



## Legislation Text

---

**File #:** 20-067-O, **Version:** 1

---

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY KNOWN AS THE HISTORIC OLD CENTRAL HIGH SCHOOL AT 215 NORTH FIRST AVENUE EAST FROM MIXED USE-NEIGHBORHOOD (MU-N) TO FORM DISTRICT FIVE, MID RISE COMMUNITY SHOPPING AND OFFICE (F-5).

**CITY PROPOSAL:**

The city of Duluth does ordain:

Section 1. That the subject property between North Lake Avenue and North First Avenue East, and East Second Street and East Third Street, and as depicted in Attachment 1, in the complete legal descriptions on file (planning commission file PL 20-178) and as more particularly described as follows:

010-0970-00550

be rezoned from Mixed Use Neighborhood (MU-N) to Form District Five, Mid Rise Community Shopping and Office (F-5)

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 Mixed Use-Neighborhood (MU-N) to Form District Five, Mid Rise Community Shopping and Office (F-5). Based on the development pattern of adjacent areas, future land use designation, and the purpose statement of the zone districts, rezoning to F-5 is appropriate for these properties.

This subject property has two different zoning designations, and rezoning it to one zone district will more easily allow for financing and redevelopment of the site. This subject property is a local designated historic landmark, and any redevelopment of the site would need to be approved by the Heritage Preservation Commission to ensure consistency with the approved historic preservation plan. Multi-unit residential structures are considered permitted uses in both the MU-N and the F-5 district.

On December 8, 2020, the Duluth city planning commission held a hearing on the proposal as described in Attachment 2, and voted 7 yeas, 0 nays, 1 abstention, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The rezoning is consistent with the Comprehensive Plan Future Land Use Map.
- 2) The proposed zone districts are the most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.
- 3) Material adverse impacts on nearby properties are not anticipated.

Petitioner: City of Duluth

PL 20-178