

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-038-0

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, ZONING DISTRICT MAP NO. 28 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM R-1-B, ONE-FAMILY RESIDENTIAL, AND R-2, TWO-FAMILY RESIDENTIAL, TO C-5, PLANNED COMMERCIAL, THE REAR HALF OF PROPERTY LOCATED AT 323-335 EAST CENTRAL ENTRANCE (A+A INVESTMENTS AND KENNETH LARSON).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the rear half of properties at 323-335 East Central Entrance be reclassified from R-1-b, One-Family Residential, and R-2, Two-Family Residential, to C-5, Planned Commercial, and that Plate No. 28 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. 10060)

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 KD:eu 7/14/2010

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-1-b and R-2 to C-5 for the rear half of properties at 323-335 East Central Entrance. These properties are located on the north side of Central Entrance between Blackman Avenue and Stroll Avenue (not including the Pawn America business). The front half of the properties are currently zoned C-5 and are operating as three automobile oriented businesses. The proposal is to expand the C-5 zoning onto the rear half of the properties.

The comprehensive land use plan recommends that the "Central business secondary" land use be extended to the rear half of these properties, a recommendation that was reviewed and confirmed by the recently adopted Central Entrance-Miller Hill small area plan.

On July 13, 2010, the Duluth city planning commission held a public hearing on the proposal and voted 11-0 to recommend that the city council approve the rezoning request. The commission found that the petitioned for C-5 zoning is consistent with the comprehensive future land use plan.

Date of application: May 26, 2010
Action deadline: September 23, 2010