

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

09-006-0

REPLACEMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, ZONING DISTRICT MAP NO. 27 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM R-1-B, ONE-FAMILY RESIDENTIAL, AND S, SUBURBAN, TO C-5, PLANNED COMMERCIAL, FOR PROPERTY LOCATED ON BOTH SIDES OF SUNDBY ROAD, NORTH OF PAGE STREET (MISSION DEVELOPMENT, LLC/ARROWHEAD COMMERCIAL PARTNERS, LLC).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the 29.66 acres of the subject property located on both sides of Sundby Road, north of Page Street, be reclassified from R-1-b, one-family residential, and S, suburban, to C-5, planned commercial, and that Plate No. 27 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)

(Reference File No. 09004)

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

Approved as to form:

Attorney

PLNG CP:tmf 2/19/2009

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-1-b and S to C-5 for property located on both sides of Sundby Road, north of Page Street. The reason for the request is to develop a commercial campus with 105,000 square feet to 230,000 square feet of commercial development.

On February 18, 2009, the Duluth city planning commission held a public hearing on the proposal and voted 6-0-1 to recommend that the city council deny the rezoning request. This ordinance is a counter to Resolution 09-0131, which is to deny the amendment.

Date of certification: December 4, 2008

Action deadline: April 3, 2009