



Legislation Details (With Text)

**File #:** 23-043-O **Name:**  
**Type:** Ordinance **Status:** Passed  
**File created:** 11/3/2023 **In control:** Planning and Economic Development  
**On agenda:** 11/13/2023 **Final action:** 11/20/2023  
**Title:** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY AN AREA SOUTH OF REDRUTH STREET AND NORTH OF SHERBURNE STREET, BETWEEN S 63RD AVENUE W AND S 64TH AVENUE W, FROM MIXED USE-BUSINESS (MU-B) TO MIXED USE-NEIGHBORHOOD (MU-N).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1, 2. Attachment 2

Date	Ver.	Action By	Action	Result
11/20/2023	1	City Council	adopted	
11/13/2023	1	City Council	read for the first time	

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY AN AREA SOUTH OF REDRUTH STREET AND NORTH OF SHERBURNE STREET, BETWEEN S 63<sup>RD</sup> AVENUE W AND S 64<sup>TH</sup> AVENUE W, FROM MIXED USE-BUSINESS (MU-B) TO MIXED USE-NEIGHBORHOOD (MU-N).

CITY PROPOSAL:

The city of Duluth does ordain:

Section1. After reviewing the planning commission File PL 23-129 and the record pertaining thereto and based on the recommendation of the planning commission at its meeting of October 10, 2023, the city council hereby finds that the application:

- A. Is consistent with the Comprehensive Land Use Plan for all areas depicted on Attachment 1;
- B. Is consistent with the future land use category of Neighborhood Mixed Use;
- C. Material adverse impacts on nearby properties are not anticipated.

Section 2. That the Official Zoning Map of the City of Duluth be amended as depicted in Attachment 1 which shows an area comprising approximately one-half block adjacent to Redruth Street and Sherburne Street.

Section 3. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

STATEMENT OF PURPOSE: The ordinance is to change the zoning of an area between Sherburne Street and Redruth Street, between 64<sup>th</sup> Avenue W and 65<sup>th</sup> Avenue W and westerly of the railroad right of way, from MU-B (Mixed Use-Business Park) to MU-N (Mixed Use-Neighborhood). This rezoning allows existing

residential properties to remain in-place; these properties, which are currently legally non-conforming, will now be allowed to make improvements or expansions. This is because the MU-N district, as opposed to the MU-B district, allows for residential uses. As such, existing residential properties will become conforming uses in MU-N district. Additionally, vacant lots in the area that meet the UDC requirements for residential development will be available for infill housing.

On October 10, 2023, the Duluth city planning commission held a public hearing on the proposed UDC map amendment and considered the findings in the staff report with Planning file number PL 23-129 (Attachment 2) and voted 7 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the UDC map amendment as requested.

The motion to approve an amendment to the concept by the city council must prevail with a simple majority.

Date of application: City Request

Action deadline: N/A