



## Legislation Text

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**File #:** 16-006-O, **Version:** 1

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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION OF THE CURRENT ZONE DISTRICT; RESIDENTIAL-TRADITIONAL (R-1) TO RESIDENTIAL-URBAN (R-2), AND MIXED USE-NEIGHBORHOOD (MU-N) AND INDUSTRIAL-GENERAL (I-G) TO MIXED USE-NEIGHBORHOOD (MU-N).

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That land located within the Riverside Small Area Plan boundary from approximately Gogebic Street and Lenroot Street to the west, east to N. 85<sup>th</sup> Avenue West, north along the Spirit Mountain Recreation Authority boundary, and south to the St. Louis River, and as more particularly described as follows:

#### Rezone from R-1 to R-2

Beginning at the centerline of Grand Ave (aka St Hwy 23) and its intersection with the centerline of the platted Matthews Street in the plat of Ironton Second Division; thence northwesterly along the centerline of Matthews Street to its intersection with the centerline of York Street as platted in Ironton Second Division; thence northeasterly along the centerline of platted York Street to centerline of Spring Street in the plat of Ironton Second Division; thence southeasterly to the centerline of Commonwealth Avenue as platted in Ironton Second Division; thence northeasterly along the centerline of Commonwealth Avenue to its intersection with the centerline of 86<sup>th</sup> Avenue west (aka Ironwood Avenue) in the plat of Ironton Second Division; thence northerly along the centerline of 86<sup>th</sup> Avenue to the centerline of Bessemer Street; thence easterly along the centerline of Bessemer Street to the centerline of Grand Avenue; thence southwesterly along the centerline of to the point of beginning.

#### Rezone from R-1 to MU-N

Beginning at the centerline of Grand Ave (aka St Hwy 23) and its intersection with the centerline of the centerline of Bessemer Street the westerly along the centerline of Bessemer Street to its intersection with the centerline of platted Sellwood Avenue (aka 84<sup>th</sup> Avenue West); thence northerly along the centerline of Sellwood Avenue to its intersection with the westerly extension of the southerly line of lot 15 block 3 Ironton 1st Division, thence easterly along the westerly extension of the southerly line of lot 15 block 3 Ironton 1st Division and the southerly line of lot 15 block 3 and its easterly extension to the centerline of the platted alley between blocks 3 and 4 Ironton 1st Division; thence southerly to the westerly extension of lot 16 block 4 Ironton 1st Division; thence easterly along the westerly extension of lot 16 block 4 Ironton 1st Division to the centerline of Webb Ave as platted

in Ironton 1st Division; thence southerly to the centerline of Grand Ave (aka St Hwy 23); thence southwesterly along the centerline of Grand Ave to the northwesterly extension of the southwesterly line of lot 13 block 10 Ironton 1st Division; thence southeasterly along the northwesterly extension of the southwesterly line of lot 13 block 10 and the southwesterly line of lot 13 block 10 and its southeasterly extension to the southeasterly right-of-way of the alley southeasterly of block 10; thence southwesterly along the southeasterly line of said alley to its intersection with the centerline of platted Sellwood Street in the plat of Ironton 1st Division; thence northwesterly along the centerline of Sellwood Street to the point of beginning.

#### Rezone I-G to MU-N

Commencing at the intersection of the W line of government lot 1 in township 49 north Range 15 west section 23 and the southeasterly right-of-way of the Northern Pacific Short Line railroad; thence northeasterly 200 feet along the right-of-way to the point of beginning; thence southeasterly at a right angle to the intersection of a line which lies 350 feet east and parallel with the west line of said lot 1; thence southerly along said parallel line to the northerly right-of-way of the former Old Duluth Transfer Railway; thence southwesterly along said railroad right-of-way to the southerly line of said lot 1; thence easterly along the northerly line of said lot 1 to its intersection with the southeasterly line of outlot 2 Ironton 1st Division; thence southwesterly along the southeasterly line of outlot 2 to the southerly corner of outlot 2; thence northwesterly along the southwesterly line of outlot 2 to the northeasterly extension on the centerline of platted Furnace Avenue in the plat of Ironton 1st Division; thence southwesterly along the centerline of Furnace Avenue and its northeasterly extension to the centerline of platted Sellwood Street in said plat; thence northwesterly along the centerline of Sellwood Street to the southwesterly extension of the southeasterly line of the platted alley southeasterly of block 12 Ironton 1st Division; thence northeasterly along the southeasterly line of the alley southeasterly of blocks 12 and 10 to the easterly line of the southwest quarter of the northeast quarter of Township 49 north range 15 west section 23; thence southeasterly to the point of beginning.

#### Rezone I-G to R-2

Beginning at the intersection of the centerline of Sellwood Street and the northeasterly extension of the southeasterly line of the platted alley southeasterly of block 19 Ironton 1st Division; thence southeasterly along the centerline of Sellwood Street to its intersection with the centerline of platted Furnace Avenue in the plat of Ironton 1st Division; thence southwesterly along the centerline of Furnace Avenue to the southeasterly extension of the southwesterly line of lot 8 block H in the plat of Ironton 1st Division; thence northwesterly along the southwesterly line of lot 8 and its southeasterly extension to the centerline of the alley between block D and block H; thence southwesterly along the centerline of said alley to the southeasterly extension of the southwesterly line of Lot 6 Block D; thence northwesterly along the southeasterly line of lot 6 block D and its southeasterly extension to the centerline of Industrial Avenue in the plat of Ironton 1st Division; thence southwesterly along the centerline of Industrial Avenue to the southeasterly extension of the southwesterly line of lot 3 block C in the plat of Ironton 1st Division; thence northwesterly along the southwesterly line of lot 3 block C

Ironton 1st Division and its southeasterly extension to the southeasterly line of the alley southeasterly of Block 19 Ironton 1st Division; thence northeasterly along the southeasterly line of said alley to the point of beginning.

#### Rezone R-1 to MU-N

Beginning at the centerline of Grand Avenue (aka State Hwy 23) and the intersection of Union Avenue (aka Riverside Drive) as platted in Ironton 2nd Division; thence southerly along the centerline of Union Avenue to the northeasterly extension of the southeasterly line of the platted alley southeasterly of Block 55 in the plat of Ironton 2nd Division; thence southwesterly along the southeasterly line of said alley and its extension to the centerline of Iron Court as platted in Ironton 2nd Division; thence northwesterly along the centerline of Iron Court to the centerline of Grand Avenue; thence northeasterly along the centerline of Grand Avenue to the point of beginning.

#### Rezone R-1 to MU-N

Beginning at the centerline of Grand Avenue (aka State Hwy 23) and its intersection with the centerline of Spring Street; thence northeasterly along the centerline of Grand Avenue to the intersection of the northwesterly extension of the southwesterly line of lot 10 Block 56 in the plat of Ironton 2nd Division; thence southeasterly along the southwesterly line of lot 10 Block 56 and its extension to the southeasterly line of the platted alley southeasterly of said Block 56; then southwesterly along the southeasterly line of said platted alley and its southwesterly extension to the centerline of Spring Street; thence northwesterly along the centerline of Spring Street to the point of beginning

be reclassified from the current zone districts of Residential-Traditional (R-1) to Residential-Urban (R-2) and Mixed Use-Neighborhood (MU-N), and Industrial-General (I-G) to MU-N, and 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 the attached document.

Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

**STATEMENT OF PURPOSE:** The Riverside Small Area Plan (SAP) recommendations support the establishment of zoning to better reflect the desired types of land uses. During the SAP process, stakeholders identified the desire for additional housing opportunities, commercial space to support the local neighborhoods needs and the needs of local recreational amenities. The future land use map was amended to reflect land use categories recommended in the SAP. The map generally calls for land use categories that will allow for a mix of commercial and residential use along both sides of Grand Avenue and Warwick Street. The map also suggests nodes of neighborhood commercial at Spring Street and also Riverside Drive.

The proposed rezoning reasonably relates to the future land use map designations of Urban Residential, Neighborhood Commercial and General Mixed Use. These changes in zoning will

regulate the types of uses that were envisioned for the area during the SAP process while minimizing potential negative impacts to surrounding area

This amendment provides a zoning change for the areas identified in Section 1.

On September 22, 2015, the Duluth planning commission held a public hearing on the plan and voted unanimously (7-0) to recommend that the city council approve the SAP.

On October 26, 2015 the Duluth city council unanimously passed resolution 15-0738R approving the Riverside Small Area Plan.

On January 12, 2016, the Duluth city planning commission held a public hearing on the proposal and voted 5 yeas, 0 nays, and 0 abstentions to recommend that the city council approve the rezoning requested.

The motion to approve the rezoning must prevail with an affirmative vote of 2/3 by the city council.

Petition Received: Not applicable

Action Deadline: Not applicable

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota

PL 15-184