



## Legislation Text

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**File #:** 19-024-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN EAST SUPERIOR STREET AND EAST SECOND STREET, AND BETWEEN THIRD AVENUE EAST AND EIGHTH AVENUE EAST, TO MIXED USE-NEIGHBORHOOD (MU-N) AND MIXED USE-INSTITUTIONAL (MU-I).

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties near East First Street and East Superior Street, between North Seventh and North Eighth Avenues, as shown as Area B in Attachment 1, and as more particularly described as follows:

010-3830-02340

010-3830-02370

010-3830-02390

010-3830-02410

010-3830-02430

010-3830-02450

010-3830-02470

be rezoned from Mixed Use-Commercial (MU-C) and Mixed Use-Institutional (MU-I), to Mixed Use-Neighborhood (MU-N).

Section 2. That the subject properties near East Second Street and East Second Street Alley, between North Third and Fourth Avenues East, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-0950-00980

010-0950-01010

010-0950-01020

010-0950-01030

be rezoned from Mixed Use-Neighborhood (MU-N) to Mixed Use-Institutional (MU-I).

Section 3. That the subject properties near East Second Street Alley and East First Street Alley, between North Third and Fourth Avenues East, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-0930-00370

010-0930-00372

010-3830-02860

010-3830-03050

010-3830-03090

010-3830-03100

010-3830-03110

010-3830-03120

010-3830-03140

010-3830-03150

010-3830-03170

010-3830-03240

010-3830-03260

010-3830-03265

010-3830-03280

010-3830-03290

010-3830-03300

010-3830-03320

010-3830-03340

010-3830-03350

be rezoned from Mixed Use-Commercial (MU-C) to Mixed Use-Institutional (MU-I).

Section 4. That the subject properties near East First Street Alley and Superior Street, between North Fourth and Seventh Avenues East, as shown as Area C in Attachment 1, and as more particularly described as follows:

010-3830-00290

010-3830-00300

010-3830-00310

010-3830-00320

010-3830-00330

010-3830-00332

010-3830-00340

010-3830-00350  
010-3830-00360  
010-3830-00370  
010-3830-00390  
010-3830-00400  
010-3830-00401  
010-3830-00410  
010-3830-00411  
010-3830-00420  
010-3830-00421  
010-3830-00460  
010-3830-00470  
010-3830-00480  
010-3830-00490  
010-3830-00500  
010-3830-00510  
010-3830-00520  
010-3830-00530  
010-3830-00550  
010-3830-00570  
010-3830-00580  
010-3830-00600  
010-3830-00640  
010-3830-00680

be rezoned from Form District Downtown Mix (F-8) to Mixed Use-Institutional (MU-I).

Section 5. 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.

STATEMENT OF PURPOSE: This ordinance provides a zoning change from from Mixed Use-Commercial (MU-C) and Mixed Use Intuitional (MU-I) to Mixed Use-Neighborhood (MU-N) for properties generally near the corner of East First Street and East Eighth Avenue East, near the general area of the Kitchi Gammi Club, and from mixed Use-Neighborhood (MU-N), Mixed Use-Commercial (MU-C), and Form District Downtown Mix (F-

8), to Mixed Use Institutional (MU-I) for properties near the Essentia Health Campus. In the 2006 Comprehensive Land Use Plan, much of this area was assigned the future land use designation of “medical facility”. The Imagine Duluth 2035 Comprehensive Plan affirmed this future land use designation, but with the new term of “institutional”. The proposed rezoning brings the zoning of this area in to conformance with the comprehensive plan.

On May 29, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 7 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The MU-N and MU-I zones 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) The rezoning is consistent with existing land use patterns in the subject area.
- 4) Material adverse impacts on nearby properties are not anticipated.

Petitioner:

City of Duluth

PL 19-023