

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-032-0

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50, OF THE DULUTH CITY CODE, 1959, AS AMENDED; ZONING DISTRICT MAP NO. 30 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM M-1, MANUFACTURING, AND R-2, TWO-FAMILY RESIDENTIAL, TO R-4, APARTMENT RESIDENTIAL, PROPERTY LOCATED BETWEEN LAKE AVENUE AND MINNESOTA AVENUE, TENTH STREET AND 240 FEET SOUTHERLY (JOHNSON, LAKEHEAD BOAT BASIN).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the 1.1 acres of the subject property located between Lake Avenue and Minnesota Avenue from Tenth Street to 240 feet southerly, be reclassified from M-1, Manufacturing, and R-2, Two-family Residential, to R-4, Apartment Residential, and that Plate No. 30 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. 10043)

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

Approved as to form:

Attorney

PC/PLNG KD:eu 6/17/2010

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from M-1 and R-2 to R-4 for property located between Lake Avenue and Minnesota Avenue from Tenth Street to 240 feet southerly.

The applicant states the rezoning will be in the public's interest because it "creates an appropriate transition from M-1 to residential, combines M-1 and R-2 to R-4 to create a parcel sufficient to build an approximately 50 unit hotel, recognizes that this area of Park Point is essentially mixed commercial and residential, has the secondary impact of expanding the tax base, creating jobs, . . . , provides a positive attribute to a marina, with a focus on business generated by marina users, would include a convenience store-type operation within the hotel . . . , design and landscaping will sensitively address the single-family area."

On June 8, 2010, the Duluth city planning commission held a public hearing on the proposal and voted 9-0 to recommend that the city council deny the rezoning request (FN 10043). Please see Resolution 10-0351R for the staff report and letters received related to this proposed rezoning.

Application date: April 27, 2010
Action deadline: August 28, 2010