

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-028-O

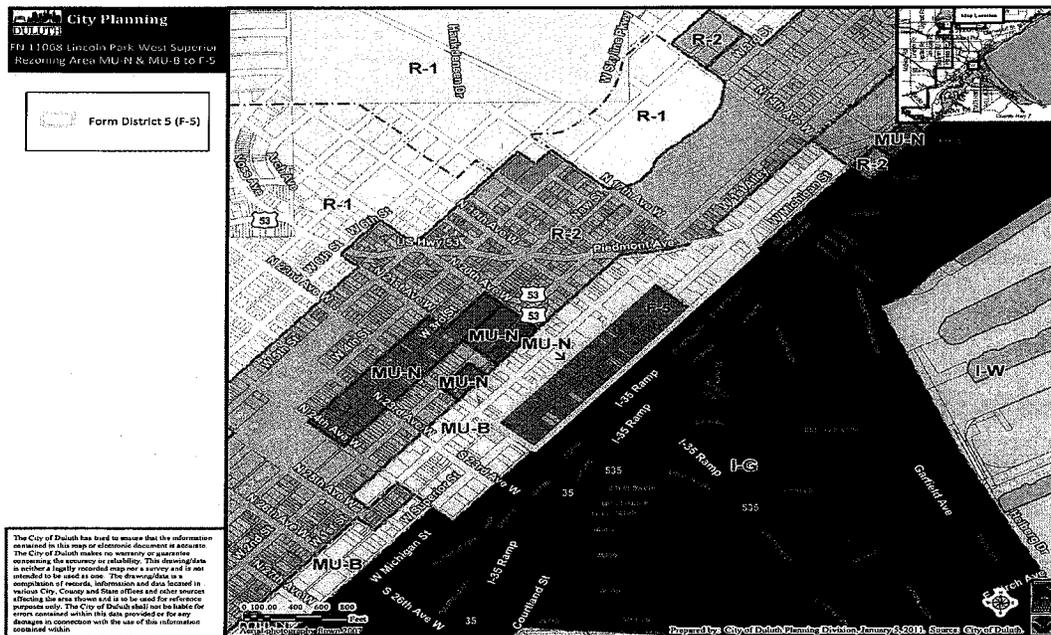
ORDINANCE NO. \_\_\_\_\_

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 MIXED USE NEIGHBORHOOD (MU-N) AND MIXED USE BUSINESS PARK (MU-B) TO FORM DISTRICT 5 (F-5), MID-RISE COMMUNITY SHOPPING AND OFFICE THE PROPERTY ALONG WEST SUPERIOR STREET FROM GARFIELD AVENUE TO 22<sup>ND</sup> AVENUE WEST IN THE LINCOLN PARK BUSINESS DISTRICT (CITY OF DULUTH, FN 11-068)

CITY PROPOSAL:

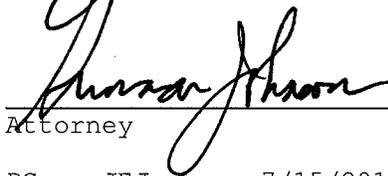
The city of Duluth does ordain:

Section 1. That the subject property, located in Lincoln Park business district, described above, and as more particularly described in Exhibit A, be reclassified from its current designation as Mixed Use-Neighborhood (MU-N) and Mixed-Use Business Park (MU-B) to Form District 5 (F-5) Mid-Rise Community Shopping and Office 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:



Section 2. That this ordinance shall take effect 30 days after its passage and publication.

Approved as to form:



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Attorney

PC JEJ:eu 7/15/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from Mixed Use-Neighborhood and Mixed Use-Business Park (MU-B) to Form District 5 (F-5) Mid-Rise Community Shopping and Office property in the Lincoln Park business district along West Superior Street from Garfield Avenue to 22<sup>nd</sup> Avenue west.

On July 12, 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) 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 commercial corridors such as the West Superior street-Lincoln Park business district: and
- 4) This rezoning received the endorsement of the Lincoln Park Business Group.

Date of application: May 12, 2011  
Action deadline: Not Applicable

Petitioner:  
City of Duluth  
Planning Division  
Room 208  
City Hall  
Duluth, Minnesota 55802

FN 11-068