

# Exhibit B



## Planning & Development Division Planning & Economic Development Department

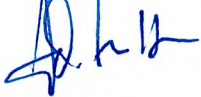
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To: City Council  
From: Adam Fulton, Deputy Director   
Date: August 5th, 2021  
Re: Land Conveyance and Conformance with the City's Comprehensive Plan  
Parcels 010-4530-02820; 010-4530-02835; 010-4530-02860

These parcels have been deemed excess property and have been identified as an opportunity to sell the parcels to the adjacent landowner. The City will maintain easements over the public road and sidewalk that runs through the Southeast corner of each parcel. At this time, the City's Property and Facilities management Division seeks to sell this excess property for the purposes of infill development of a minimum of two unit residential structure.

Section 2-176 of the City Code, Preconditions of Conveyance, requires that the City's Planning Agency "reviews proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its findings in writing to the Council." The conveyance of these parcels is consistent with the adopted plans for the area, including the Official Comprehensive Land Use Map.

The property is owned by the City of Duluth and is guided for "Urban Residential" uses in Comprehensive Plan Future Land Use Map. These parcels previously have been maintained by the City of Duluth and have been excluded from the tax base. Selling the excess property will return the parcels back to the tax base, will require no more maintenance by the City, and will foster residential development on these and adjacent parcels. The city conducted an internal review of this strip of property and determined that: (a) the property is not necessary for the city's future needs and (b) the best interests of the citizens of the city will be best served by accomplishing the conveyance. Conveyance of the property will implement the following Comprehensive Plan Principles:

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 #12 – Create efficiencies in delivery of public service – 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 sale of these parcels to foster development and construction of new units in this neighborhood is consistent with the surrounding neighborhood, comprised predominantly of a mix of single family housing and townhomes. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the comprehensive plan, and is in conformance with it.