


Exhibit B




Planning & Development Division
Planning & Economic Development Department

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To: City Council
From: Adam Fulton, Deputy Director 
Date: July 9th, 2021
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
Parcel 010-1180-04070, 2213 West 4th Street

The City acquired parcel 010-1180-04070 to demolish a blighted structure on the site and provide for neighborhood reinvestment. The demolition of the blighted structure is complete, and this parcel is now set for redevelopment for housing purposes. At this time, the Property & Facilities Management division is proceeding in concert with the Planning & Development division to sell this excess property for the purposes of infill development of a two unit 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 this parcel 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 "Traditional Neighborhood" uses in Comprehensive Plan Future Land Use Map. This parcel previously featured a single-family residential structure and a detached accessory building, both of which had become blighted and required removal. The city conducted an internal review of this parcel 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 #1 – Reuse previously developed lands – Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with attendant alteration of natural landscapes and extensions of public services.

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.

Construction of a new two unit dwelling on this site will be consistent with the character of the surrounding neighborhood, comprised predominantly of a mix of single family housing and small scale apartment buildings. The site's redevelopment will be consistent with the City's original intent in razing the blighted structure and, when appropriate, returning the site to private ownership. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the comprehensive plan, and is in conformance with it.