



Legislation Text

File #: 21-035-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY ON THE SOUTH SIDE OF LONDON ROAD BETWEEN 14TH AVENUE EAST AND 16TH AVENUE EAST FROM FORM DISTRICT 2 (F-2) TO MIXED USE-INSTITUTIONAL (MU-I).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property between London Road and South Street, between 14th and 16th Avenues East, as depicted in Attachment 1, and constituting the following parcel numbers:

010-1440-02030, 010-1440-02032, 010-1440-02100, 010-1440-02110, 010-1440-02200, 010-1440-02250, and 010-1440-02290

be rezoned from Form District 2 (F-2) to Mixed Use-Institutional (MU-I).

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 Form District 2 (F-2) to Mixed Use-Institutional (MU-I).

The proposed rezoning area has historically been a mixture of land uses including residential, commercial, and medical. In 2020, Valentini's Restaurant at 1400 London Road closed, and was demolished to add additional parking and landscaping to support the campus for the Lakewalk Surgical Center. The London Road Car Wash Properties are also being purchased by the Lakewalk Surgical Center, for additional medical center facilities and general expansion to their medical campus. Thus, the existing land use in the area has changed from being a mixture of uses to being predominantly a medical center. The MU-I district better meets the existing land use, anticipated future development, and the needs of the Lakewalk medical campus.

The owners of the Lakewalk medical campus have agreed to develop a MU-I district plan for the site. The owners have also agreed in writing to height limitations for the site, validating that the proposed campus expansion will be at the same height as the existing medical office buildings on the site.

On June 8, 2021 the Duluth city planning commission held a hearing on the proposal as described in Attachment 2, and voted 5 yeas, 0 nays, 1 abstention, to recommend that the city council approve the rezoning requested for the following reasons:

1. This proposal is reasonably related to the existing and proposed future land use.
2. Material adverse impacts on nearby properties are not anticipated.

Petitioner:

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PL 21-116