

**PLANNING COMMISSION
CITY OF DULUTH, MINNESOTA**

RESOLUTION NO. 22-134

**RESOLUTION OF THE CITY OF DULUTH PLANNING COMMISSION FINDING THAT A
A TAX INCREMENT FINANCING PLAN FOR THE RESIDENCE APARTMENTS TAX
INCREMENT FINANCING DISTRICT CONFORMS TO THE GENERAL PLANS FOR THE
DEVELOPMENT AND REDEVELOPMENT OF THE CITY.**

WHEREAS, the Housing and Redevelopment Authority of Duluth, Minnesota (the "HRA") and the City of Duluth (the "City") have established Project Area and adopted a Housing Development Plan for Tax Increment Financing District The Residence Apartments (the "TIF Plan") and have submitted the Plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 467.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Plan to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

Dated: _____, 2022

Chair

ATTEST:

Secretary



Planning & Development Division
Planning & Economic Development Department

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MEMO

TO: Planning Commission

FROM: Adam Fulton, Deputy Director of Planning and Development

DATE: September 13, 2022

RE: Conformance of The Residence Conformance to Comprehensive Plan

In order to facilitate development of The Residence mixed-income apartment complex located at the intersection of Grand Avenue, Carlton Street, and North 34th Avenue West (the “Project”), the City needs to approve adoption of The Residence Tax Increment Financing Plan. Staff recommends a motion to adopt the findings that the Tax Increment Financing Plan for The Residence conforms to the general plans for the development and redevelopment of the City via resolution PL22-134. The role of the Planning Commission is to make sure the proposed development and its uses are consistent with the Comprehensive Plan and Unified Development Code (UDC). Tax Increment Financing (TIF) is a financing tool that uses the increase in property taxes generated from site improvements to pay for a portion of those improvements.

The 80-unit Residence Apartments will be constructed to provide the one- and two- bedroom units, of which 40% will be made available to individuals and families earning 60% or less of the area median income, while the remaining 60% of the units will be made available for individuals or families earning 80% or less of the area median income.

The future land use designation of the development site is Neighborhood Commercial (NC), Open Space (OS), and General Mixed Use (GMU). According to the Imagine Duluth 2035 Comprehensive Plan, NC, OS, and GMU areas include a broad range of uses and intensities that support high density housing with retail, small retail and coffee shops, and open recreational space. This proposed development meets the intent of this future land use.

The property is zoned MU-N; according to the Unified Development Chapter, this district was intended “To accommodate a mix of neighborhood scale, neighborhood serving non-residential uses and a range of residential uses”. MU-N is an appropriate zone designation for the NC and GMU future land use category and allows multi-family and commercial retail uses.

This project implements the following Comprehensive Plan principles:

Principle #1 Reuse previously developed lands. Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with

associated alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and transit, fire, and police services.

Principle #3 -Support existing economic base. Supporting Duluth's existing economic foundation maintains jobs, tax base, and opportunity. Economic activity with specific location requirements may be subject to displacement or site competition with changes in real estate values. This traditional economic activity faces change as a result of global economic patterns, changing markets, new regulation, and aging of extensive infrastructure. Nevertheless, fundamentals remain and the economic contribution, sometimes taken for granted, is significant. This project supports the significant economic base of nearby business districts, which contain a high concentration of commercial and retail businesses. Residential units in this area will contribute to more patronization of these businesses as well as increased utilization of public green space amenities.

Principle #5 Promote reinvestment in neighborhoods. Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Principle #6 Reinforce the place-specific. Public and private actions should reinforce cultural, physical, and economic features which have traditionally defined Duluth, its open space, and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features, and view corridors to the lake or river which serve to provide location and context.

Principle #12 Create efficiencies in delivery of public services. The costs of public service must be considered in land use decisions. Street construction and maintenance, utilities, libraries, fire, police, snow removal, and recreation facilities are services directly related to the physical location of development. Infrastructure should help direct development location rather than react to it. The integration of public services to maximize efficiencies with all related use decisions should be evaluated.

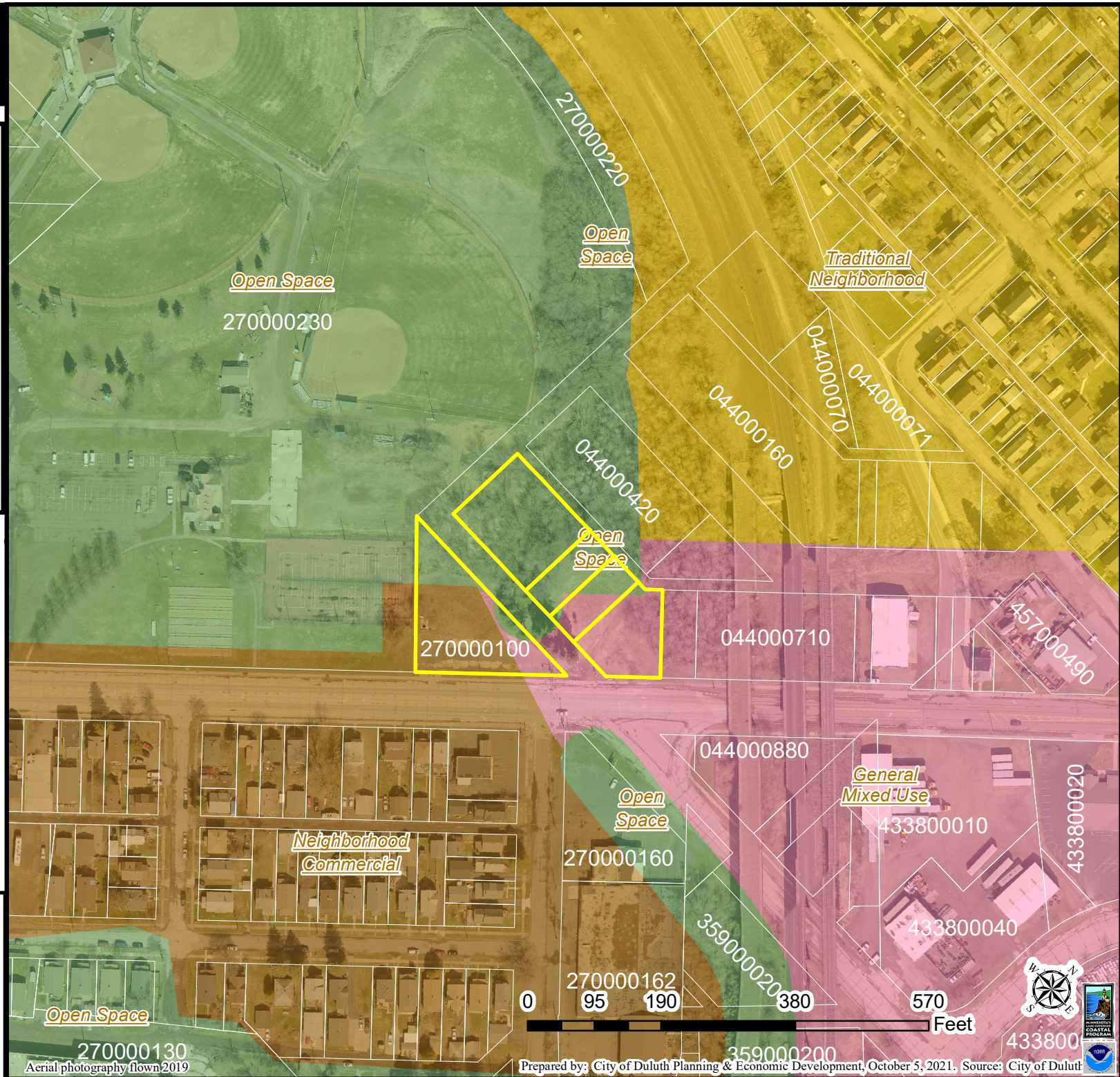
City staff believe that the proposed development conforms to and implements the Comprehensive Plan principles. City staff ask that the Planning Commission review this item, and following discussion, make a finding that it conforms to the Imagine Duluth 2035 Comprehensive Plan via resolution PL22-134.



3401 Grand Avenue

Legend

- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional



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