



Legislation Text

File #: 17-055-O, Version: 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY THE LAKE SUPERIOR COLLEGE CAMPUS ON TRINITY ROAD AND EMERGENCY RESPONSE TRAINING CENTER ON HIGHWAY 23 FROM R-1 AND RR-1 TO MU-I.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties on the south side of Trinity Road, as shown in Attachment 1, and as more particularly described as follows:

010-0075-00160	010-0136-00221	010-3755-00070
010-0075-00161	010-0136-00220	010-3755-00080
010-0075-00165	010-2675-00020	010-3755-00090
010-0075-00170	010-2675-00021	010-3755-00100
010-0075-00180	010-2710-06620	
010-0075-00190	010-2890-00080	
010-0075-00210	010-3755-00010	
010-0075-00240	010-3755-00060	
010-1036-00160	010-3755-00071	

be rezoned from Residential-Traditional (R-1) to Mixed Use-Institutional (MU-I).

Section 2. That the subject properties on the north side of State Highway 23, as shown in Attachment 2, and as more particularly described as follows:

010-2730-00540	010-2730-00952	010-2730-00950
010-2730-00542	010-2730-00980	

be rezoned from Rural Residential 1 (RR-1) to Mixed Use-Institutional (MU-I).

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 Attachments 1 and 2.

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 Residential-Traditional (R-1) and Rural Residential 1 (RR-1) to Mixed Use-Institutional (MU-I) for the Lake Superior Campus on Trinity Road and the Emergency Response Training Center on Highway 23.

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 Institutional, which is applicable to university and college and public school campuses, large religious facilities or governmental campuses, cemeteries, etc.

Based on the future land use designation of the subject properties, purpose statements of the R-1, RR-1, and MU-I zone districts, and the character of the surrounding neighborhood, rezoning to MU-I is appropriate for the subject properties.

On October 10, 2017, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 3, and voted 7 yeas, 0 nays, 0 abstentions, and 2 commissioners absent to recommend that the city council approve the rezoning requested for the following reasons:

- 1) MU-I is the zone 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.

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).

Petitioner:

City of Duluth

PL 17-154