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**Fwd: Subject: Objection to UDC Map Amendment R-1 to R-P 3901 E Superior Street (PLUMA-2503-0003) Northland CC**

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**From** D Delisle [REDACTED]  
**Date** Tue 6/10/2025 9:39 AM  
**To** planning <planning@DuluthMN.gov>; Natalie Lavenstein <nlavenstein@DuluthMN.gov>

----- Forwarded message -----

**From:** **Delisle, David (MMA)** [REDACTED]  
**Date:** Fri, Jun 6, 2025 at 10:36 AM  
**Subject:** Subject: Objection to UDC Map Amendment R-1 to R-P 3901 E Superior Street (PLUMA-2503-0003) Northland CC  
**To:** [REDACTED]

Dear Members of the Duluth Planning Commission,

I am writing to formally express my objection to the proposed rezoning of the land adjacent to our single-family neighborhood for the purpose of accommodating transient or multi-family development, including the construction of a new street for access.

While I understand the need for diverse housing options in our community, I believe that this development poses significant concerns that warrant serious consideration:

1. **\*\*Impact on Community Character\*\***: Our neighborhood is characterized by its single-family homes, which foster a sense of community and stability. The introduction of transient or multi-family housing would fundamentally alter the character of our area, leading to a loss of the community identity that residents have worked hard to cultivate.
2. **\*\*Increased Traffic and Safety Concerns\*\***: The proposed new street to facilitate access to the development will likely lead to increased traffic in our neighborhood. This influx of vehicles poses safety risks, particularly for children and pedestrians. Our streets are not designed to handle the



volume of traffic that a multi-family development would generate, which could lead to congestion and accidents.

3. **\*\*Strain on Local Resources\*\***: The addition of transient or multi-family housing could place an undue strain on local resources, including schools, parks, and public services. Our community is already facing challenges in these areas, and further development could exacerbate these issues, diminishing the quality of life for current residents.

4. **\*\*Potential Decrease in Property Values\*\***: The introduction of multi-family housing adjacent to single-family homes can lead to a decrease in property values. Homeowners have made significant investments in their properties, and the potential for declining values due to the proximity of transient housing is a legitimate concern.

5. **\*\*Lack of Infrastructure\*\***: The existing infrastructure may not be equipped to support the demands of a multi-family development. This includes not only roadways but also utilities and public services. Without a comprehensive plan to upgrade these systems, the development could lead to significant challenges for both new and existing residents.

6. **\*\* Lack of Purpose and Conformance \*\***: The submitted plan does not seem to meet a single purpose or condition as outlined in Table 50-14.7-1 as stated in subsection 50-14.7.A or any of the following R-P amenities.

1. Significant preservation and protection of natural resources and undeveloped areas, including wetlands, trees, key habitat, and wildlife areas.

2. A higher level of sustainability, demonstrated in buildings, site design, and transportation, than required by Section 50-28.

3. More efficient and effective use of streets, utilities, and public facilities to support high quality development at a lesser cost.

4. Recreational facilities that are open to the public, such as parks and playgrounds.

5. Accommodations for and linkages to mass transit.

6. Creative site design as appropriate for the site, such as New Urbanist design for a walkable community or conservation development for a rural neighborhood.

7. Bike lanes and trails within the development and connecting to other trails and destinations.

8. Pedestrian amenities such as benches, plazas, pedestrian-scaled lighting, traffic calming, and art.

In conclusion, while I appreciate the need for diverse housing options, I urge the council to reconsider the proposed rezoning adjacent to our single-family neighborhood. The potential negative impacts on community character, safety, local resources, property values, and infrastructure cannot be overlooked.



I believe that a more balanced approach to development that respects the existing community is essential for the long-term well-being of our neighborhood.

Sincerely,

David Delisle

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**FW: UDC Map Amendment to rezone R-1 to R-P at 3901 E Superior Street**

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**From** planning <planning@DuluthMN.gov>  
**Date** Tue 6/10/2025 9:26 AM  
**To** Natalie Lavenstein <nlavenstein@DuluthMN.gov>

 1 attachment (5 MB)  
E 3rd St Exteneion to NCC property.jpg;

Public comment for PLUMA-2503-0003

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**From:** D Delisle [REDACTED]  
**Sent:** Monday, June 9, 2025 4:51 PM  
**To:** planning <planning@DuluthMN.gov>  
**Subject:** UDC Map Amendment to rezone R-1 to R-P at 3901 E Superior Street

Regarding PLUMA-2503-0003.

I wrote recently about my objection to the rezoning and plan submitted for Northland Country Club.

I live on East Third Street and have observed the extent of construction that has taken place behind my house and a few blocks away where a paper E 3rd street enters Northland Country Club property from East Third Street and Pinewood Lane.

The Plan contemplates a turn around near the north end of the rezoning area and preserved open land around that turn around.

I've attached pictures of what has actually taken place over the past few months. I'll do this in 2 or more emails





















486K

440K

Pinewood Ln

448K

466K

E 3rd St

447K

343K

E 3rd St

451K

Map ▾

397K

413K

395K

365K

418K

317K