



Legislation Text

File #: 23-002-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY 0.7 ACRES FROM RESIDENTIAL-TRADITIONAL (R-1) TO RESIDENTIAL-URBAN (R-2) ADJACENT TO PLATTED ELIZABETH STREET.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. After reviewing the planning commission file PL 22-215, Attachment 1, and the record pertaining thereto and based on the recommendation of the planning commission at its meeting of January 10, 2023, the city council hereby finds that the application:

- A. Is consistent with the Comprehensive Land Use Plan;
- B. Is consistent with the purpose statement of the R-2 zone district; and,
- C. Material adverse impacts on nearby properties are not anticipated.

Section 2. That the Official Zoning Map of the City of Duluth be amended as depicted in Attachment 2 which shows approximately 0.7 acres of land reclassified from Residential-Traditional (R-1) to Residential-Urban (R-2).

Section 3. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

STATEMENT OF PURPOSE: The ordinance is to change the zoning of 0.7 acres from Residential-Traditional (R-1) to Residential-Urban (R-2). This property is located along platted Elizabeth Street in the Mount Royal neighborhood and includes parcel 010-3880-00027 and a portion of parcel 010-3380-0035; the remainder of this parcel would remain R-1.

The area was originally platted in 1910, but these two parcels were severed from the original residential development and have remained undeveloped. The property owner also owns parcel 010-3380-00012, located across platted Elizabeth Street, which is already zoned R-2. The applicant has indicated a future intention of relocating his dermatology clinic from a nearby building to a new building in this area; this would also require future vacation of platted Elizabeth Street and a future Special Use Permit.

This area includes a mix of commercial and residential buildings; the R-2 zone district is for locations close to commercial and mixed-use activity centers (such as Mt. Royal and Bluestone) and may serve as a transition

between activity centers and lower-density residential areas.

The applicant and architect met with neighbors on December 12, 2022, to discuss the rezoning and future development. On January 10, 2023, the Duluth planning commission held a public hearing on the proposed amendment and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the amendment.

The motion to approve an amendment to the concept by the city council must prevail with a simple majority.

Date of application: November 9, 2022

Action deadline: March 9, 2023