



Legislation Text

File #: 16-074-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION OF PROPERTY ALONG WEST ARROWHEAD ROAD FROM RR-1 TO R-2, AND FOR PROPERTY ALONG WEST MARBLE STREET FROM RR-1 TO R-1.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That land between West Arrowhead Road and West Marble Street, and as more particularly described as follows:

Kensington Place Addition to Duluth, Blocks 1, 2, 3, and 4,

be rezoned from Rural Residential 1 (RR-1) to Residential-Urban (R-2), and

Kensington Place Addition to Duluth Blocks 6, 7, 8, and Lots 5 through 40 of Block 5,

be rezoned from Rural Residential 1 (RR-1) to Residential-Traditional (R-2), 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: This ordinance provides a zoning change from RR-1 to R-2 for the lands owned by the property owner adjacent to West Arrowhead Road, and from RR-1 to R-1 for the lands owned by the property adjacent to West Marble Street.

The property owner has tentative plans for development of the site, which may include a future church and two retail or commercial structures near West Arrowhead Road, and an assisted living facility near West Marble Street. The property would likely need to have a second public hearing in front of the planning commission and have an ordinance approved by the city council to rezone it to a mixed use-planned designation, and to replat the property. This rezoning ordinance is limited to just rezoning the property for uses allowed in R-1 and R-2 districts. Staff will recommend that the developer holds a neighborhood meeting at the time of the second rezoning.

On November 15, 2016, the Duluth city planning commission held a public hearing on the proposal and voted 7 yeas, 1 nays, and 0 abstentions to recommend that the city council approve the rezoning requested for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan and land use study that was approved in April 2016.
- 2) The proposed change of these RR-1 zones to R-2 and R-1 zone districts are consistent with the future land use category of Urban Residential and Low-density neighborhood.
- 3) Significant material adverse impacts on nearby properties are not anticipated.
- 4) The rezoning is consistent with the recently adopted Arrowhead Road Land Use Study, approved

by the city council on April 25, 2016.

The motion to approve the rezoning must prevail with an affirmative vote of a simple majority by the city council.

Petition Received: October 14, 2016

Action Deadline: February 11, 2017

Petitioner:

Duluth Gospel Tabernacle

Attn: Rev. Hollis

1515 West Superior Street

Duluth, MN 55806

PL 16-127