



## Legislation Text

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**File #:** 18-021-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN GRAND AVENUE, WADENA STREET, AND MIKE COLALILLO DRIVE FROM INDUSTRIAL-GENERAL (I-G), RESIDENTIAL-TRADITIONAL (R-1), AND RESIDENTIAL-PLANNED (R-P) TO MIXED USE-BUSINESS (MU-B) AND PARK AND OPEN SPACE (P-1).

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties between Grand Avenue, Wadena Street, and Mike Colalillo Drive, as shown in Attachment 1 as Area A, and as more particularly described as follows:

010-3599-00040

010-3599-00140

010-3610-04820

010-3610-06270

010-3610-06280

010-4530-00530

010-4530-00760

010-4530-00800

010-4530-01080

010-4530-01140

010-4530-01240

010-4530-01340

010-4530-01440

010-4530-01630

010-4530-01680

010-4530-01950

010-4530-02140

010-4530-02150

010-4530-02190

010-4530-02200

010-4530-02210

010-4530-02220

010-4530-02310

010-4530-02340

010-4530-02470

010-4530-02480

010-4530-02490

010-4530-02495

010-4530-02500

010-4530-02510

010-4530-02520

010-4530-02610

010-4530-02620

010-4530-02630

010-4530-02640

010-4530-02660

010-4530-02665

010-4530-02670

010-4530-02675

be rezoned from Industrial-General (I-G), Residential-Traditional (R-1), and Residential-Planned (R-P), to Mixed Use-Business (MU-B).

Section 2. That the portion of the three parcels, as shown in Attachment 1, and as more particularly described as follows:

The western portions of the parcels 010-4530-02310 and 010-4500-02340, and

The southwestern corner of parcel 010-3599-00040

be rezoned from Industrial-General (I-G) to Mixed Use-Business (MU-B) .

Section 3. That the subject properties known as Mike Colalillo Medal of Honor Park, as shown in Attachment 1 as Area B, and as more particularly described as follows:

010-4530-02420

010-4530-02442

be rezoned from Industrial-General (I-G) to Park and Open Space (P-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 Industrial-General (I-G), Residential-Traditional (R-1), and Residential-Planned (R-P), to Mixed Use-Business (MU-B) and Park and Open Space (P-1) for properties generally between Grand Avenue, Wadena Street, and Mike Colalillo Drive.

On May 8, 2018, the Duluth city planning commission held a public hearing on the proposal as shown 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 MU-B and P-1 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-P) to a mixed use district and special purpose district (MU-B), 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

PL 18-047