



Council Agenda Item 25-008-O

MEETING DATE: April 22, 2025

SUBJECT/TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY THE PARCEL DESCRIBED AS 010-4680-01265 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 the parcel 010-4680-01265 from Residential-Traditional (R-1) to Residential-Planned (R-P). The property owner is proposing to construct a two-building multi-family development on the property.

At a special meeting on March 27, 2024, the planning commission held a public hearing (meeting minutes included as Attachment 4) on the proposed UDC Zoning Map amendment, where the commission heard oral public comments and considered written comments submitted to the commission before and at the public hearing (Attachments 1, 3 and 4), reviewed staff report findings and conclusions associated with the rezoning request (Attachment 1), Staff Report (File No. PLUMA-2502-0001), and discussed and deliberated the matter as a commission. The planning commission considered a motion, as amended, to recommend to city council the UDC Zoning Map Amendment with staff recommendations with the modification to remove "live-work" as an allowed use, with the motion passing on a vote of 6 yeas, 0 nays and 0 abstentions. The planning commission finds that "live-work" is not permitted in R-P districts under UDC Table 50-19.8.

The permitted uses for the proposed R-P district, as modified by the planning commission, are limited to single-family, two-family, townhouse, and multi-family. The permitted density is 9.2 units per acre, up to a maximum of 75 total residential units. The maximum permitted building height is 45', which is an allowable modification to the default R-1 maximum of 30-feet provided in UDC Table 50-14.7-1. The identified public benefits include the applicant's proposals to protect 35% of the property as common open space, create dense urban development to address an ongoing city need for housing through more efficient uses of land than those permitted in R-1 districts, and provide a public trail/sidewalk from Wadena St to Woodland Ave.



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 conditions stated for the following reasons:

- 1) This 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) This proposal is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
- 4) This 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.

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 July 3, 2025

ATTACHMENTS:

- Attachment 1- Staff Report and Attachments
- Attachment 2- Amended Exhibit
- Attachment 3- Public notices and public comments provided after publication of the staff report
- Attachment 4- Planning Commission Meeting Minutes