



## Legislation Text

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**File #:** 19-029-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTIES AT LESTER PARK GOLF COURSE FROM RURAL-RESIDENTIAL (RR-1) AND RESIDENTIAL-TRADITIONAL (R-1), TO MIXED USE NEIGHBORHOOD (MU-N) AND PARK AND OPEN SPACE (P-1).

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties at Lester Park Golf Course adjacent to Lester River Road, as shown as Area A in Attachment 1, and as more particularly described as follows:

The northernmost 400 feet of parcel 010-1410-00110, and

The northernmost 1675 feet of parcel 010-1410-00130, and

010-0290-02090

010-0290-02580

010-1410-00100

010-2690-01405

010-2690-01412

010-2690-01425

010-2690-01430

010-2690-01440

010-2690-01450

be rezoned from Rural-Residential (RR-1) to Park and Open Space (P-1).

Section 2. That the subject properties at Lester Park Golf Course adjacent to State Highway 61, as shown as Area B in Attachment 1, and as more particularly described as follows:

010-0290-01490

010-0290-01590

010-0290-01600

010-0290-01610

010-0290-01620

010-0290-01630

010-0290-01660

010-0290-01690

010-0290-01850

010-0290-01890

010-0290-02220

010-0290-02230

010-0290-02240

010-0290-02260

010-0290-02280

010-0290-02290

010-0290-02300

010-0290-02310

010-0290-02350

010-0290-02380

010-0290-02480

be rezoned from Residential-Traditional (R-1) to Park and Open Space (P-1).

Section 3. That the subject properties at Lester Park Golf Course adjacent to Lester River Road and near East Superior Street, as shown as Area C in Attachment 1, and as more particularly described as follows:

The southernmost 925 feet of parcel 010-1410-00110, and

The southernmost 750 feet of parcel 010-1410-00130, and

010-1410-00120

010-2860-01180

010-2860-01440

010-2860-01480

010-2860-01680

010-2860-01690

010-2860-01710

010-2860-01720

010-2860-02390

010-2860-02670

010-2860-02710

010-2860-02910

010-2860-03030

be rezoned from Rural-Residential (RR-1) and 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) to Mixed Use-Neighborhood (MU-N) and Park and Open Space (P-1) for properties in the subject area.

This proposed rezoning action is to update the city's zoning map so that it matches the resolution approved by the city council on May 13, 2019 (19-0305R).

On June 11, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 6 yeas, 2 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.

Petitioner:

City of Duluth

PL 19-068