



Legislation Text

File #: 16-054-O, **Version:** 1

AN ORDINANCE AMENDING THE APPROVED REGULATING PLAN FOR RAMSEY VILLAGE TO ALLOW A MIXED USE RESIDENTIAL AND COMMERCIAL BUILDING AT 5103 RAMSEY STREET.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the Regulating Plan for Ramsey Village, as it relates to the subject property located at the northwest corner of Ramsey Street and North 51th Avenue West, be amended to allow, in addition to the currently permitted Type I (Village House) and Type IV (Twin Home) building types, the construction of Type VIII (Mixed Use Building with Residential and Commercial/Retail) building type. The subject property is described in Attachment 1 and by the following:

Lots 12, 13, 14, 15, and 16 of Block 188 West Duluth Seventh Division

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 ordinance is to change the type of structures allowed on property located within Ramsey Village. The Regulation Plan allows two different building types, but the property owner wants to expand the footprint of the current commercial building. This would require a change to the regulating plan to allow a mixed use commercial and residential building (Building Type VIII).

When the UDC became effective on November 19, 2010, all existing TND zone districts were rezoned to the R-P zone districts. Per Section 50-14.7.J of the City Code, requests to amend an existing Regulating Plan shall follow the rezoning process if the request relates to uses, densities, or height. The city council needs to approve or deny the request to change the previously approved density and uses of the Regulating Plan.

On August 9, 2016, the Duluth city planning commission held a public hearing on the proposal and voted 8 yeas, 0 nays, and 0 abstentions to recommend that the city council approve the rezoning requested for the following reasons:

- 1) It is the building type zone most reasonably able to implement the objectives of the neighborhood plan.
- 2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map of Urban Residential.
- 3) Material adverse impacts on nearby properties are not anticipated as the commercial (office) use already exists and the proposed building is of a similar character and density as the existing neighborhood.

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

Date of application: July 19, 2016

Action deadline: October 16, 2016

Petitioner:

City of Duluth
Planning Division
Room 208
City Hall
Duluth, Minnesota

PL 16-087