

1/27/20

Revised: 2/19/20

Re: UDC Map Amendment (Rezoning) Worksheet
108 E 6th St
Duluth, MN 55805

Greetings,

This letter is to serve as a written narrative description of several items related to the project and application to rezone the property per city planners request at the Pre-Application meeting.

Parcel ID Numbers:

010-1030-00180, 010-1030-00230, 010-1030-01060, 010-1030-00240, 010-1030-00250, 010-1030-01121, 010-1030-01160, 010-1030-01180

Legal Description:

DULUTH PROPER 1ST DIVISION EAST 6TH STREET, LOTS 18 THRU 28 EVEN NUMBERED LOTS INC VAC ST ADJ. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, Lots 17, 19, 21 AND 23, INCLUDING THAT PART OF VACATED EAST 6TH STREET ADJACENT. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, S 56 FT LOTS 30 AND 32. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, S 28 FT OF N 84 FT OF LOTS 30 AND 32. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, UND 1/2 N 56 FT LOTS 30 & 32 INC VAC ST ADJ. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, LOTS 29 AND 31 INC VAC ST ADJ. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, LOT 27 INC VAC ST ADJ. DULUTH PROPER 1ST DIVISION EAST 6TH STREET, LOT 25 INC VAC ST ADJ.

Current Use:

The current use of 108 E 6th St, formerly known as the Nettleton Elementary School, is a vacant property that is deed restricted from returning to any form of future school use. This property has already been changed on the future land use map to be zoned for residential apartment housing.

Description of the Project:

We desire to move forward with the future land use map's intended direction and convert the property into an apartment building with a minor amount of mixed use neighborhood business occupancy. 90% of the building would comprise approximately 60-70 apartments. The mixed use neighborhood business use intention is for a 6,000 SQFT daycare facility on the west end of the building were the Head Start program formerly operated and a 2,000 SQFT use in the existing school kitchen space. This building is stately, partially historic and worth preserving. Given the neighborhood location of the building we believe our change of use at this property is the highest and best outcome for the community.

