

Council Agenda Item 26-022-O



MEETING DATE: June 29, 2026

SUBJECT/TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARCELS IN THE FORM DISTRICTS.

SUBMITTED BY: Jenn Moses, Manager, Planning and Community Development

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: Council reviewed amendments to Form District regulations via 26-019-O.

BACKGROUND: The ordinance is a companion to UDC text amendments, PLUTA-2510-0003, that reduces the number of Form Districts from nine to four. This rezoning to reclassifies the zoning of parcels depicted in Attachment 1 through Attachment 5 to align with the proposed text changes. This map amendment does not include any boundary changes to the form districts and simply changes the zone designations as follows:

- F-1 and F-2 will become F-1
- F-3 thru F-6 will become F-2
- F-7 and F-8 will become F-3
- F-9 will become F-4

At a special meeting on June 9, 2026, the planning commission held a public hearing, minutes included as Attachment 7, on the proposed UDC Zoning Map amendment, reviewed staff report findings and conclusions associated with the rezoning request (Attachment 6) and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council the UDC Zoning Map Amendment with staff recommendations, with the motion passing on a vote of 8 yeas, 0 nays and 0 abstentions.

BUDGET/FISCAL IMPACT: This change will streamline development in Form Districts. Increased development will increase the tax revenue produced by properties in Form Districts.

OPTIONS: Approve or deny the map amendment

NECESSARY ACTION: N/A

ATTACHMENTS:

- Attachment 1-5- Rezoning Exhibits

- Attachment 6- Staff Report to Planning Commission
- Attachment 7- Draft Minutes of June 9, 2026 Planning Commission Meeting