning map. The zoning change, if approved, will be noted within the official file for the Ramsey Village Neighborhood Plan. Future building permit applications within the subject property affected by this rezoning will have the flexibility to build more building types (single family, townhome, mixed use, etc). The additional building types allowed will still fit in harmony with the purpose of the Ramsey Village Plan and will not change the essential character of the neighborhood.

The intent is to reuse the existing structure at 5019 Ramsey Street for a proposed signage business, with the potential to construct a future small detached building for vehicle signage (wrapping/detailing). The intent is to also demolish the condemned home at 411 North 50th Avenue West and build a new two family or small townhome structure in its place. There are several adjacent city owned lots that are vacant and unused that can be sold and used as part of the future housing project. Any necessary street or utility easements for Mike Collalillo Drive would be retained.

On August 10, 2021, the Duluth city planning commission held a public hearing on the proposed concept plan amendment and considered the findings in the staff report with file number PL 21-112 (Attachment 2) and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the concept plan amendment requested for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan,
- 2) The proposal amendment to the Regulating Plan District is consistent with the future land use category "Urban Residential"
- 3) Material adverse impacts on nearby properties are not anticipated.

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

If approved, the overall zoning designation of R-P (Residential-Planned) will remain for this area. There will be no change to the City of Duluth official zoning map; the changes will be noted in the files related to the Ramsey Village Neighborhood planned development.