



Exhibit B




Planning & Development Division
Planning & Economic Development Department

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To: City Council
From: Adam Fulton, Deputy Director 
Date: March 31, 2021
Re: Land Conveyance and Conformance with the City's Comprehensive Plan: 010-2730-00460

The property identified as 010-2730-00460 is a 40-acre parcel directly south of the intersection of Becks Road and West Gary Street. Staff from the Planning and Development Division recommend the conveyance of this parcel to the adjacent industrial enterprise at 1100 West Gary Street.

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 zoned MU-B, Mixed Use Business Park, and is designated as "Business Park" in the Comprehensive Plan Future Land Use Map. This future land use designation is for "primarily office and light industrial areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping, and building design." This future land use designation of Business Park suggests the parcel is appropriate and suitable for industrial development. The future land use designation was changed to Business Park in the Imagine Duluth 2035 Comprehensive Plan.

The City conducted an internal review of these parcels and determined that this parcel should be used to develop industrial uses, noting that (a) the properties are not necessary for the city's future needs and (b) the best interests of the city will be best served by accomplishing the conveyance.

Conveyance of the properties will implement the following Comprehensive Plan Principles:

Principle # 1 – Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with associated alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and transit, fire, and police services.

Principle # 5 – Supporting Duluth's existing economic foundation maintains jobs, tax base, and opportunity. Economic activity with specific location requirements may be subject to displacement or site competition with changes in real estate values. This traditional economic activity faces change as a result of global economic patterns, changing markets, new regulation, and aging of extensive infrastructure. Nevertheless, fundamentals remain and the economic contribution, sometimes taken for granted, is significant.

Ownership of this parcel by the adjacent industrial enterprise will allow for the removal of an existing office structure and the construction of a new office and vehicle maintenance structure on this site, which will extend the number of years that the existing Vonco V Duluth Waste Facility can remain active.

After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan and is in conformance with it.