

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

12-017-0

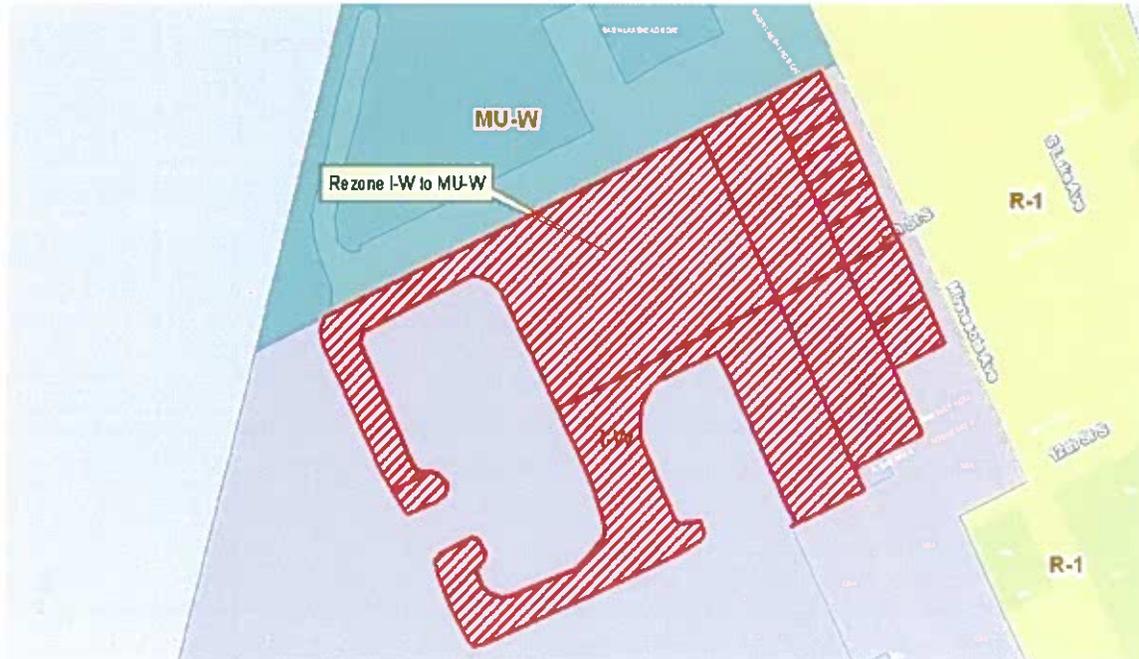
ORDINANCE NO. _____

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 I-W, INDUSTRIAL WATERFRONT, TO MU-W, MIXED USE WATERFRONT, PROPERTY AT 1003 MINNESOTA AVENUE (GLOBE ENTERPRISES, INC.)

CITY PROPOSAL:

The city of Duluth does ordain:

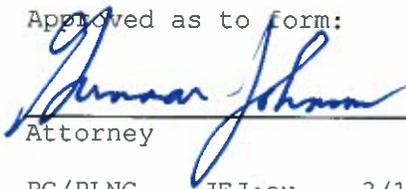
Section 1. That the subject property, being Lots 146-174 adjacent to St. Louis Avenue and Lots 154-174 (EVEN) adjacent to Minnesota Avenue, UPPER DULUTH, MINNESOTA AVENUE, including vacated 11th Street adjoining said lots, vacated St. Louis Avenue adjoining said lots and including riparian rights adjoining said lots out to Harbor Line according to the recorded plat thereof, St. Louis County, Minnesota, located at 1003 Minnesota Avenue, be reclassified from I-W, Industrial Waterfront, to MU-W, Mixed Use Waterfront, 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. PL 12-017)

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 JEJ:eu 3/15/2012

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from I-W to MU-W for property located at 1003 Minnesota Avenue.

On March 13, 2012, 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 existing marina land use and the previously approved hotel use are reasonably related to the proposed MU-W zone district;
- 3) The MU-W zone district is consistent with the comprehensive land use plan description of the commercial waterfront future land use category; and
- 4) Material adverse impacts on nearby properties are not anticipated.

Date of application: February 3, 2012
Action deadline: June 1, 2012

PL 12-017