

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-002-0

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH AS REFERENCED IN CHAPTER 50, OF THE DULUTH CITY CODE, 1959, AS AMENDED, TO PROVIDE FOR THE RECLASSIFICATION FROM R-2, RESIDENTIAL-URBAN, TO MU-I, MIXED USE-INSTITUTIONAL, THE PROPERTY THAT CONSTITUTES THE CAMPUS OF THE COLLEGE OF SAINT SCHOLASTICA (CITY OF DULUTH, FN 11-005)

CITY PROPOSAL:

The city of Duluth does ordain:

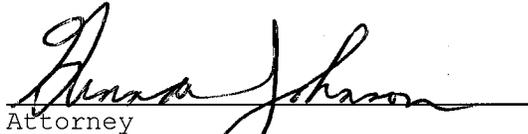
Section 1. That the subject property, owned by the College of St. Scholastica and the Benedictine Sisters Benevolent Association, which constitutes the campus of the College of St. Scholastica and as more particularly described in Exhibit A, be reclassified from R-2, Residential-Urban, to MU-I, Mixed Use Institutional, and that the official zoning map of the City of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:

(MAP)

(Ref. File No. 11-005)

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 JJ:eu 01/12/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-2, Residential-Urban, to MU-I, Mixed Use-Institutional for the property which constitutes the campus of the College of St. Scholastica.

On January 11, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 8-0 to recommend that the city council approve the rezoning request for following reasons:

- 1) The rezoning request is consistent with the Comprehensive Land Use Plan;
- 2) The MU-I zone district was established by the City's Unified Development Chapter to provide for the unique development needs and impacts of major medical and educational facilities.
- 3) The MU-I zone district is consistent with the Comprehensive Land Use Plan description of the Institutional future land use category; and
- 4) Material adverse impacts on nearby properties are not anticipated.

Date of application: November 1, 2010

Action deadline: Not Applicable

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota 55802

FN 11-005

Exhibit A
Legal Description of the Campus of St. Scholastica

The South Half of the Northwest Quarter of Section 15, Township 50 North, Range 14 West of the Fourth Principal Meridian.

TOGETHER WITH

The North Half of the Southwest Quarter of Section 15, Township 50 North, Range 14 West of the Fourth Principal Meridian.

TOGETHER WITH

All of Lots 5 thru 12, inclusive, Block 17, Lots 5 thru 12, inclusive, Block 18, Lots 4 thru 13, inclusive, Block 19, Lot 9, Block 20, Lots 9 thru 16, inclusive, Block 29, Blocks 30 through Block 32, Lots 9 thru 16, inclusive, Block 36 and all those parts of Blocks 33, 34 and 35, GRAY'S ADDITION, according to the recorded plat thereof, located in the Northeast Quarter, Section 16, Township 50 North, Range 14 West of the Fourth Principal Meridian, and those parts of the streets and avenues, described as follows:

Commencing at the Northwest corner of Lot 9, Block 20 of said Gray's Addition; thence North $89^{\circ}-02'-29''$ East, along said Westerly extension and the North line of Lot 9, Block 20, to the center line of Virginia Avenue; thence North $0^{\circ}-02'-43''$ East, along said center line, a distance of 200.00 feet to the intersection with the Westerly extension of the North line of said Lot 4, Block 19; thence North $89^{\circ}-02'-29''$ East, along said Westerly extension and the North line of said Lots 4 and 13, Block 19, a distance of 293.34 feet to the Northeast corner of said Lot 13; thence South $0^{\circ}-02'-50''$ West, along the East line of said Lot 13, Block 19, a distance of 50.00 feet to the Southeast corner of said Lot 13; thence North $89^{\circ}-02'-29''$ East, along the North line of said Lots 5 and 12, Block 18 and the North line of said Lots 5 and 12, Block 17, a distance of 652.68 feet to the Northeast corner of said Lot 12, Block 17; thence South $0^{\circ}-03'-05''$ West, along the East line of said Blocks 17 and 32, a distance of 493.15 feet to a point 260.15 feet Southerly of the center line of Toledo Street (f.k.a. Niagara Street); thence Southerly and Westerly along a tangential curve concave to the Northwest, having a radius of 407.74 feet and a central angle of $58^{\circ}-42'-57''$, a distance of 417.85 feet and the chord of said curve bears South $29^{\circ}-24'-34''$ West; thence South $58^{\circ}-46'-02''$ West a distance of 582.82 feet to the South line of said Block 35; thence South $89^{\circ}-02'-28''$ West, along the South line of said Blocks 35 and 36, to the Southwest corner of Lot 9, Block 36; thence Northerly along the North-South center lines of Blocks 36, 29 and 20 to the point of beginning.

TOGETHER WITH

Any vacated streets adjacent thereto.

