

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-022-0

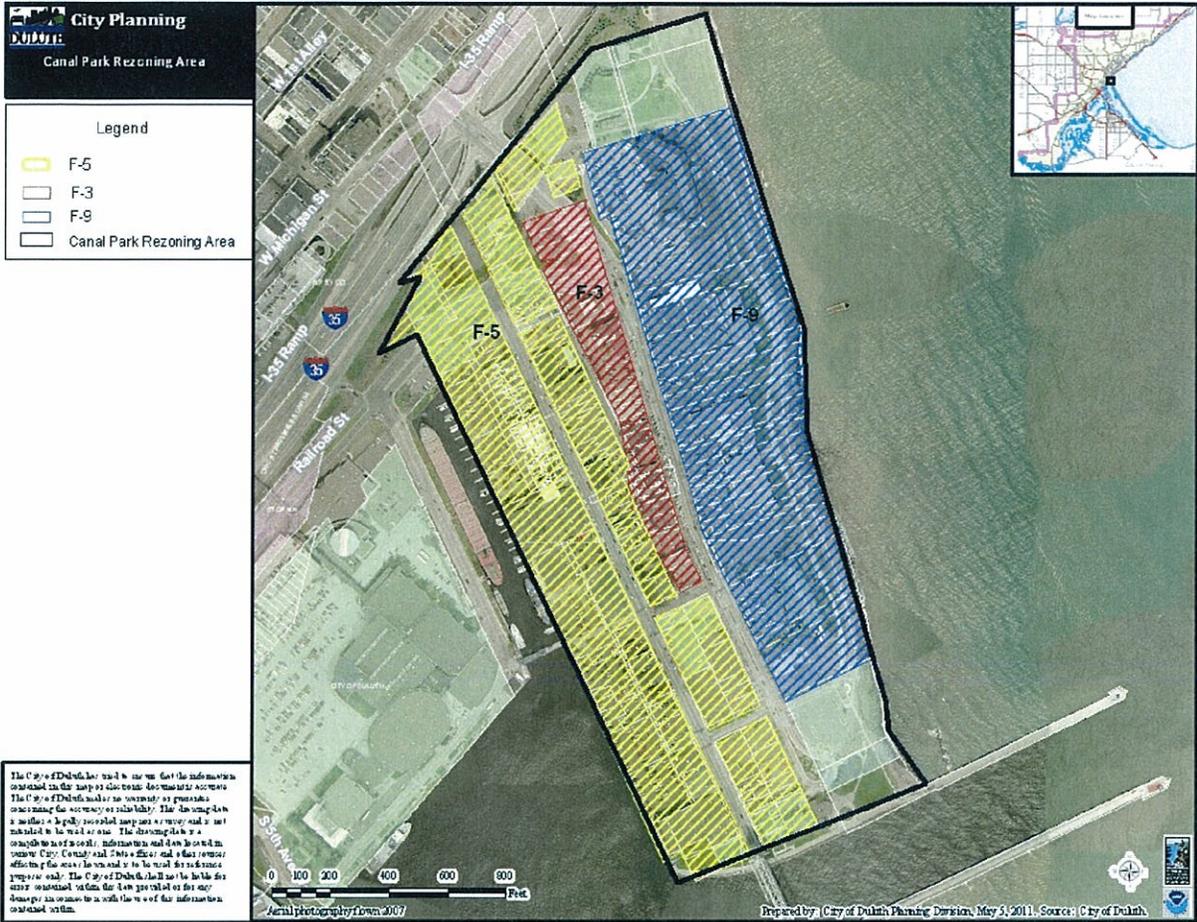
ORDINANCE NO. _____

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 OF THE CANAL PARK AREA BUSINESS DISTRICT, FROM RAILROAD STREET TO THE DULUTH SHIP CANAL, FROM MIXED USE-NEIGHBORHOOD (MU-N) TO FORM DISTRICTS, (F-3) MID-RISE COMMUNITY SHOPPING, (F-5) MID-RISE COMMUNITY SHOPPING AND OFFICE, AND (F-9) CANAL PARK LAKEFRONT (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property, located in Canal Park business districts, described above, and as more particularly described in Exhibit A (Public Document No. _____), be reclassified from its current designation as Mixed Use-Neighborhood (MU-N) to Form Districts; (F-3) Mid-Rise Community shopping, the area south of Railroad Street to just north of Buchanan Street and West from Canal Park Drive to the alley between Canal Park Drive and Lake Avenue, (F-5) Mid-Rise Community Shopping and Office, the area south of Railroad Street to the Duluth Ship Canal and West from the Alley between Canal Park Drive and Lake Avenue to the Easterly edge of Minnesota Slip, (F-9) Canal Park Lakefront, the area from Lake Place Park to the Duluth Ship Canal and East of Canal Park Drive to the Lakewalk and that the official zoning map of the city of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, as amended, is amended to read as follows:



(Ref. File No. 11-062)

Section 2. That this ordinance shall take effect and be in force 90 days from and after its passage and publication.

Approved as to form:



Attorney

PC JJ:eu STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from Mixed Use-Neighborhood (MU-N) to Form Districts (F3) Mid-rise Community Shopping, (F5) Mid-rise Community Shopping, and (F-9) Canal Park Lakefront in the Canal Park business district.

On June 14, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 8-1 to recommend that the city council approve the rezoning request for the following reasons:

- 1) The rezoning request is consistent with the Comprehensive Land Use Plan;
- 2) A form-based code is a regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of 'Place'.
- 3) Form-based standards described in the Comprehensive Land Use Plan for the City were targeted for specific districts and corridors where higher intensities, a diversity of uses, or a more pedestrian-oriented environment are desired, including Central Business Primary and Secondary areas, Urban transitional areas surrounding Duluth's downtown including East Hillside Central Hillside and Canal Park; and
- 4) During the development of the UDC, the City and it's project consultants

surveyed, measured and analyzed the areas identified in the Comprehensive Plan for consideration as form-based districts. A visual preference survey was conducted in each of the neighborhoods and additional research was performed to provide the guidelines for the form-based building types and regulations for each individual district.

Date of application: April 8, 2011

Action deadline: Not Applicable

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota 55802

FN11-062

Exhibit A

FN 11062

Canal Park Properties to be Zoned F-3

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

Beginning at the intersection of Canal Park Drive center line and Railroad Street center line (as created in Interstate 35 State Project 6982);

Thence southerly and southeasterly along Canal Park Drive center line (originally platted as South First Avenue) to the northeasterly extension of the southeast line of Lot 8, Croix Avenue, Cowell's Addition to Duluth;

Thence southwesterly along said southeast line of Lot 8 and its extension to the southeasterly extension of the alley center line of the original Block 7 and Block 2 of said Industrial Park;

Thence northwesterly along said alley center line to the center line of said Railroad Street;

Thence northeasterly along said Railroad Street center line to the Point of Beginning.

Exhibit A

FN 11062

Canal Park Properties to be Zoned F-5

Those parts of Upper Duluth, Cowell's Addition to Duluth, Transfer Division, Industrial Division of Duluth, and the Re-Arrangement of Blocks 7 & 8 of Industrial Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at the intersection of the Railroad Street center line (as created in Interstate 35 State Project 6982) and the alley center line of the original Block 2 and Block 7 of said Industrial Park;

Thence southwesterly along said alley center line to the southeast line of Lot 8, St. Croix Avenue, Cowell's Addition to Duluth;

Thence northeasterly along said southeast line of Lot 8 and its northeasterly extension to the center line of Canal Park Drive (originally platted as South First Avenue);

Thence southeasterly along said Canal Park Drive center line and its extension to the northwest boundary of the Duluth Ship Canal;

Thence southwesterly and westerly along the boundary of the Duluth Ship Canal to the U.S. Harbor Line;

Thence northwesterly along said Harbor line and the northeast boundary of the Minnesota Slip and its northwesterly extension to said center line of Railroad Street;

Thence northeasterly along said Railroad Street center line to the Point of Beginning.

Exhibit A

FN 11062

Canal Park Properties to be Zoned F-9

That part of Government Lot 4, Section 27, Township 50 North, Range 14 East, and that part of Industrial Division of Duluth, according to the recorded plat thereof at St. Louis County Recorders Office, Minnesota, described as follows:

Beginning at the intersection of Canal Park Drive (as created in Interstate 35 State Project

6982) and the northwest boundary of said Industrial Division;

Thence northeasterly and easterly along said boundary line of Industrial Division to the

U.S. Harbor Line;

Thence southerly and southeasterly along the U.S. Harbor Line to the northwest boundary of the Duluth Ship Canal;

Thence southwesterly along the north boundary of the Duluth Ship Canal to the southeasterly extension of Canal Park Drive center line (originally platted as South First

Avenue);

Thence northwesterly and northerly along said center line of Canal Park Drive to the Canal Park Drive created in said State Project 6982;

Thence northwesterly along the center line said Canal Park Drive to the Point of Beginning.