



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Master

**File Number: 16-055-O**

**File ID:** 16-055-O

**Type:** Ordinance

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**Committee:** Planning and  
Economic  
Development

**File Created:** 08/19/2016

**Subject:**

**Final Action:** 09/12/2016

**Title:** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM RR-1 TO R-2 FOR The PROPERTY AT 3727 WEST ARROWHEAD ROAD AND 3625 WEST ARROWHEAD ROAD.

**Internal Notes:** Ordinance by Chris Lee.

**Sponsors:**

**Enactment Date:** 09/12/2016

**Attachments:** Attachment 1, Attachment 2, Attachment 3

**Enactment Number:** 10472

**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	08/29/2016	read for the first time				
1	City Council	09/12/2016	adopted				Pass

### Text of Legislative File 16-055-O

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO PROVIDE FOR THE RECLASSIFICATION FROM RR-1 TO R-2 FOR The PROPERTY AT 3727 WEST ARROWHEAD ROAD AND 3625 WEST ARROWHEAD ROAD.

#### CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That land fronting the north side of West Arrowhead Road, 43727 West Arrowhead Road, and as more particularly described as follows:

N 1056 FT OF E 72.18 FT OF SW1/4 OF SW1/4 & INC W 664 FT OF SE1/4 OF

SW1/4 EX N 33 FT LYING WITHIN ELY 3/4 OF FORTY & EX ELY 314 FT OFS 384 FT

And

E 314 FT OF W 664 FT OF S 384 FT OFSE1/4 OF SW1/4

or

Parcels 010-2710-02441, 010-2710-02500, 010-2710-02505, be rezoned from Rural Residential 1 (RR-1) to Urban Residential (R-2), 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 ordinance provides a zoning change from RR-1 to R-2 for the lands described above, at 3727 West Arrowhead Road and 3625 West Arrowhead Road.

On August 8, 2016, the Duluth city planning commission held a public hearing on the proposal and voted 8 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 change of these RR-1 zones to R-2 zone districts are consistent with the future land use category of Urban Residential.
- 3) Material adverse impacts on nearby properties are not anticipated.

The motion to approve the rezoning of the RR-1 area to R-2 must prevail with an affirmative vote of 2/3 by the city council.

Petition Received: Not applicable

Action Deadline: Not applicable

Petitioner:

City of Duluth  
Planning Division  
Room 208  
City Hall  
Duluth, Minnesota

PL 16-081