



Legislation Text

File #: 19-039-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTIES NEAR THE INTERSECTION OF COMMONWEALTH AVENUE AND BECKS ROAD FROM RURAL RESIDENTIAL 1 (RR-1) AND RESIDENTIAL-TRADITIONAL (R-1) TO MIXED USE BUSINESS PARK (MU-B).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties near the intersection of Commonwealth Avenue and Becks Road, as shown in Attachment 1, and as more particularly described as follows:

010-3540-00010

010-3540-00060

010-3540-00070

010-3540-00110

010-3540-00120

010-3540-00130

010-3540-00140

010-3540-00150

010-3540-00155

010-3540-00160

010-3540-00190

010-3540-00200

010-3540-00210

010-3540-00240

010-3540-00250

010-3540-00260

010-3540-00270

010-3540-00280

010-3540-00290

010-3540-00300

010-3540-00350

010-3540-00360

010-3540-00440

010-3540-00450

010-3540-00460

010-3540-00470

010-3540-00510

010-3540-00560

010-3540-00620

010-3540-00630

010-3540-00710

010-3540-00720

010-3540-00730

010-3540-00740

010-3540-01040

010-3540-00800

010-3540-00870

010-3540-00880

010-3540-00890

010-3540-00900

010-3540-00910

010-3540-00920

010-3540-00930

010-3540-00940

010-3540-00950

010-3540-00960

010-3540-00970

010-3540-00980

010-3540-00990

010-3540-01032

be rezoned from Rural Residential 1 (RR-1) and Residential-Traditional (R-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) and Residential-Traditional (R-1) to Mixed Use-Business Park (MU-B) for properties in the subject area. 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 subject area.

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 19-110