



City of Duluth

411 West First Street
Duluth, Minnesota 55802

Master

File Number: 16-003-O

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Type: Ordinance

Status: Passed

Version: 1

**Agenda
Section:**

Committee: Planning and
Economic
Development

File Created: 12/22/2015

Subject:

Final Action: 02/08/2016

Title: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM I-W TO MU-W FOR PROPERTY ALONG THE WEST SIDE OF MINNESOTA AVENUE AND ST. LOUIS AVENUE.

Internal Notes: Ordinance by John Kelley

Sponsors:

Enactment Date: 02/08/2016

Attachments: Attachment 1, Attachment 2

Enactment Number: 10434

Recommendation:

Hearing Date:

Drafter: cstafford@duluthmn.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/25/2016	read for the first time				
1	City Council	02/08/2016	adopted				Pass
1	City Clerk	02/08/2016	attested				
1	Mayor	02/08/2016	approved				

Text of Legislative File 16-003-O

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM I-W TO MU-W FOR PROPERTY ALONG THE WEST SIDE OF MINNESOTA AVENUE AND ST. LOUIS AVENUE.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That land located along the west side of Minnesota Avenue and St.

Louis Avenue, as more particularly described as follows:

That part of Government Lot 4 Section 32 Township 50 Range 14 West of 4th Principal Meridian, Superior Bay, Upper Duluth Minnesota Avenue and Upper Duluth St. Louis Avenue according to the recorded plats thereof, described as follows:

Beginning at the intersection of center line of Minnesota Avenue and the northeasterly extension of the northwest line of Lot 194 of said Upper Duluth Minnesota Avenue; thence southwesterly along said northwest line of Lot 194 of Upper Duluth Minnesota Avenue and its extension, along the northwest line of Lots 193 and 194 of Upper Duluth St. Louis Avenue and their extensions across Superior Bay to the U.S. Harbor Line, as established by the Corps of Engineers; thence northerly along said Harbor Line and its northerly extension to said center line of Minnesota Avenue; thence southeasterly along center line of Minnesota Avenue to the point of beginning.

And:

That part of Superior Bay, Upper Duluth Minnesota Avenue and Upper Duluth St. Louis Avenue according to the recorded plats thereof, described as follows:

Beginning at the intersection of center line of Minnesota Avenue and the northeasterly extension of the northwest line of Lot 144 of said Upper Duluth Minnesota Avenue; thence southeasterly along center line of Minnesota Avenue to the center line of Dundee Street, now called 12th Street; thence southwesterly along 12th Street center line to the northwesterly extension of the northeast line of Lot 139 of said Upper Duluth St. Louis Avenue; thence southeasterly along the northeast line of odd lots 121 through 139 and its extensions to the center line of Dundee Street, now known as 13th Street; thence southwesterly along center line of 13th Street to the Superior Bay shoreline as located in 2013 aerial mapping; thence southeasterly along said shoreline to the southwest extension of the northwest line of Lot 86 of said Upper Duluth St. Louis Avenue; thence northeasterly along said southwest extension of the northwest line of Lot 86 and continuing along the northeasterly extension of said northwest line of Lot 86 to the center line of St. Louis Avenue ; thence southeasterly along center line of St. Louis Avenue to the northeasterly extension of the northwest line of Lot 68 of said Upper Duluth St. Louis Avenue; thence southwesterly along said northwest line of Lot 68 and its extensions across Superior Bay to the U.S. Harbor Line, as established by the Corps of Engineers; thence northwesterly and northerly along said Harbor Line to the southwesterly extension of said northwest line of Lot 144 of Upper Duluth Minnesota Avenue; thence northeasterly along the northwest lines of Lots 143 and 144 of Upper Duluth St. Louis Avenue and their extensions and along said northwest line of Lot 144 of Upper Duluth Minnesota Avenue and its extensions to the center line of Minnesota Avenue, being the point of beginning.

be reclassified from Industrial-Waterfront (I-W) to Mixed Use-Waterfront (MU-W), 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 in the attached document.

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 amendment provides a zoning change from I-W to MU-W for the lands described above along the west side of Minnesota Avenue and St. Louis Avenue.

On December 8, 2015, the Duluth city planning commission held a public hearing on the proposal and voted 5 yeas, 0 nays, and 0 abstentions to recommend that the city council approve the rezoning requested for the following reasons:

- 1.) This proposal is consistent with the Comprehensive Land Use Plan.
- 2.) The proposed MU-W zone district is consistent with the future land use category of Commercial Waterfront.
- 3.) Material adverse impacts on nearby properties are not anticipated.

The motion to approve the rezoning from Industrial-Waterfront (I-W) to Mixed Use-Waterfront (MU-W), by the city council must prevail with a simple majority.

Petition Received: Not applicable

Action Deadline: Not applicable

Petitioner:

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota

PL 15-172