



Legislation Text

File #: 17-054-O, Version: 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY IN THE GENERAL AREA OF US HIGHWAY 2 AND INTERSTATE 35 AND WEST GATE BOULEVARD AND WEST SKYLINE FROM MU-N TO RR-1 AND R-2.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties along West Gate Boulevard laying to the north and west of I-35, as shown in Attachment 1, and as more particularly described as follows:

010-2742-00080	010-2742-00090	010-2743-00120
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be rezoned from Mixed Use-Neighborhood (MU-N) to Rural Residential 1 (RR-1).

Section 2. That the subject properties along West Skyline Parkway laying to the north and west of I-35, as shown in Attachment 2, and as more particularly described as follows:

010-2745-00020	010-2745-00235	
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be rezoned from Mixed Use-Neighborhood (MU-N) to Rural Residential 1 (RR-1).

Section 3. That the subject properties along West Skyline Parkway laying to the north and west of I-35, also as shown in Attachment 2, and as more particularly described as follows:

The eastern ½ of 010-2745-00030

be rezoned from Mixed Use-Neighborhood (MU-N) to Residential-Urban (R-2).

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 Mixed Use-Neighborhood (MU-N) to Rural Residential 1 (RR-1) and Residential-Urban (R-2) for several parcels along West Gate Boulevard and West Skyline Parkway

This rezoning action is being done by the City of Duluth to address a discrepancy between the zoning map and the future land use map, and it is not in anticipation of any specific potential development, proposal, or project. The city is amending the zoning map throughout the city, and this is one of the many zoning projects, both large and small, being proposed to the planning commission over the next several months prior to the public hearing and adoption process for the Imagine Duluth 2035 Comprehensive Plan.

The future land use designation of the subject properties is Low Density Neighborhood, which is typically intended for single-family housing with urban services. Typified by curvilinear streets, houses with longer side parallel to street, and attached garages. Includes a range of house sizes and lot sizes.

Based on the future land use designation of the subject property, purpose statements of the RR-1 and MU-N zone districts current land use of the subject property, and the character of the surrounding properties in the neighborhood, rezoning to RR-1 is appropriate for this subject area.

On October 10, 2017, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 3. Based on public testimony and staff recommendation, the planning commission discussed a slight amendment to planning staff's recommendation. Based on the current land use of a portion of parcel 010-2745-00030 as a 5-unit multifamily residential structure (and a former hotel), the planning commission wanted to leave the parcel in a zone district that would allow multi-family residential structures as an allowed use. The planning commission voted 6 yeas, 1 nay, 0 abstentions, and 2 commissioners absent to recommend that the city council approve the rezoning as depicted on attachments 1 and 2 for the following reasons:

- 1) The rezoning is generally consistent with the Comprehensive-Plan Future Land Use Map.
- 2) Material adverse impacts on nearby properties are not anticipated.

A simple majority by the city council is required to approve this ordinance (per 50-37.3.B.3).

Petitioner:

City of Duluth

PL 17-146