

Chapter 6. Future Land Use Category Changes and Map Changes

Land Use Category Changes & Future Analysis

1. Auto-Oriented Commercial. The land use category Auto-Oriented Commercial is out of date. It will be deleted and those lands so designated will be re-designated to alternate categories as depicted on the land use map updates, predominately but not exclusively to Central Business-Secondary. This combination is that both are commercial land uses and orienting commercial uses toward automobiles is a past practice and future changes in transportation need to be focused on both transit and pedestrians
2. Medical District and Institutional. These land use categories will be merged into a single category because of extensive overlap. Medical use is an institutional use and having one use separated from the other similar uses is not necessary. The standards for medical and institutional zones are very similar.
3. Preservation and Recreation. These land use are merged into a single category because of overlap. Open Space is very similar to both preservation and recreation space within the city. Passive and active recreation are different land use patterns and the UDC has zoning categories to maintain the desired use of the land for both recreation and environmental resource factors.
4. Rural Residential and Low Density Residential. The permissible density within these categories requires further study and modification. The total required area for single lots within each area are not reflective of the intent of the plan and should be evaluated. There is a need to modify the text of these categories to align with the UDC and the goal of providing more density within the current infrastructure network and not create sprawl that places more cost on development.
5. Commercial Waterfront and Industrial Waterfront. These categories should be evaluated to ensure appropriate uses are allowed. This land use category should encourage a variety of water dependent uses, while preserving industrial areas but not at the exclusion of water access which is limited.
6. New Category – Form Districts. Analysis should be completed for the possibility of designating a category for form districts. The form districts of the UDC were created after adoption of the 2006 plan, and a sufficient analysis was not completed to evaluate in totality all lands designated as form districts and how those interrelate with the Future Land Use Map.

Comprehensive Plan Future Land Use Map Changes

1. Midway Annexation (Map 1)

The areas subject to this change we brought into the city from Midway Township as part of the City and Townships' orderly annexation agreement. The majority of the lands are in public ownership and are designated Recreational. Lands along Becks Road, which provides a strong connection to Interstate 35, are designated for General Industrial. This reflects existing heavy industrial land uses, including gravel mining and cement and asphalt production.

2. Beck's Road (Map 1)

The area along Becks Road is changed from Preservation to Business Park. Much of this area is currently owned by the state due to tax forfeiture. It is in close proximity to the demolition landfill and has good access to Becks Road, as well as water and sewer infrastructure.

3. Beck's Road & Commonwealth Ave Intersection (Map 1)

In this location, lands were previously designated for Auto-Oriented Commercial uses. This area is now designated for Business Park development, which is intended for job-intensive uses.

4. Thompson Hill (Map 2)

Map change from Auto-Oriented Commercial to Low Density Neighborhood. The change is based on availability of utilities and improved consistency between this area and other lands immediately north. This area of the city is part of the Kingsbury Creek and Knowlton Creek watersheds; low intensity uses are appropriate.

5. Grand Avenue (Map 2)

Map change from Auto-Oriented Commercial to Neighborhood Mixed Use. Change to neighborhood oriented commercial activities will allow for redevelopment of sites serving the residential area to the uphill side of Grand Avenue. Neighborhood oriented uses are most appropriate, allowing higher intensity commercial activities to be located in the core investment areas to the east and west of this area of the city.

6. Irving/Fairmont Brownfield Remediation Plan (Map 2)

The proposed map changes include opportunities for new residential and commercial development, including mixed-use redevelopment. The complete analysis and documentation of these proposed changes are included in the IFBRP study, an appendix to the plan.

8. Lot D (Map 3)

Map change from Commercial/Industrial Waterfront to Tourism and Entertainment. This alteration is consistent with the Bayfront Small area plan and delineates the furthest present extent of the Tourism and Entertainment land use category.

9. 6th Avenue East (Map 3)

6th Avenue East below East 9th Street has historically had a mixed-neighborhood character. It is part of the city's medical district. There are several vacant and unused properties along this corridor. Transportation analysis of the function of 6th Avenue East, an undivided four-lane road, is anticipated. The land use change from Traditional Neighborhood to Neighborhood Mixed Use will better allow for redevelopment of this corridor.

10. Boulder Ridge (Map 5)

This area is presently designated consistent with past uses, which included a shooting range. Redevelopment of this brownfield site would allow for environmental cleanup. The land use is changed from a mix of uses to Urban Residential, anticipating development consistent with the character of development to the west side of Rice Lake Road.

11. Woodland Housing areas (Map 5)

The area adjacent to Arnold Road from recreation to traditional neighborhood - these areas would promote more housing opportunities for the workforce near the Airport and adjacent employment areas. Hartley Park area adjacent to Northfield street change from Preservation to Traditional Neighborhood - the land use change will facilitate preservation actions by the city and enable the school district to divest of excess property for a public and private purpose. Plus, these sites would provide more demand for services in the Woodland Core Investment Area.

12. Chester Creek headwaters (Map 5)

The Chester Creek headwaters are changed from Business Park to Rural Residential. In this location, the lack of available utilities and appropriate transportation infrastructure makes this best preserved for low density residential activities.

13. Arrowhead & Rice Lake (Map 5)

This study area was originally designated for Auto Oriented Commercial. Based on surrounding uses and evaluation of opportunities for development, including analysis of surrounding infrastructure, this area is designated Neighborhood Commercial.

14. Rice Lake and Norton Road (Map 5)

Evaluation of the Rice Lake and Norton area indicates a lack of access to utilities. A portion of the area remains General Mixed Use, but other areas of the analysis area are changed to Rural Residential. Proximity to the airport and changes within the recently created "City of Rice Lake" may result in some development pressure; however, this area is in the headwaters of Chester Creek and preservation of the low intensity character is appropriate.

15. Riley Road – Rice Lake Annexation (Map 4)

This action designates land use categories for lands annexed since adoption of the 2006 comprehensive plan. These lands are designated for Rural Residential. There are no utilities available in the area, which has a rural character associated with very low density areas of the city.

16. Riley Road – Rice Lake Annexation (Map 4)

This action designates land use categories for lands annexed since adoption of the 2006 comprehensive plan. The designation of Recreation is due to presence of a large sports complex and presence of a dog park.

17. Former Snow White on Oxford Ave (Map 4)

This area was historically a small commercial node. The change will allow for additional revitalization in this location to allow for a small area of mixed use types of development.

18. Glenwood North (Map 5)

Adjacent to Glenwood street and Snively Road, the land use map is changed from Recreation/Preservation to Neighborhood Mixed Use. This change takes advantage of adjacent utilities to provide additional residential opportunities and services. Skyline overlay will restrict viewshed obstructions.

20. Woodland, near former Cobb school (Map 5)

Map change from Recreation to Neighborhood Commercial use. This change is consistent with creating opportunities for additional density of development and a mixture of uses within a Core Investment Area of the city to increase the vitality of the commercial area and provide new opportunities for housing.

21. Haines and Arrowhead (Map 5)

This area has been designated Auto Oriented Commercial. It is changed to Central Business Secondary to continue to accommodate commercial activities, complementary to surrounding uses in both Duluth and Hermantown.






















Areas for future land use study

During the evaluation process, two areas were designated for future study:

- US Steel Site in the Morgan Park neighborhood. This area is broadly designated General Mixed Use. As continued remediation takes place, additional study may help to clarify the city's preference for continued redevelopment of this site in relationship to surrounding land uses.
- The Airport, Safety zones. Areas east of the airport may be subject to changes arising from action by the Minnesota Legislature, Mn/DOT, the Duluth Airport Authority, and the Joint Airport Zoning Board. Such action may change the airport safety zones. Should that event occur, study will be needed to evaluate impacts to development opportunities in this area.

Proposed Future Land Use Changes: Fond Du Lac to Irving

MAP 1

Legend	
Future Land Use	
 Preservation	 Central Business Primary
 Recreation	 Large-scale Commercial
 Rural Residential	 Business Park
 Low-density Neighborhood	 Tourism/Entertainment District
 Traditional Neighborhood	 Medical District
 Urban Residential	 Institutional
 Neighborhood Commercial	 Commercial Waterfront
 Neighborhood Mixed Use	 Industrial Waterfront
 General Mixed Use	 Light Industrial
 Central Business Secondary	 General Industrial
	 Transportation and Utilities

1. Midway Annexation
Current: Undesignated
Proposed: Recreational and General Industrial

2. Becks Road
Current: Preservation
Proposed: Business Park

3. Becks Road
Current: Auto-Oriented Commercial
Proposed: Business Park

4. Thompson Hill
Current: Auto Oriented Commercial
Proposed: Low Density Neighborhood

5. Grand Ave.
Current: Auto Oriented Commercial
Proposed: Neighborhood Mixed Use

6. IFBRP:
See Appendix

Proposed Future Land Use Changes: West Duluth to Lincoln Park

MAP 2

Legend

Future Land Use

Preservation

Recreation

Rural Residential

Low-density Neighborhood

Traditional Neighborhood

Urban Residential

Neighborhood Commercial

Neighborhood Mixed Use

General Mixed Use

Central Business Secondary

Central Business Primary

Large-scale Commercial

Business Park

Tourism/Entertainment District

Medical District

Institutional

Commercial Waterfront

Industrial Waterfront

Light Industrial

General Industrial

Transportation and Utilities

Irving-Fairmount Residential

Irving-Fairmount Mixed Use

Irving-Fairmount Commercial

Irving-Fairmount Industrial

3. Thompson Hill
Current: Auto Oriented Commercial
Proposed: Low-density Neighborhood

6. IFBRP:
See Appendix

5. Grand Ave.
Current: Auto Oriented Commercial
Proposed: Neighborhood Mixed Use

7. 18th Ave W and W 11th St
Current: Recreation
Proposed: Urban Residential

Proposed Future Land Use Changes: Lincoln Park to Hillside

MAP 3

Legend

Future Land Use

Preservation

Recreation

Rural Residential

Low-density Neighborhood

Traditional Neighborhood

Urban Residential

Neighborhood Commercial

Neighborhood Mixed Use

General Mixed Use

Central Business Secondary

Central Business Primary

Large-scale Commercial

Business Park

Tourism/Entertainment District

Medical District

Institutional

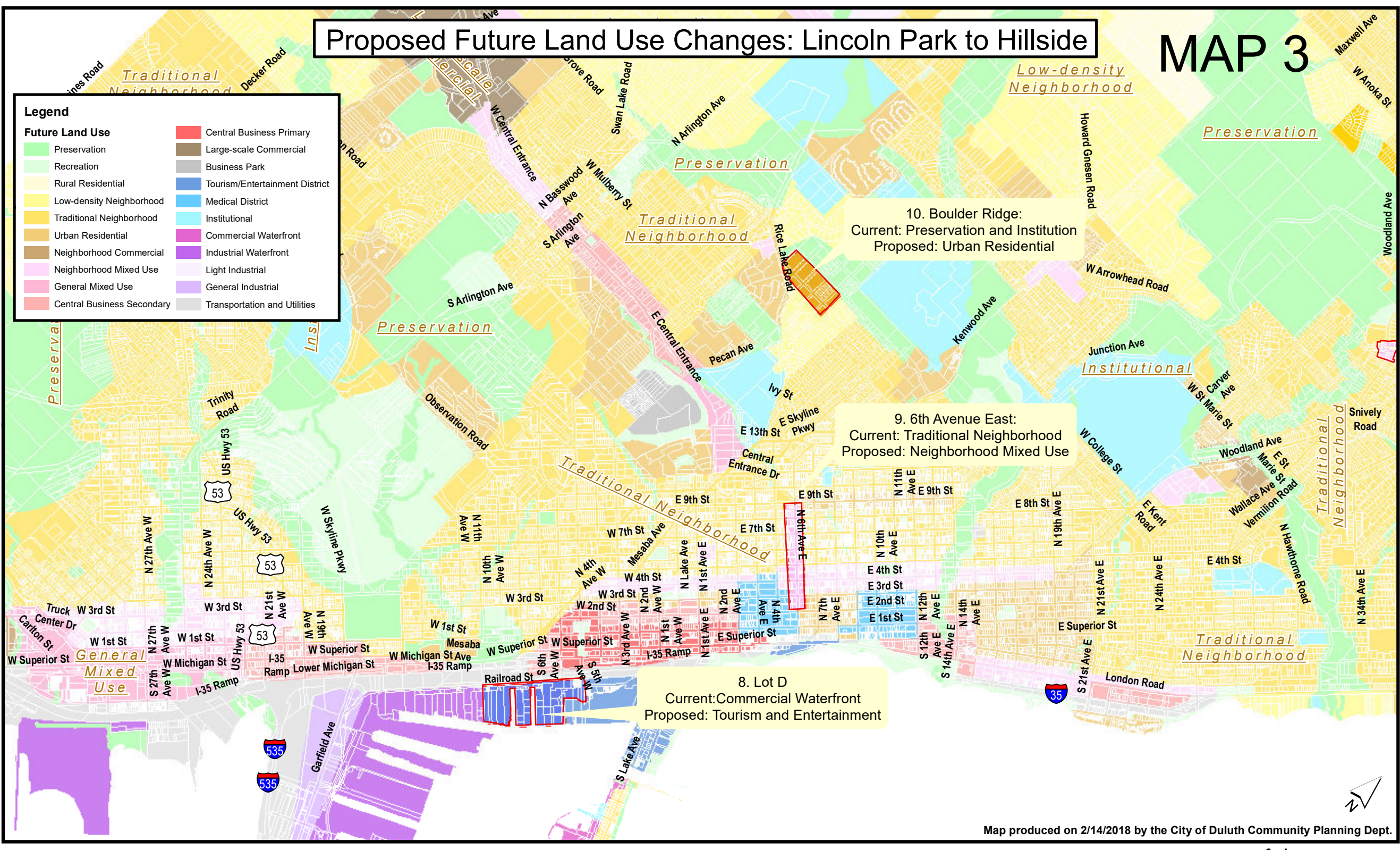
Commercial Waterfront

Industrial Waterfront

Light Industrial

General Industrial

Transportation and Utilities



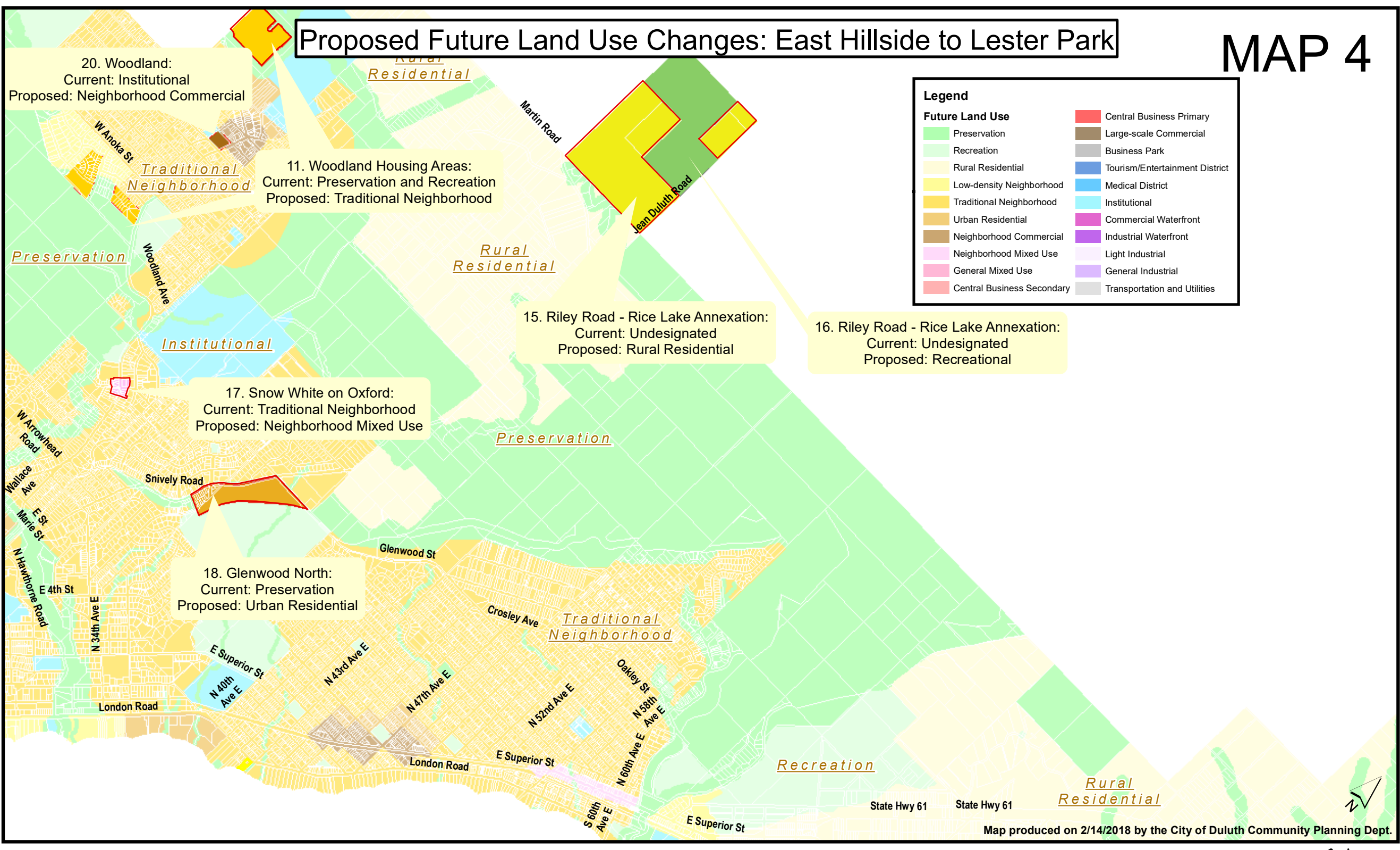
10. Boulder Ridge:
Current: Preservation and Institution
Proposed: Urban Residential

9. 6th Avenue East:
Current: Traditional Neighborhood
Proposed: Neighborhood Mixed Use

8. Lot D
Current: Commercial Waterfront
Proposed: Tourism and Entertainment






















Proposed Future Land Use Changes: East Hillside to Lester Park

MAP 4



Proposed Future Land Use Changes: Airport to Woodland

MAP 5

Legend	
Future Land Use	
 Preservation	 Central Business Primary
 Recreation	 Large-scale Commercial
 Rural Residential	 Business Park
 Low-density Neighborhood	 Tourism/Entertainment District
 Traditional Neighborhood	 Medical District
 Urban Residential	 Institutional
 Neighborhood Commercial	 Commercial Waterfront
 Neighborhood Mixed Use	 Industrial Waterfront
 General Mixed Use	 Light Industrial
 Central Business Secondary	 General Industrial
	 Transportation and Utilities

21. Haines and Arrowhead
Current: Auto Oriented Commercial
Proposed: Central Business Secondary

14. Rice Lake and Norton Road:
Current: General Mixed Use
Proposed: Rural Residential

12. Chester Creek Headwaters:
Current: Business Park
Proposed: Rural Residential

11. Woodland Housing Areas:
Current: Preservation and Recreation
Proposed: Traditional Neighborhood

13. Arrowhead and Rice Lake
Current: Auto Oriented Commercial
Proposed: Neighborhood Commercial

10. Boulder Ridge:
Current: Preservation and Institution
Proposed: Urban Residential

20. Woodland
Current: Institutional
Proposed: Neighborhood Comm

17. Snow White on Oxford:
Current: Traditional Neighborhood
Proposed: Neighborhood Mixed Use

