

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-018-0

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-1, RESIDENTIAL-TRADITIONAL, TO R-2, RESIDENTIAL-URBAN, THE PROPERTY ALONG THE NORTH SIDE OF ARROWHEAD ROAD FROM 1413 WEST ARROWHEAD ROAD TO THE EXTENDED LINE (NORTHERLY) MYERS AVENUE (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

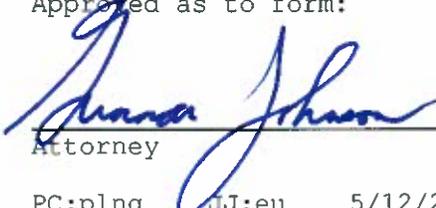
Section 1. That the subject property, located along the north side of Arrowhead Road from 1413 Arrowhead Road to the extended line (northerly) of Myers Avenue and as more particularly described in Exhibit A (Public Document No. _____), be reclassified from R-1, Residential-Traditional, to R-2, Residential-Urban, 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:



(Ref. File No. 11-042)

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 5/12/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-1 to R-2 property located on the north side of Arrowhead Road from 1413 Arrowhead Road to the extended line (northerly) of Myers Avenue.

On May 10, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 9-0 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 R-2 zone district is consistent with the Comprehensive Land Use Plan description of the Urban Residential future land use category;
- 3) The R-2 district was established to accommodate multi-family apartments and townhouses. It also allows for single family detached dwellings, duplexes and group living accommodations. R-2 is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods. Small, neighborhood serving, commercial uses are allowed as a Special Use.
- 4) Material adverse impacts on nearby properties are not anticipated.

Date of application: March 15, 2011
Action deadline: Not Applicable

FN 11-042

**EXHIBIT A
FN 11-042**

Parcels along Arrowhead Road to be re-zoned from R-1 to R-2

That part of Norton's Duluth Outlots and that part of Johnson's Addition, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at a point of intersection of the center line of Arrowhead Road (formerly St. Marie Street) with the southerly extension of the east line of said Johnson's Addition;

Thence northerly along said east line of Johnson's Addition, along the east line of Blocks 1 and 2 of Johnson's Addition to the centerline of Acre Street;

Thence westerly along said centerline of Acre Street to the east line of Outlot 12 of said Norton's Duluth Outlots;

Thence northerly along said east line of Outlot 12 to a line of the north 832.00 feet of Outlot 12;

Thence westerly along said line of the north 832.00 feet of Outlot 12 to the east line of Outlot 11 of said Johnson's Division;

Thence northerly along said east line of Outlot 11 to the northeast corner of Outlot 11;

Thence westerly along the north lines of Outlots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Johnson's Addition to the northwest corner of Outlot 1;

Thence southerly along the west line of said Outlot 1 and its southerly extension to the centerline of Arrowhead Road (formerly St. Marie Street);

Thence easterly along the centerline of the Arrowhead Road to the point of beginning.