



Legislation Text

File #: 19-038-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY SOUTH OF THE INTERSECTION OF WEST GARY STREET AND BECKS ROAD FROM RURAL RESIDENTIAL 1 (RR-1) TO MIXED USE BUSINESS PARK (MU-B).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property south of the intersection of West Gary Street and Becks Road, as shown in Attachment 1, and as more particularly described as follows:

010-2730-00460

be rezoned from Rural Residential 1 (RR-1) to Mixed Use-Business Park (MU-B)

Section 2. 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 Attachment 1.

Section 3. 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 Rural Residential 1 (RR-1) to Mixed Use-Business Park (MU-B). Based on the development pattern of adjacent areas, future land use designation, and the purpose statement of the MU-B zone district, rezoning to MU-B is appropriate for this property.

This rezoning action is not in anticipation of any specific development proposal; it is instead intended to update the zoning map to reflect the future land use designation. The change to the future land use was part of the Imagine Duluth 2035 Comprehensive Plan, which was adopted (18-0240R) by the City Council on June 25, 2018 following a two-year process. This change is one of the 19 referenced in Chapter 11, Land Use, of the Imagine Duluth 2035 Comprehensive Plan.

This amendment to the zoning map would change property from a residential district to a mixed use district, and the affirmative vote of 2/3 of the council is required.

On August 13, 2019, the Duluth city planning commission held a special public hearing on the proposal as described in Attachment 2, and voted 6 yeas, 1 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The proposed zone district is the most reasonably able to implement the objectives of the Comprehensive Plan related to the land use for this area.
- 2) Material adverse impacts on nearby properties are not anticipated.

Petitioner: City of Duluth

City of Duluth

PL 19-109