



## Legislation Text

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**File #:** 18-022-O, **Version:** 1

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AN ORDINANCE AMENDING THE REGULATING PLAN FOR RAMSEY VILLAGE TO ALLOW A TYPE VII, EIGHT UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE, NEAR THE SOUTHWEST CORNER OF THE WADENA STREET AND NORTH 53RD AVENUE WEST INTERSECTION.

### 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 near the southwest corner of Wadena Street and North 53<sup>RD</sup> Avenue West, be amended to allow, in addition to the currently permitted Type II and Type III structures, a Type VII eight-unit structure. The subject property is described in Exhibit A and by the following:

Lots 1 through 8, Block 5, West Duluth First Division, as described as parcels 010-4470-00670 and 010-4470-00720

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 two parcels located within Ramsey Village. The approved Regulating Plan allows two different building types in this area (Type II, Detached Single Family, and Type III, Twin Home), but the property owner wants the ability to also construct a multi-family structure (Type VII Eight Unit Apartment). This would require a change to the regulating plan to be approved by the city council, through the rezoning process.

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 May 8, 2018, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 1, and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The proposal is consistent with the Comprehensive-Plan Future Land Use Map of Urban Residential.
- 2) Material adverse impacts on nearby properties are not anticipated as the building type already exists in 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: April 4, 2018

Action deadline: August 3, 2018

Petitioner:

Talle and Associates

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PL 18-044