

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-008-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 MU-B, MIXED USE-BUSINESS PARK, TO R-1, RESIDENTIAL TRADITIONAL, THAT AREA OF PARK POINT FROM EIGHTH STREET TO 11TH STREET, FROM MINNESOTA AVENUE TO THE REAR PROPERTY LINE (CITY OF DULUTH).

BY PRESIDENT GARDNER:

The city of Duluth does ordain:

Section 1. That the subject property, located on Park Point between Eighth Street to 11th Street, from Minnesota Avenue to the rear property line, and as more particularly described in Exhibit A, be reclassified from MU-B, Mixed Use-Business Park, to R-1, Traditional Neighborhood, 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. 11-015)

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

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from MU-B, Mixed Use-Business Park to R-1, Traditional Neighborhood for the area of Park Point located between from 8th St. and 11th St., from Minnesota Avenue to the rear property line.

At the February 8th 2011 meeting the Duluth city planning commission held a public hearing to consider the rezoning of the Minnesota Avenue parcels to conform with the Comprehensive Land Use Plan. Planning Division staff recommend that the Planning Commission recommended approval to the City Council of the rezoning request from Mixed Use-Business Park (MU-B) to Residential-Traditional(R-1) for the following reasons:

- 1) The rezoning request is consistent with the City's adopted Comprehensive Land Use Plan;
- 2) The R-1 zone district is consistent with the Comprehensive Land Use Plan description of the Traditional Neighborhood future land use category.

The City's Chief Administrative Officer requested that this matter be tabled so that a study of the area could be conducted and that he would be requesting the City Council enact a moratorium for the area currently zoned MU-B.

Following discussion the planning commission voted 7-3 to table this matter for the reasons stated by the City's Chief Administrative Officer.

At the February 14th 2011 meeting of the City Council, Council President Gardner, within whose district the area is located, requested that this rezoning matter be brought directly before the City Council

Date of application: January 4, 2011

Action deadline: Not Applicable

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota 55802

**Park Point
MU-B Rezoning Area
Subject Area**



Legend
Zoning (Final)



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Aerial photography flown 2007

Prepared by: City of Duluth Planning Division, January 13, 2011. Source: City of Duluth.