



Legislation Text

File #: 19-051-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY WEST OF THE INTERSECTION OF JEAN DULUTH ROAD AND RILEY ROAD FROM RURAL CONSERVATION (R-C) TO PARK AND OPEN SPACE (P-1) AND RURAL RESIDENTIAL 1 (RR-1).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property northwest and southwest of the intersection of Jean Duluth Road and Riley Road as shown green in Attachment 1, and as more particularly described as follows:

010-2705-00010

be rezoned from Rural Conservation (R-C) to Park and Open Space (P-1).

Section 2. That the subject property northwest and southwest of the intersection of Jean Duluth Road and Riley Road as shown in yellow Attachment 1, and as more particularly described as follows:

010-2705-00020

010-2705-00030

010-2705-00040

010-2705-00050

be rezoned from Rural Conservation (R-C) to Rural Residential 1 (RR-1).

Section 3. 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 4. 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 Rural Conservation (R-C) to Park and Open Space (P-1) and Rural Residential 1 (RR-1). Based on the development pattern of adjacent areas, future land use designation, and the purpose statement of the P-1 and RR-1 zone districts, rezoning is appropriate for these properties.

This rezoning action 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 change to the future land use was part of the Imagine Duluth 2035 Comprehensive Plan, which was adopted (18-0240R) by the city council on June 25, 2018 following a two-year process. This rezoning is part of the 19 referenced in Chapter 11, Land Use, of the Imagine Duluth 2035 Comprehensive Plan.

On October 8, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 6 yeas, 0 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.

Petitioner: City of Duluth

PL 19-138