



Legislation Details (With Text)

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Title: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN GRAND AVENUE, WADENA STREET, AND MIKE COLALILLO DRIVE FROM INDUSTRIAL-GENERAL (I-G), RESIDENTIAL-TRADITIONAL (R-1), AND RESIDENTIAL-PLANNED (R-P) TO MIXED USE-BUSINESS (MU-B) AND PARK AND OPEN SPACE (P-1).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1, 2. Attachment 2

Date	Ver.	Action By	Action	Result
5/29/2018	1	City Council	adopted	
5/14/2018	1	City Council	read for the first time	

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN GRAND AVENUE, WADENA STREET, AND MIKE COLALILLO DRIVE FROM INDUSTRIAL-GENERAL (I-G), RESIDENTIAL-TRADITIONAL (R-1), AND RESIDENTIAL-PLANNED (R-P) TO MIXED USE-BUSINESS (MU-B) AND PARK AND OPEN SPACE (P-1).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties between Grand Avenue, Wadena Street, and Mike Colalillo Drive, as shown in Attachment 1 as Area A, and as more particularly described as follows:

- 010-3599-00040
- 010-3599-00140
- 010-3610-04820
- 010-3610-06270
- 010-3610-06280
- 010-4530-00530
- 010-4530-00760
- 010-4530-00800
- 010-4530-01080

010-4530-01140
010-4530-01240
010-4530-01340
010-4530-01440
010-4530-01630
010-4530-01680
010-4530-01950
010-4530-02140
010-4530-02150
010-4530-02190
010-4530-02200
010-4530-02210
010-4530-02220
010-4530-02310
010-4530-02340
010-4530-02470
010-4530-02480
010-4530-02490
010-4530-02495
010-4530-02500
010-4530-02510
010-4530-02520
010-4530-02610
010-4530-02620
010-4530-02630
010-4530-02640
010-4530-02660
010-4530-02665
010-4530-02670
010-4530-02675

be rezoned from Industrial-General (I-G), Residential-Traditional (R-1), and Residential-Planned (R-P), to Mixed Use-Business (MU-B).

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

The western portions of the parcels 010-4530-02310 and 010-4500-02340, and

The southwestern corner of parcel 010-3599-00040

be rezoned from Industrial-General (I-G) to Mixed Use-Business (MU-B) .

Section 3. That the subject properties known as Mike Colalillo Medal of Honor Park, as shown in Attachment 1 as Area B, and as more particularly described as follows:

010-4530-02420

010-4530-02442

be rezoned from Industrial-General (I-G) to Park and Open Space (P-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 Industrial-General (I-G), Residential-Traditional (R-1), and Residential-Planned (R-P), to Mixed Use-Business (MU-B) and Park and Open Space (P-1) for properties generally between Grand Avenue, Wadena Street, and Mike Colalillo Drive.

On May 8, 2018, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 2, and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The MU-B and P-1 zone districts 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:

As the rezoning is from a residential district (R-1 and R-P) to a mixed use district and special purpose district (MU-B), a motion to approve must prevail with an affirmative vote of 2/3 of the city council (per 50-37.3.B.3).

City of Duluth

PL 18-047