



Legislation Text

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**File #:** 20-021-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY ZONING DESIGNATION OF PROPERTY WITHIN FOUR AREAS OF DULUTH IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE IMAGINE DULUTH 2035 COMPREHENSIVE PLAN.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property near the Intersection of Oxford Street and Woodland Avenue as shown in Attachment 1, and as more particularly described as follows:

010-1840-00020

010-1845-00010

010-1845-00020

010-1845-00030

010-2450-00880

010-2450-00890

010-2450-00960

010-2450-00970

010-2450-00980

010-2710-03010

010-2710-03040

010-2710-03050

010-2710-03060

010-2710-03070

be rezoned from R-1 (Residential-Traditional) to MU-N (Mixed Use Neighborhood).

Section 2. That the subject property on the lake side of Snively Road, approximately between Glenwood Street and Morningside Avenue as shown in Attachment 2, and as more particularly described as follows:

010-3330-01780

010-3330-01790

010-3330-01800

010-3330-01810

010-3330-01820

010-3330-01830

010-3330-01840

010-3330-01850

010-3330-01860

010-3330-01870

010-3330-01880

010-3330-01890

010-3330-01900

010-3330-01910

010-3330-01920

010-3330-01930

010-3330-01940

010-3330-01950

010-3330-01960

010-3330-01970

That part 010-3330-02150 as platted as Rearrangement Morley Heights First Addition that is east of Snively Road.

That portion of 010-2710-03430 that is north and west of the following described line: starting at a point that is 1150 feet east of the northwest corner of the parcel, running 1400 feet in a southwest direction at 235 degrees, then running 1300 feet in a southwest direction at 210 degrees, then 150 feet in a northwest direction at 290 degrees.

be rezoned from R-1 (Residential-Traditional) to R-2 (Residential-Urban).

Section 3. That the subject property near Becks Road in the Midway Annexation area, as shown in Attachment 3, and as more particularly described as follows:

010-2742-04911

010-2742-04913

010-2742-04921

010-2742-04922

010-2742-04930

010-2742-05040

010-2742-05041

010-2742-05060

That portion of 010-2742-04920 that is north of the railyard right of way

That portion of 010-2742-04931 that is north of the railyard right of way

That portion of 010-2742-04950 that is south of the railyard right of way

be rezoned from R-C (Rural-Conservation) to I-G (Industrial-General).

Section 4. That the subject property near between 8600 and 9200 of West Skyline Parkway near Thompson Hill, as shown in Attachment 4, and as more particularly described as follows:

010-1550-00010

010-1550-00060

010-2745-00240

010-2745-00250

010-2745-00260

010-2745-00270

010-2745-00290

010-2745-00300

be rezoned from R-1 (Residential-Traditional) and MU-N (Mixed Use Neighborhood), to RR-2 (Rural Residential 2).

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 Attachments 1, 2, 3, and 4.

Section 6. 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 for zoning changes in four areas within Duluth. The proposals are consistent with the Comprehensive Plan.

These rezonings are not in anticipation of any specific development proposal; they are instead intended to update the zoning map to reflect the future land use designation. The Imagine Duluth 2035 Comprehensive Land Use Plan was adopted on June 25, 2018. The plan recommended 21 changes to the future land use plan.

Section 1 of the ordinance, near Oxford, area is addressed as Site 17: "This area was historically a small commercial node. The change will enable additional revitalization in this location to allow for a small area of

mixed use types of development”.

Section 2 of the ordinance, near Glenwood and Snively, is addressed as Site 18: “For this site adjacent to Glenwood Street and Snively Road, the land use map is changed from Recreation/Preservation to Neighborhood Mixed Use. This change takes advantage of adjacent utilities to provide additional residential opportunities and services. The Skyline Parkway Overlay District will restrict viewshed obstructions.”

Section 3 of the ordinance, near Becks Road, is addressed as Site 1: “The areas subject to this change were brought into the city from Midway Township as part of the City and Township’s orderly annexation agreement. The majority of the lands are in public ownership and are designated Open Space. Lands along Becks Road, which provides a strong connection to Interstate 35, are designated General Industrial. This reflects existing heavy industrial land uses, including gravel mining and cement and asphalt production.”

Section 4 of the ordinance, near Thompson Hill, is addressed as Site 4: “This site changes from Auto-Oriented Commercial to Low Density Neighborhood. The change is based on the availability of utilities and consistency between this area and other lands immediately to the north. This area of the city is part of the Kingsbury Creek and Knowlton Creek watersheds; low intensity uses are appropriate.”

On January 14, 2020, the Duluth city planning commission held a public hearing on the proposal as Section 1 and 2 and as shown in attachments 1 and 2, and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning proposed.

On December 10, 2019, the Duluth city planning commission held a public hearing on the proposal as Section 3 and as shown in attachment 3, and voted 9 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning proposed.

On February 11, 2020, as Section 4 and as shown in attachment 4, and voted 7 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning proposed.

All four proposed rezonings in the four sections of this ordinance:

- 1) The proposed zone districts are the most reasonably able to implement the objectives of the Comprehensive Plan related to the land use for this area.
- 2) Material adverse impacts on nearby properties are not anticipated.
- 3) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.