



Legislation Text

File #: 17-056-O, Version: 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY IN THE GENERAL AREA OF CENTRAL ENTRANCE BETWEEN PECAN AVENUE AND MALL DRIVE FROM R-1 TO MU-C.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties on Central Entrance located between Pecan Avenue to the east and Mall Drive to the west, as shown in Attachments 1, 2, 3 and 4, and as more particularly described as follows:

010-0400-00280	010-0550-00050	010-0890-09970
010-0400-00705	010-0550-00060	010-2252-00070
010-0400-00715	010-0550-00070	010-2710-05972
010-0400-00720	010-0550-00071	010-2710-05973
010-0400-00725	010-0550-00100	010-2710-05974
010-0400-00730	010-0550-00120	
010-0400-00740	010-0880-00260	
010-0400-00750	010-0880-00280	
010-0400-00760	010-0880-00300	
010-0400-00765	010-0880-00320	
010-0400-00770	010-0880-00435	
010-0400-00775	010-0880-00490	
010-0400-00780	010-0880-00510	

be rezoned from Residential-Traditional (R-1) to Mixed Use-Commercial (MU-C).

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 Mixed Use-Commercial (MU-C) for approximately 30 parcels properties along Central Entrance.

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 nearly all of the subject properties in this rezoning action is Central Business Secondary, which is intended for land adjacent to and supporting the primary central business area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

Based on the future land use designation of the subject properties, purpose statements of the R-1 and MU-C zone districts, and the character of the surrounding neighborhood, rezoning to MU-C 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 5, 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-C 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 17-156