

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-003-O

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 I-W, INDUSTRIAL WATERFRONT, AND MU-N, MIXED USE NEIGHBORHOOD, TO MU-W, MIXED USE WATERFRONT, THE WESTERN BAYFRONT DISTRICT PROPERTY BETWEEN SIXTH AND TENTH AVENUES WEST SOUTH OF RAILROAD STREET (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

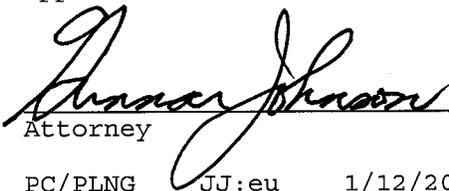
Section 1. That the subject property, located between Sixth and Tenth avenues West south of Railroad Street and as more particularly described in Exhibit A, be reclassified from I-W, Industrial Waterfront, and MU-N, Mixed Use Neighborhood, to MU-W, Mixed Use Waterfront, and that the official zoning map 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. 11-006)

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 JJ:eu 1/12/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from I-W and MU-N to MU-W for property located between Sixth and Tenth avenues West, south of Railroad Street.

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 Bayfront District small area plan, adopted by the city council on March 8, 2010, recommended the reclassification of the subject property from the existing land use category of Industrial Waterfront to Commercial Waterfront;

(3) The MU-W zone district is consistent with the comprehensive land use plan description of the Commercial Waterfront 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

411 West First Street

Duluth, Minnesota 55802

FN 11-006

EXHIBIT A

Legal Description of the Bayfront District parcels of land to be re-zoned to MU-W, Mixed Use-Waterfront

That part of Bay Front Division and that part of Bay Front Division of Duluth First Rearrangement, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at a point on the southeast line of Lot 2, Block 14 of said Bay Front Division of Duluth First Rearrangement. Said point of beginning is 70.01 feet southwesterly of the east corner of said Lot 2;

Thence northeasterly 70.01 feet along said southeast line of Lot 2 to the east corner of Lot 2;

Thence northeasterly across Slip No. 4 to a corner of Lot 3, Block 12 of said Bay Front Division of Duluth First Rearrangement, said corner is also the intersection of the northeast line of Slip No. 4 and the northwest line of Slip C of said Bay Front Division of Duluth First Rearrangement;

Thence northeasterly 153.46 feet along southeast lines of Lot 3 and Lot 1 of said Block 12;

Thence northeasterly, angle to the right 155 degrees 40.5 minutes, along the southeast line of Block 12 of said Bay Front Division of Duluth First Rearrangement and along the southeast lines of Blocks 8, 9 and 11 of said Bay Front Division and the extensions of said southeast lines of Blocks 8, 9 and 11 across Slip No. 2 and Slip No. 3, to the south corner of Lot 1, Block 6 of said Bay Front Division;

Thence northwesterly along the southwest line of Block 6 of said Bay Front Division to the west corner of Lot 17 of said Block 6;

Thence northeasterly along the northwest line of said Lot 17 of Block 6 and its northeasterly extension across Block 5 and Slip No. 1 of said Bay Front Division and continuing northeasterly along the south line of Lot 10, Block 3 of said Bay Front Division, to a point 80.00 feet southwesterly of the northeast line of said Block 3;

Thence northwesterly along a line that is 80.00 feet southwesterly of the northeast line of said Block 3 to a point on a line that is 638.95 feet distant and parallel with US Government Harbor Line;

Thence deflect right 45 degrees northerly 159.81 feet to the center line of 6th Avenue West;

Thence deflect right 45 degrees northeasterly 33.00 feet to the southwest line of Block 2 of said Bay Front Division;

Thence deflect left 90 degrees northwesterly along said southwest line of Block 2 a distance of 54.33 feet to the south corner of Lot 4 of said Block 2;

Thence deflect right 90 degrees northeasterly along the southeast line of said Lot 4 a distance of 65.00 feet;

Thence deflect left 90 degrees northwesterly 55.91 feet to the southeast right of way line of Interstate Highway 35;

Thence deflect left 90 degrees along said southeast right of way line of Interstate Highway 35 southwesterly to the southwest line of said Block 2;

EXHIBIT A

Legal Description of the Bayfront District parcels of land to be re-zoned to MU-W Mixed Use-Waterfront

(Continued)

Thence northwesterly along the southwest line of said Block 2 to the northeasterly extension of the southeast right of way line of Rail Road Street of said Bay Front Division;

Thence southwesterly along said southeast right of way line of Rail Road Street and its extensions to a point on the northwest line of Lot 14, Block 13 of said Bay Front Division of Duluth First Rearrangement, said point being 0.7 feet southwesterly of the north corner of said Lot 14;

Thence southeasterly 861.78 feet to the point of beginning.

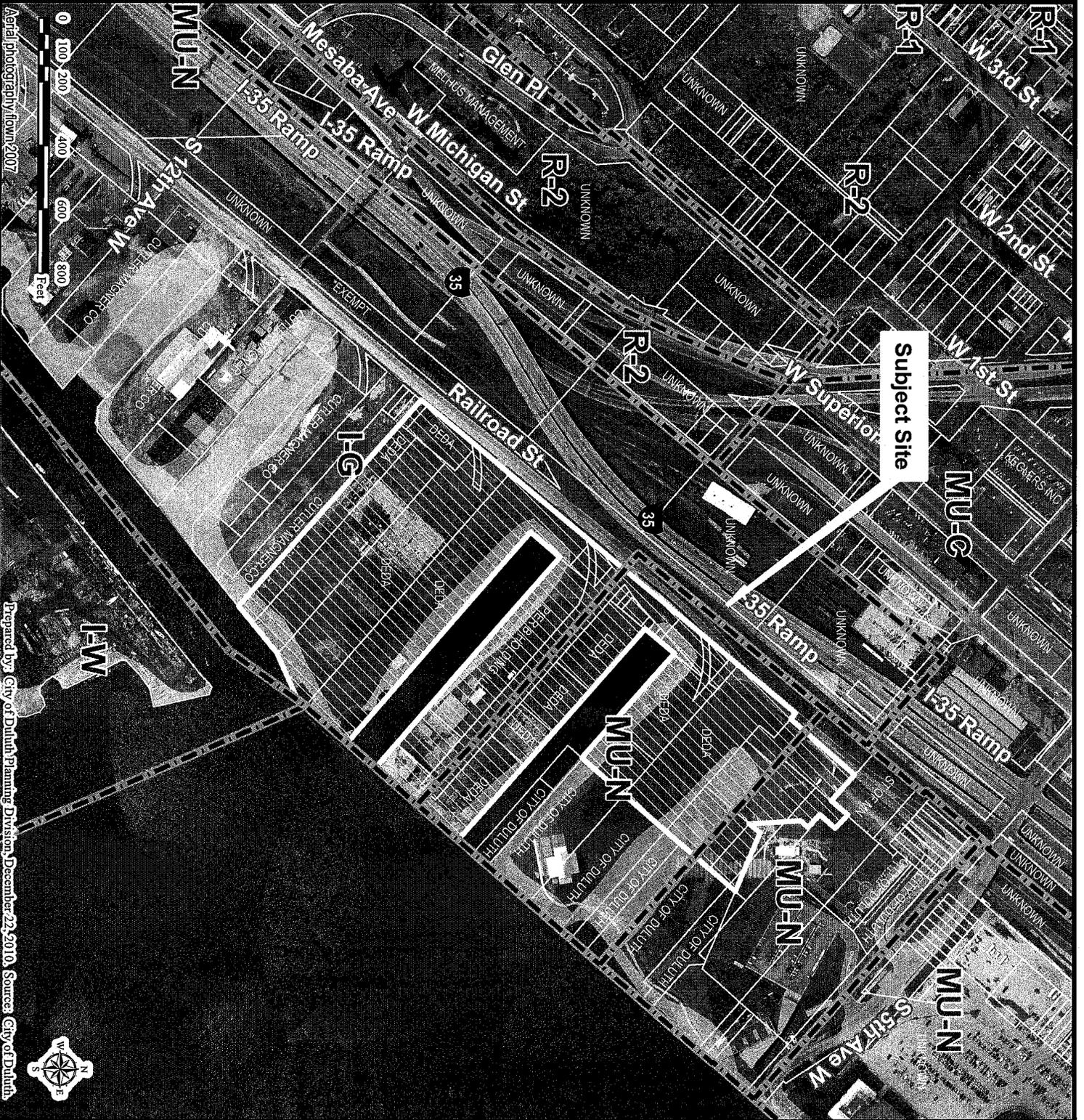
FN 11-006
Bayfront
Rezone
Subject Site



Legend

- Zoning (Final)
- Flood Plain, St. Louis City
- Flood Plain Type
- Flood Way
- Flood Fringe
- General Flood Plain

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for damages in connection with the use of this information contained within.



Prepared by: City of Duluth Planning Division, December 22, 2010. Source: City of Duluth