



Legislation Text

File #: 21-027-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY LOCATED AT 4731 GLADSTONE STREET FROM RESIDENTIAL-TRADITIONAL (R-1) TO LOW-RISE NEIGHBORHOOD MIX (F-2).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the parcel legally described in the records of the County Auditor for St. Louis County, Minnesota as Parcel Identification Number 010 3010 05980 located 4731 Gladstone Street, and as depicted in Attachment 1 (Planning Commission file PL 21-094) be rezoned from Residential-Traditional (R-1) to Low-Rise Neighborhood Mix (F-2).

Section 2. 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 3. 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 Low-Rise Neighborhood Mix (F-2). Based on the character of the neighborhood and development pattern of adjacent areas, and the purpose statement of F-2 zone district, rezoning as proposed in the attached map is appropriate for this area. The proposed rezoning to F-2 would allow for mixed use development to complement the existing residential adjacent to the proposed rezoning area.

On June 13, 2021, the Duluth city planning commission held a hearing on the proposal as described in Attachment 2, and voted 7 yeas, 0 nays, 0 abstention, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The rezoning is consistent with the Comprehensive Plan Future Land Use Map.
- 2) The proposed zone district is the most 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.
- 4) Future redevelopment, should the building's use change, will be required to conform to modern building code requirements, and conform to modern standards for redevelopment anticipated for the F-2 district.

Petitioner: Lakeside Lodge #281