



Legislation Text

File #: 18-044-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY AT 4610 WEST ARROWHEAD ROAD FROM RURAL RESIDENTIAL-1 (RR-1) TO MIXED USE-BUSINESS (MU-B).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That one acre of land located at 4610 West Arrowhead Road, currently zoned RR-1 and shown on the attached exhibit, be rezoned from Rural Residential-1 (RR-1) to Mixed Use-Business (MU-B), and 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 the attached exhibit.

Section 2. 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 RR-1 to MU-B for one acre of land at 4610 West Arrowhead Road. In 2002, applicant applied to rezone all 3.4 acres of land to M-1, but due to a desire for a buffer between this and surrounding properties, only 2.4 acres were rezoned.

On August 14, 2018, the Duluth city planning commission held a public hearing on the proposal and voted 8 yeas, 0 nays, and 0 abstentions to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The rezoning is consistent with the comprehensive plan.
- 2) The proposed zone district is reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.
- 3) Material adverse impacts on nearby properties are not anticipated.

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

Petition Received: July 25, 2018

Action Deadline: November 22, 2018

Petitioner:

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PL 18-095