



Legislation Text

File #: 15-055-O, **Version:** 1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM RR-1 TO MU-B 160 ACRES ALONG THE EAST SIDE OF RICE LAKE ROAD SOUTH OF RIDGEVIEW ROAD (JLH PROPERTIES OF DULUTH LLC).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That approximately 160 acres of land located on the east side of Rice Lake Road south Ridgeview Road and as more particularly described as follows:

Northwest Quarter of Section 5, Township 50 North of Range 14 West of the Fourth Principle Meridian, Saint Louis County, Minnesota;
be reclassified from Residential-Rural 1 (RR-1) to Mixed Use-Business Park (MU-B), 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 shown on the attached map.

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

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from RR-1 to MU-B for 160 acres of land on the east side of Rice Lake Road south of Ridgeview Road.

On May 12, 2015, the Duluth city planning commission held a public hearing on the proposal and tabled the matter to learn more about why the comprehensive plan future land use map designated the property general mixed use. The attached memo, in addition to the staff report, provides explanations. On June 9, 2015 the Duluth city planning commission voted 8 yeas, 0 nays and 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1.) This proposed MU-B District is consistent with the comprehensive land use plan future land use map designation for the property of general mixed use.
- 2.) The planning commission review of the platting of the property and/or application of UDC development standards during staff review of development proposals for the site will allow for implementation of the purpose statement of the MU-B zone district through setting aside land for natural resources protections, buffering to protect surrounding properties from possible impacts, and the evaluation of transportation connections to the site.

The applicant did not submit written consent of 2/3 of property owners within 100 feet of the property to be rezoned. Therefore, the motion to approve the rezoning ordinance must prevail with an affirmative vote of 6/9 of the city council.

Date of application: April 10, 2015

Action deadline: August 8, 2015

Petitioner:

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JLH Properties of Duluth LLC
4843 Rice Lake Road
Duluth, MN 55803

PL 15-064

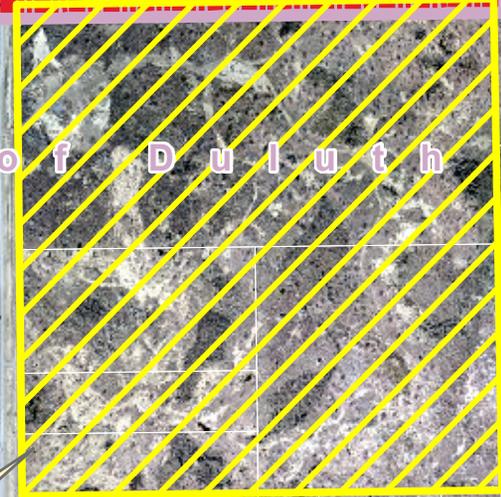
I-G

Rice Lake Township

Ridgeview Road

City of Duluth

Private Dr
MU-B



PL15-064:
Rezone from RR-1 to MU-B

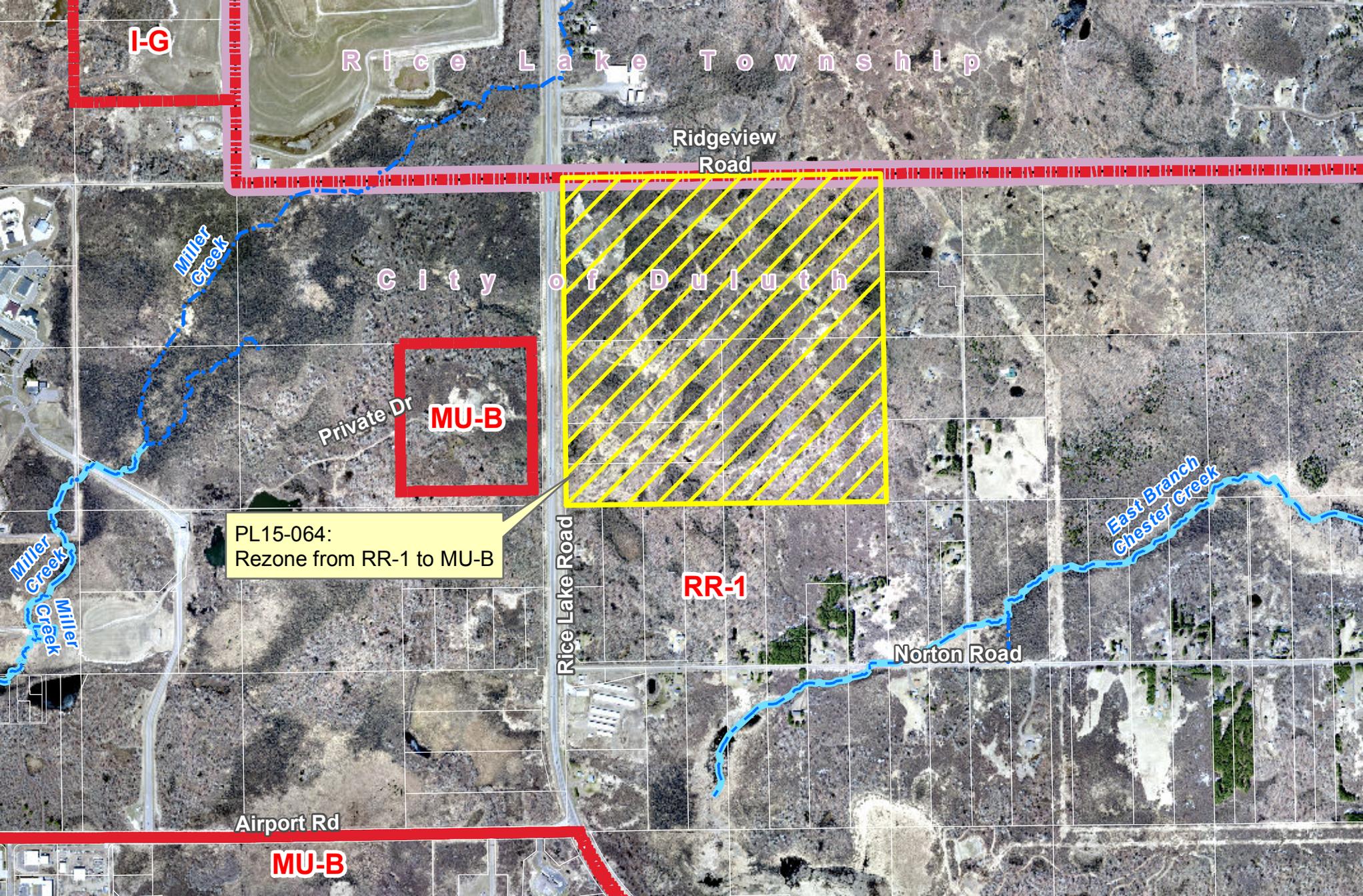
RR-1

Norton Road

East Branch
Chester Creek

Airport Rd

MU-B





City of Duluth

411 West First Street
Duluth, Minnesota 55802

Master

File Number: 15-055-O

File ID: 15-055-O

Type: Ordinance

Status: Passed

Version: 1

**Agenda
Section:**

Committee: Planning and
Economic
Development

File Created: 07/09/2015

Subject:

Final Action: 07/27/2015

Title: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM RR-1 TO MU-B 160 ACRES ALONG THE EAST SIDE OF RICE LAKE ROAD SOUTH OF RIDGEVIEW ROAD (JLH PROPERTIES OF DULUTH LLC).

Internal Notes:

Sponsors:

Enactment Date: 07/27/2015

Attachments: Map Attachment, Staff Report and Attachments

Enactment Number: 10393

Recommendation:

Hearing Date:

Drafter: cstafford@duluthmn.gov

Effective Date: 09/10/2015

Approval History

Version	Date	Approver	Action
1	07/10/2015	Keith Hamre	Approve
1	07/10/2015	Gunnar Johnson	Approve

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	07/20/2015	read for the first time				
	Action Text:		This Ordinance was read for the first time.				
	Notes:						
1	City Council	07/27/2015	adopted				Pass
	Action Text:		A motion was made that this Ordinance be adopted. The motion carried by the following vote:				
	Notes:						
			Yea: 8	Councilor Filipovich, Councilor Fosle, Councilor Gardner, Councilor Hanson, Councilor Julsrud, Councilor Krug, Councilor Russ and Councilor Sipress			

Absent: 1 President Larson

1 Mayor 07/27/2015 approved

Action Text: This Ordinance was approved.

Notes:

1 City Clerk 07/27/2015 attest

Action Text: This Ordinance was attest.

Notes:

1 City Council 08/31/2015
