

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

09-020-0

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, ZONING DISTRICT MAP NO. 19 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM R-1-b, ONE FAMILY RESIDENTIAL, TO C-1, COMMERCIAL, OF PROPERTY LOCATED AT 2900 PIEDMONT AVENUE (DULUTH LAKEWALK OFFICES PHASE II, LLC).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That Lots 14 - 17, Block 1, Grant Park Division, be reclassified from R-1-b, One Family Residential, to C-1, Commercial, and that Plate No. 19 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. 09001)

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

Approved as to form:

\_\_\_\_\_  
Attorney

PC CP:tmf 4/17/2009

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-1-b to C-1 for 2900 Piedmont Avenue. The subject property has been operating as a medical clinic since 1966. The medical office recently relocated to a new location. The building is currently vacant. The rezoning request is consistent with the comprehensive plan's designation of the subject property as neighborhood mixed use and the annotated outline for the new Unified Development Code, proposed new zone district of MU-1, Mixed Use - Neighborhood, which would be a merger of the existing R-4 and C-1 zone districts.

On April 14, 2009, the Duluth city planning commission held a public hearing on the proposal and voted 9-0 to recommend that the city council approve the rezoning request. This ordinance is a counter to Resolution 09-0268, which is to deny the amendment.

In approving the zoning change the commission made the following finding of fact: the rezoning is consistent with the comprehensive plan.

Date of certification: February 25, 2009  
Action deadline: June 25, 2009