Legislation Details (With Text)

File #:	24-050-O	**Name:**	
Type:	Ordinance	**Status:**	Passed
File created:	10/7/2024	**In control:**	Planning and Economic Development
On agenda:	10/28/2024	**Final action:**	11/12/2024
Enactment date:	11/12/2024	**Enactment #:**	10915
Title:	AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY THREE HALF BLOCKS ALONG E 4TH STREET FROM MIXED-USE NEIGHBORHOOD (MU-N) AND MIXED USE-INSTITUTIONAL (MU-I) TO FORM DISTRICT 6 (F-6)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Attachment 1, 2. Attachment 2		

Date	Ver.	Action By	Action	Result
11/12/2024	1	City Council	adopted	
10/28/2024	1	City Council	read for the first time	

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY THREE HALF BLOCKS ALONG E 4TH STREET FROM MIXED-USE NEIGHBORHOOD (MU-N) AND MIXED USE-INSTITUTIONAL (MU-I) TO FORM DISTRICT 6 (F-6)

CITY PROPOSAL:
The city of Duluth does ordain:

Section1. After reviewing the planning commission file PLUMA-2406-0001 and the record pertaining thereto and based on the recommendation of the planning commission at its meeting of August 20, 2024, the city council hereby finds that the application:
A. Is consistent with the Comprehensive Land Use Plan;
B. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
C. Is required by public necessity, convenience, or general welfare, or good zoning practice; and.
D. Will not create material adverse impacts on nearby properties.

Section 2. That the Official Zoning Map of the City of Duluth be amended as depicted in Attachment 1 which shows three half-blocks along E 4th Street, between 4th Avenue E and 6th Avenue E, be rezoned from Mixed Use-Neighborhood (MU-N) and Mixed Use-Institutional (MU-I) to Form District 6 (F-6).

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 along E 4th Street near Essentia in order to be consistent with the remainder of the 4th Street corridor. This area was not rezoned with the remainder of E 4th Street due to uncertainty about future planning around the Essentia Health campus. Essentia has now indicated the property in this area will not be needed for future campus needs.

On August 20, 2024, the Duluth city planning commission held a public hearing on the proposed UDC map amendment and considered the findings in the staff report with file number PLUMA-2406-0001 (Attachment 2) and voted 7 yeas, 0 nays, 0 abstention, to recommend that the city council approve the UDC map amendment requested for the following reasons:

1) This proposal is consistent with the Comprehensive Land Use Plan.
2) The proposed amendment is consistent with the future land use category of “Neighborhood Mixed Use.”
3) Material adverse impacts on nearby properties are not anticipated.

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

Date of application: N/A
Action deadline: N/A

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