



## Legislation Text

---

**File #:** 20-066-O, **Version:** 1

---

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY ON THE UPPER SIDE OF WEST FIRST STREET BETWEEN PIEDMONT AVENUE AND NORTH 19<sup>TH</sup> AVENUE WEST FROM MIXED USE BUSINESS PARK (MU-B) TO RESIDENTIAL-URBAN (R-2).

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property northwest of West First Street, generally between Piedmont Avenue and North 19<sup>th</sup> Avenue West as depicted in Attachment 1, in the complete legal descriptions on file (planning commission file PL 20-152), and as more particularly described as follows:

010-1130-00410

010-1130-00430

010-1130-00440

010-1140-00001

010-1140-00002

010-1140-00003

010-1140-00004

010-1140-00006

010-1140-00008

010-1140-00009

010-1140-00010

010-1140-00011

be rezoned from Mixed Use-Business Park (MU-B) to Residential-Urban (R-2).

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-Business Park (MU-B) to Residential-Urban (R-2). Based on the development pattern of adjacent areas, future land use designation, and the purpose statement of the zone districts, rezoning to R-2 is appropriate for these properties.

The zoning designation of this area has been manufacturing use for an extended period of time, however none of the existing residential uses have been redeveloped for business or commercial use. Rezoning the area to R-2 will allow the existing residential structures to be considered legal conforming uses, and will allow the property owners to, if they choose, expand their homes in the future as long as they can meet limits on setbacks, height, and other zoning standards.

On December 8, 2020, the Duluth city planning commission held a hearing on the proposal as described in Attachment 2, and voted 8 yeas, 0 nays, 0 abstentions, 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 20-152