



**Council Agenda Item 25-019-O**

**MEETING DATE:** July 21, 2025

**SUBJECT/TITLE:** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARTS OF THE PARCELS DESCRIBED AS 010-2710-03550, 010-2710-03500, 010-3275-00032 FROM RESIDENTIAL-TRADITIONAL (R-1) TO RESIDENTIAL-PLANNED (R-P).

**SUBMITTED BY:** Ben Van Tassel, Planning and Economic Development Director

**RECOMMENDATION:** Approve

**BOARD/COMMISSION/COMMITTEE RECOMMENDATION:** Planning Commission

**PREVIOUS COUNCIL ACTION:** N/A

**BACKGROUND:**

The ordinance is to change the zoning of parts of parcels 010-2710-03550, 010-2710-03500, 010-3275-00032 from Residential-Traditional (R-1) to Residential-Planned (R-P). The applicant is proposing to construct eleven two—family homes (twenty two units), four lots for single—family homes, and two bed and breakfast sites (four units).

At a meeting on June 10, 2025, the planning commission held a public hearing (meeting minutes included as Attachment 1) on the proposed UDC Zoning Map amendment, where the commission heard an oral public comment and considered a written comment submitted to the commission at the public hearing (Attachment 4), reviewed staff report findings and conclusions associated with the rezoning request (Attachment 1), Staff Report (File No. PLUMA-2503-0003), and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council the UDC Zoning Map Amendment with staff recommendations with the motion passing on a vote of 6 yeas, 0 nays and 0 abstentions. Following the planning commission meeting, the developer submitted an amended site concept plan shown in Attachment 2 which includes the maximum number of units within shoreland.

The permitted uses for the proposed R-P district, are limited to single-family and two-family. The special use for the proposed R-P district is bed and breakfast and will require special use permitting prior to operation. The permitted density is 5 residential units per acre, up to a maximum of 26 total residential units, no more than 13 of which may be located in shoreland areas. The identified public benefits include the applicant's proposals to preserve 6.4 acres of natural resources and undeveloped areas, a higher level of sustainability than otherwise required, and more efficient and effective use of streets by keeping the new access road to the proposed homes as a private street, eliminating the need for City plow and maintenance services.



Having reviewed and considered the Application and conducted a public hearing, the planning commission recommends that the city council approve the UDC Zoning Map Amendment with the above-stated conditions for the following reasons:

- 1) The proposal is consistent with the Comprehensive Land Use Plan by allowing housing in an area identified for residential use.
- 2) The proposed R-P District is consistent with the future land use categories "Open Space" and "Traditional Neighborhood".
- 3) The proposal is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
- 4) The proposal is required by public necessity, convenience, or general welfare, or good zoning practice; and.
- 5) Material adverse impacts on nearby properties are not anticipated or will be mitigated to the extent reasonably possible.

**BUDGET/FISCAL IMPACT:** Development has the potential to increase the tax revenue produced by a property.

**OPTIONS:** Approve or deny the rezoning application

**NECESSARY ACTION:** by September 13, 2025

**ATTACHMENTS:**

Attachment 1 - Staff Report and Attachments

Attachment 2 - Concept Plan

Attachment 3 - Planning Commission Meeting Minutes

Attachment 4 - Public Comment