



Legislation Text

File #: 21-025-O, **Version:** 2

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY LOCATED AT THE EAST END OF VASSAR STREET AND AN ADJACENT PARCEL TO THE NORTH FROM RURAL RESIDENTIAL 1 (RR-1) TO RESIDENTIAL-TRADITIONAL (R-1).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That those parcels legally described in the records of the County Auditor for St. Louis County, Minnesota as Parcel Identification Numbers 010 2720 00340 and Parcel Identification No. 010 2720 00260 located at the east end of Vassar Street and to the north, and as depicted in Attachment 1 be rezoned from Rural Residential (RR-1) to Residential- Traditional (R-1)

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 (RR-1) to Residential-Traditional (R-1). Based on the development pattern of adjacent areas and the purpose statement of R-1 zone districts, rezoning as proposed in the attached map is appropriate for this area. The proposed rezoning to R-1 would allow for residential development to complement the existing single family housing type in the Woodland neighborhood.

On June 8, 2021, the Duluth city planning commission held a hearing on the proposal as described in Attachment 2, and voted 6 yeas, 3 nays, 0 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: Kevin Christiansen - PL 21-064