

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

12-005-0

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-2, URBAN-RESIDENTIAL, TO MU-N, MIXED USE-NEIGHBORHOOD, ON THE PROPERTY LOCATED AT 1400 WOODLAND AVENUE (ST. LUKE'S).

CITY PROPOSAL:

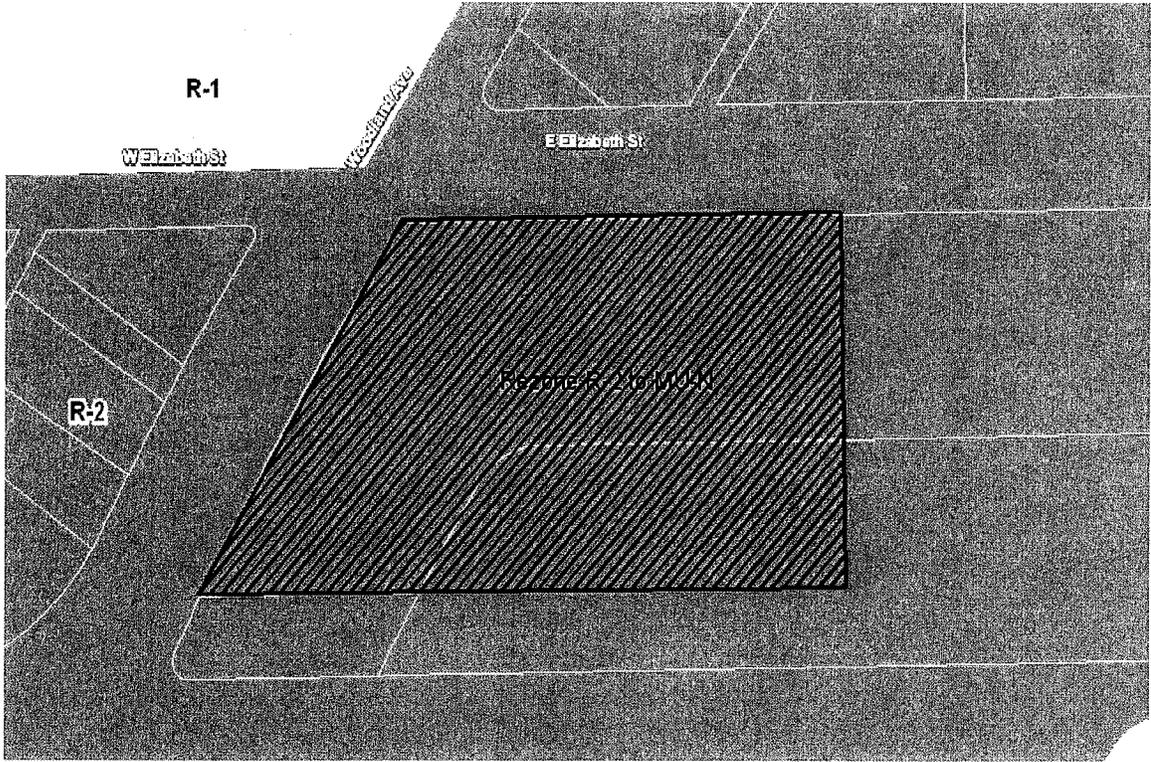
The city of Duluth does ordain:

Section 1. That the 1.99 acres of the subject property located at 1400 Woodland Avenue and as described as:

Lots 12 through 29 and that part of Lots 11, 30, 31, 32 and 33, Block 18, and that part of Lots 11 through 22, Block 19, of the recorded subdivision of MOTOR LINE DIVISION OF DULUTH, St. Louis County, Minnesota, described jointly as follows:

Commencing at the northeast corner of Lot 11, Block 18, of said MOTOR LINE DIVISION OF DULUTH; thence north $89^{\circ}52'08''$ west along the north line of said Block 18 a distance of 8.22 feet to the point of beginning; thence south $0^{\circ}08'28''$ west along a line parallel with the east line of said Lot 11 and its southerly extension of distance of 133.04 feet to the centerline of the alley lying between said Blocks 18 and 19; thence south $0^{\circ}07'55''$ west along a line parallel with the east line of said Lot 11, Block 19, and its northerly extension of distance of 87.00 feet; thence north $89^{\circ}52'08''$ west along a line parallel with the north line of said Block 18 a distance of 451.64 feet to the northwesterly line of said Block 18; thence northeasterly and easterly along said northwesterly and northerly lines of said Block 18 a distance of 557.03 feet to the point of beginning;

be reclassified from R-2, Urban-Residential, to MU-N, Mixed Use-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:



(Ref. File No. 11-136)

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:sa 1/20/2012

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-2 to MU-N for property located at 1400 Woodland Avenue.

On January 10, 2012, 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 proposed MU-N district was established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood. This district allows the following permitted uses: Single and multi-family, government building, medical clinic, office, and retail;

2) The property has been utilized by the Mt. Royal Clinic since 1994. The medical clinic is a permitted use in both the R-2 and MU-N districts. However, clinics in R-2 are permitted as a special use for 10,000sqft or less in total floor area. The current building foot print of the medical clinic is 8,000sqft. St. Luke's would like to expand the medical clinic to 17,000sqft. The MU-N district allows for medical clinics as a permitted use for buildings 20,000sqft or less in total floor area. Neighborhood mixed use activity in the area consists of multi-family housing, single-family housing, educational, shopping and local services;

3) The uses permitted in the MU-N are consistent with the existing use on the property and with the surrounding area.

The motion to approve the rezoning from R-2 to MU-N by the city council must prevail with a simple majority.

Date of application: November 30, 2011
Action deadline: March 30, 2012

Petitioner:
St. Luke's (Ron Franzen)
915 E. 1st Street
Duluth, Minnesota 55805

PL 11-136