

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-048-O

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, ZONING DISTRICT MAP NO. 17 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM M-1, MANUFACTURING, AND I-P, INDUSTRIAL PARK, TO C-5, PLANNED COMMERCIAL, PROPERTY BETWEEN 44TH AND 46TH AVENUES WEST SOUTH OF GRAND AVENUE (J&S PARTNERSHIP).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the properties located between 44th and 46th avenues West south of Grand Avenue and as more particularly described in Exhibit A, be reclassified from M-1, Manufacturing, and I-P, Industrial Park, respectively, to C-5, Planned Commercial, and that Plate No. 17 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. 10088)

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 CB:eu 9/16/2010

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from M-1 and I-P to C-5 for property located between 44th Avenue West and 46th Avenue West south of Grand Avenue. The applicant states that the "purpose for this request is to make this property available for retail and other purposes[.]"

On September 14, 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. In making this recommendation, the planning commission found that C-5, Planned Commercial, would convert to MU-C, Mixed-Use Commercial, upon the effective date of the UDC and that the uses permitted in the existing C-5 district and future MU-C district are consistent with the comprehensive plan - future land use categories of "neighborhood commercial" and "general mixed use."

Date of application: August 2, 2010

Action deadline: November 30, 2010