



Legislation Text

File #: 18-020-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY WEST OF THE INTERSECTIONS OF 93RD AVENUE WEST AND FALCON AND HILTON STREETS TO COMMONWEALTH AVENUE, FROM MIXED USE-BUSINESS (MU-B) TO RESIDENTIAL-URBAN (R-2).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties west of the intersections of 93rd Avenue West and Falcon and Hilton Streets to Commonwealth Avenue, as shown in Attachment 1, and as more particularly described as follows:

010-3300-04545

010-3300-04555

010-3300-04560

010-3300-04565

010-3990-00020

010-3990-00035

010-3990-00040

010-3990-00050

010-3990-00060

010-3990-00070

010-3990-00090

010-3990-00100

010-3990-00110

010-3990-00120

be rezoned from Mixed Use-Business (MU-B) to Residential-Urban (R-2).

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

The southwest corner of parcel 010-3300-04540

be rezoned from Mixed Use-Business (MU-B) to Residential-Traditional (R-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 Mixed Use-Business (MU-B) to Residential-Traditional (R-2) for properties in the Morgan Park neighborhood generally between 93rd Avenue West and Commonwealth Avenue.

On May 8, 2018, the Duluth city planning commission held a public hearing on the proposal as initially shown in Attachment 2, and as amended by the Planning Staff at the meeting per Attachment 1, and voted 5 yeas, 1 nay, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The R-2 zone 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:

City of Duluth

PL 18-048