

EXHIBIT B



DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division

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MEMO

To: City Council
From: Adam Fulton, Community Planning Manager
Date: July 5, 2018
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
Parcel 010-4620-00020, Trinity Road and Arlington Ave.

Parcel 010-4620-00020 is located immediately adjacent to Lake Superior College parking areas along Trinity Road (US Hwy 53). The City acquired parcel 010-4620-00020 in 1920 through a condemnation proceeding. In 1993, the property was sold to ISD 709 for development of student housing, with a requirement that the development proceed within five years or the property would revert to the City. ISD 709 did not proceed with a student housing development, so the property did revert. At this time, the City intends to convey this parcel to allow for its sale and development for student housing through its Economic Development Authority and through a development agreement between the Economic Development Authority and a developer.

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, and the recommendations of the Central Entrance Small Area Plan.

The property is owned by the City of Duluth and is guided for "Open Space" uses in the Comprehensive Plan Future Land Use Map. The Open Space category has been adopted as part of the Imagine Duluth 2035 Comprehensive Plan, resulting as a combination of the Preservation and Recreation categories. The Open Space category allows for private development subject to design standards and is appropriate for residential uses so long as such uses are consistent with neighborhood pattern and utilize appropriate existing sites in proximity to existing utilities. The property is zoned R-1, Residential Traditional, so housing development is acceptable under the parameters of the UDC.

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 #11: Consider education systems in land use actions. There is a connection between land use patterns and all level of educational facilities. School locations and housing opportunities for students and families require consideration of impacts on transportation and infrastructure systems, housing densities, parking, and non-student uses.

Principle #12: Create efficiencies in delivery of public services. The costs of public service must be considered in land use decisions. Street construction and maintenance, utilities, libraries, fire, police, snowplowing, and recreation facilities are services directly related to the physical location

of development. Infrastructure should help prescribe development location rather than react to it. The integration of public services to maximize efficiencies with all related use decisions should be evaluated.

Principle #8: Encourage mix of activities, uses, and densities. Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

The proposal will add housing near an existing college campus, allowing students to minimize auto trips and improve the use of existing parking areas. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan, and is in conformance with it.