



## Planning & Economic Development Department

Planning • Room 160  
Construction Services • Room 100

411 West First Street  
Duluth, Minnesota 55802

218-730-5308

• [planning@duluthmn.gov](mailto:planning@duluthmn.gov)  
• [constructionservices@duluthmn.gov](mailto:constructionservices@duluthmn.gov)

**To:** City Council  
**From:** Jenn Moses, Manager of Planning and Community Development *Jenn*  
**Date:** February 3, 2025  
**Re:** Land Conveyance and Conformance with the City's Comprehensive Plan  
PID 010-2746-01220

The property identified as PID 010-2746-01220 is an approximately 190' x 25' strip of land in the Gary-New Duluth neighborhood located off Commonwealth Avenue (across from Atlas Industrial Park). The parcel: (i) is currently tax-forfeited property, (ii) is landlocked and completely surrounded by privately-owned property and (iii) contains part of a building on it. The site is used by a company that manufactures bronze bearings and related parts. Staff from the Planning and Development Division recommend conveyance of this parcel to the adjacent industrial enterprise at 2301 Commonwealth Ave.

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

The property is zoned MU-B, Mixed Use Business Park, and is designated as "General Industrial" in the Comprehensive Future Land Use Map. This future land use designation is for "areas for manufacturing, processing, and other activities that may have off-site impacts and are generally isolated or buffered from other uses." This future land use designation of General Industrial suggests the parcel is appropriate for industrial development and aligns with the intended design of larger parcels, variable densities, and performance standards for environmental effects and nuisance mitigation.

Conveyance of this property will implement the following Comprehensive Plan Principles:

Principle #1 – 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 – 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.

Ownership of this parcel by the adjacent industrial owner enterprise will allow for its continued operations and add value to Duluth's economic and property tax base. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan and is in conformance with it.

[www.duluthmn.gov](http://www.duluthmn.gov)

The City of Duluth is an Equal Opportunity Employer.