



Legislation Text

File #: 17-017-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION OF PROPERTY BETWEEN WATER STREET AND SOUTH 23RD AVENUE EAST (2200 BLOCK OF WATER STREET) FROM MU-B TO R-2.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties between Water Street and South 23rd Avenue East and, and as more particularly described as follows:

010-1420-00308	010-1420-00190
010-1420-00305	010-1420-00210
010-1420-00306	010-1420-00220
010-1420-00300	010-1420-00230
010-1420-00310	010-1420-00260
010-1420-00330	010-1420-00270
010-1420-00350	010-1420-00280
010-1420-00370	010-1420-00290
010-1420-00290	

be rezoned from Mixed Use-Business (MU-B) to Residential-Urban (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 MU-B to R-2 for properties between Water Street and South 23rd Avenue East. The R-2 district is established to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods

The future land use designation of this property is Urban Residential. It is described as the greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

Based on the future land use designation, interest in developing multifamily residential use of the property, and the purpose statement of the R-2 zone district, rezoning to R-2 is appropriate for this

subject area.

On April 11, 2017, 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) R-2 is the zone most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.

2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.

3) Material adverse impacts on nearby properties are not anticipated.

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

Date of application: Not Applicable

Action deadline: Not Applicable

Petitioner:

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