

# COUNCIL COPY

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## PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-060-0

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

AN ORDINANCE AMENDING CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, ZONING DISTRICT MAP NO. 35 AS CONTAINED IN THE APPENDIX TO CHAPTER 50, TO PROVIDE FOR THE RECLASSIFICATION FROM R-4, APARTMENT RESIDENTIAL DISTRICT, TO MC, MEDICAL CENTER DISTRICT, PROPERTY AT THE NORTHWEST CORNER OF 10<sup>TH</sup> AVENUE EAST AND SECOND STREET (ST. LUKE'S HOSPITAL).

### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That Lots 13-16, Block 55 of Portland Division be reclassified from R-4, Apartment Residential, to MC, Medical Center, and that Plate No. 35 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. 10101)

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    KP:eu    10/28/2010

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-4 Apartment Residential to MC Medical Center for four lots at the northwest corner of 10<sup>th</sup> Avenue East and Second Street. The proposal is to relocate to this site electric transformers and oxygen storage tanks that serve the hospital. St. Luke's Hospital owns the four lots subject to rezoning.

The Comprehensive Land Use Plan recommends that the "Medical District" surrounding the St. Luke's medical campus be expanded northward to East Third Street, which includes the area proposed for rezoning. The Comprehensive Land Use Plan recommendation and the Planning Division's staff recommendation are to approve the petitioned rezoning.

The City Planning Commission will hold a public hearing on this matter on November 9, 2010, after having notified all property owners within 350 feet of the proposed rezoning. The results of the public hearing and the City Planning Commission's recommendation on this matter will be forwarded to the City Council prior to the second reading of this ordinance.

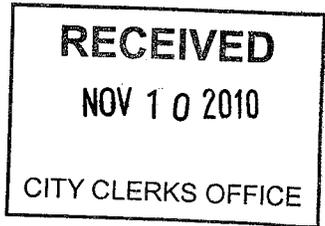
Date of application: August 31, 2010  
Action deadline: December 29, 2010



City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

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## MEMORANDUM

**DATE:** November 10, 2010

**TO:** City Council

**FROM:** Kyle Deming, Planner II *Kyle*  
Cindy Petkac, Land Use Supervisor *C Petkac*

**SUBJECT:** Ordinance 10-060-O Recommendation from Planning Commission

Ordinance 10-060-O is on the November 22, 2010 Council agenda for second reading. The proposed action is to rezone four lots at the northwest corner of 10<sup>th</sup> Avenue East and 2<sup>nd</sup> Street from R-4 Apartment Residential to MC Medical Center.

The rezoning proposal is consistent with the Comprehensive Land Use Plan. As such, Planning staff recommends approval. The Planning Commission held a public hearing on the matter on November 9, 2010 and voted unanimously (9-0) to recommend approval.

This recommendation is coming to you between first and second readings of the ordinance in order to expedite the final action on the petition following an error in public notification, which caused staff to delay the public hearing by one month.