

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-034-O

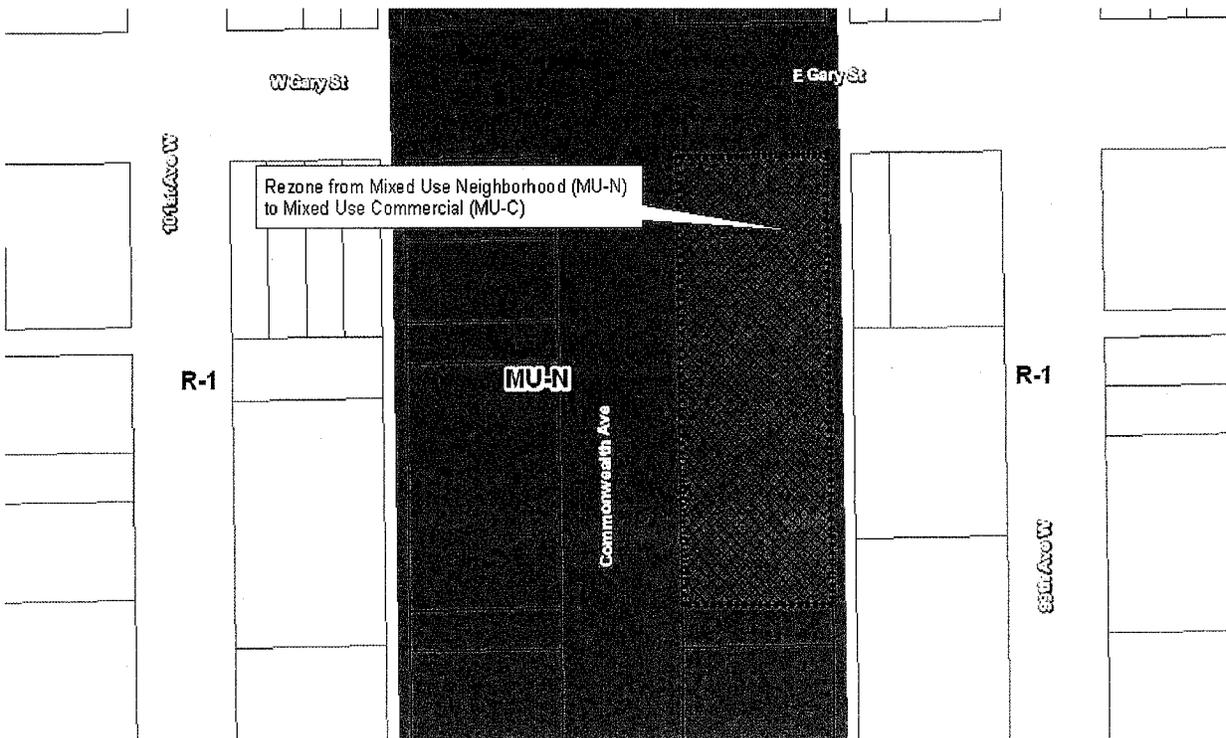
ORDINANCE NO. \_\_\_\_\_

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-N, MIXED USE NEIGHBORHOOD, TO MU-C, MIXED USE COMMERCIAL, THE ENTIRE PARCEL AT THE SOUTHEASTERN CORNER OF COMMONWEALTH AVENUE AND EAST GARY STREET (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

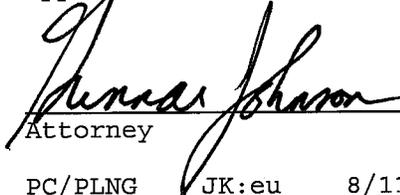
Section 1. That the subject property, located on the southeast corner of the intersection of Commonwealth Avenue and East Gary Street and as more particularly described as Lots 8-18, Block 35, Gary First Division (Parcel ID: 010-1800-08700), be reclassified from MU-N, Mixed Use Neighborhood, to MU-C, Mixed Use Commercial, 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. 11-090)

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 JK:eu 8/11/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from MU-N to MU-C for property located on the southeast corner of the intersection of Commonwealth Avenue and East Gary Street.

On August 9, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 6-2 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 MU-C zone district is consistent with the comprehensive land use plan description of the neighborhood commercial future land use category;
- 3) The MU-C zone district was established to provide for community and regional commercial development along commercial corridors and nodal centers.
- 4) Material adverse impacts on nearby properties are not anticipated.

Date of application: June 28, 2011  
Action deadline: Not applicable

Petitioner:  
City of Duluth  
Planning Division  
Room 208  
City Hall  
Duluth, Minnesota 55802  
FN 11-090