

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

09-002-0

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE 1959, AS AMENDED, ZONING DISTRICT MAP NO. 21 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM M-1, MANUFACTURING, TO R-3, APARTMENT RESIDENTIAL, PROPERTY LOCATED ON WEST FIRST STREET BETWEEN 24TH AVENUE WEST AND 25TH AVENUE WEST (THOMAS SWANSON).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That Lots 386 to 400, Block 49, Duluth Proper Second Division, be reclassified from M-1, Manufacturing, to R-3, Apartment Residential, and that Plate No. 21 of the zoning district map as contained in the Appendix to Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:

(MAP)

(Ref. File No. 09003)

Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

Approved as to form:

Attorney

PC/PLNG CF:cm 1/14/2009

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from M-1 to R-3 for property located lower side of West First Street between 24th Avenue W. and 25th Avenue. Reason for the request is the property is residential but zoned M-1 which makes it difficult to secure financing to buy or sell homes.

On January 13, 2009, the Duluth city planning commission held a public hearing on the proposal and voted 11-0-0 to recommend that the city council approve the rezoning request. This ordinance is a counter to Resolution 09-0057, which is to deny the amendment.

In approving the zoning change the commission made the following findings of fact:

1. The rezoning is consistent with the comprehensive plan.
2. The request is not a spot zone.
3. Rezoning to R-3 will allow for continued use of the area for residential purposes.

Date of certification: December 10, 2008

Action deadline: April 9, 2009