



## Legislation Text

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**File #:** 17-040-O, **Version:** 1

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AN ORDINANCE AMENDING THE APPROVED CONCEPT PLAN FOR ROCKRIDGE SCHOOL TO ALLOW SPECIALIZED EDUCATION OF UP TO 175 EDUCATIONAL STUDENTS.

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the Residential-Planned (R-P) Concept Plan for Rockridge School, approved by Ordinance 10300, and adopted by the Duluth city council at their June 9, 2014 meeting, be amended as described below and shown in Attachment 1:

allow specialized education of up to 175 educational students in R-P Parcel A

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 changes the approved concept plan for Rockridge School to allow an additional use not initially allowed in the concept plan that was adopted with the rezoning of the school in 2014. This change would allow the Rockridge School site to be used again for educational purposes, but it would limit the number of students to no more than 175. This change would only apply to Parcel A (school site), not Parcel B (former soccer field, now private property).

A regulating plan, which addresses more detailed development standards such as building design and appearance, storm water control, screening and landscaping buffering, parking and traffic control, has not been reviewed or approved by city staff at this time. An approved regulating plan is needed before additional building permits will be issued.

On August 8, 2017, the Duluth 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 to amend the concept plan for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan;
- 2) The proposal amendment to the Regulating Plan District is consistent with the future land use category "Traditional Neighborhood";
- 3) Material adverse impacts on nearby properties are not anticipated.

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

Date of application: June 30, 2017

Action deadline: October 28, 2017

Petitioner:

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PL 17-101