



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
411 West First Street  
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

|                      |                               |   |                              |                    |
|----------------------|-------------------------------|---|------------------------------|--------------------|
| File Number          | PLUMA-2505-0004               | Contact   | Chris Lee, clee@duluthmn.gov |                    |
| Type                 | UDC Map Amendment-R-1 to RR-1 | Planning Commission Date  |                              | September 9, 2025  |
| Deadline for Action  | Application Date              | July 17, 2025   | 60 Days                      | September 15, 2025 |
|                      | Date Extension Letter Mailed  | August 1, 2025  | 120 Days                     | November 14, 2025  |
| Location of Subject  |                               | PID: 010-2710-04040, Adjacent to N Arlington Road                             |                              |                    |
| Applicant            | Elana Campbell                |   | Contact                      |                    |
| Agent                | N/A                           |   | Contact                      | N/A                |
| Legal Description    |                               | NW ¼ of SW ¼ EX W 660 FT of Section 16 Township 50 Range 14 of City of Duluth |                              |                    |
| Site Visit Date      |                               | August 25, 2025   | Sign Notice Date             | August 27, 2025    |
| Neighbor Letter Date |                               | August 15, 2025   | Number of Letters Sent       | 18                 |

**Proposal**

Applicant is requesting a UDC Map Amendment (rezoning) from R-1 to Rural Residential (RR-1) to allow for rural uses and to preserve the open space around Chester Creek.

**Staff Recommendation**

Staff recommends that the Planning Commission recommend approval of the rezoning amendment to the City Council (via ordinance).

|                | <b>Current Zoning</b> | <b>Existing Land Use</b> | <b>Future Land Use Map Designation</b> |
|----------------|-----------------------|--------------------------|--|
| <b>Subject</b> | R-1                   | Vacant                   | Low-density Neighborhood/Open Space    |
| <b>North</b>   | MU-I                  | Institutional            | Institutional                          |
| <b>South</b>   | R-1                   | Residential              | Low-density Neighborhood               |
| <b>East</b>    | R-1                   | Residential              | Open Space                             |
| <b>West</b>    | R-1                   | Residential              | Low-density Neighborhood               |

**Summary of Code Requirements**

UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

## **Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):**

### Governing Principles

#### **Governing Principle #2 – Declare the necessity and secure the future of undeveloped places.**

This rezoning lowers the amount of allowable density to preserve a sensitive waterway while also making way for development that is rural in nature.

### Future Land Use

Low-density Neighborhood: Single-family housing with urban services. Typified by curvilinear streets, houses with longer dimension parallel to street, and attached garages. Includes a range of house sizes and lot sizes. Non-residential uses are mainly uses such as schools and churches. Parks and open space are located within or adjacent

Open Space: High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls. Examples include: city parks and recreation areas, primary viewsheds, shorelands of the lake and streams, wetlands and floodplains, and high-value habitat.

### History

The parcel is currently vacant and natural. There is no history of development on the site.

## **Review and Discussion Items:**

Staff finds that:

1. The subject property incorporates a total of 20 acres. The area is currently zoned R-1 (Residential-Traditional). Applicant proposes rezoning to RR-1 (Rural Residential).
2. The proposed RR-1 zoning allows for rural uses on the large parcel and preserves the Chester Creek corridor from future high intensity uses that could impact the trout stream. As adopted with the comprehensive plan (Imagine Duluth 2035), the Future Land Use for the area is Low-density residential and open space. This proposed RR-1 zoning is (1) consistent with the comprehensive plan, (2) reasonably related to the overall needs of the community and the implementation of the future land uses and development goals in the comprehensive plan, and (3) is required by the general welfare and good zoning practice.
3. Permitted and special uses in RR-1 district are identified in the use table in UDC Sec. 50-19.
4. There have been no comments received at the time of drafting this report.
5. This amendment will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

## **Staff Recommendation:**

Based on the above findings, staff recommends to Planning Commission that the proposed RR-1 map amendment be recommended for approval by City Council for the following reasons:

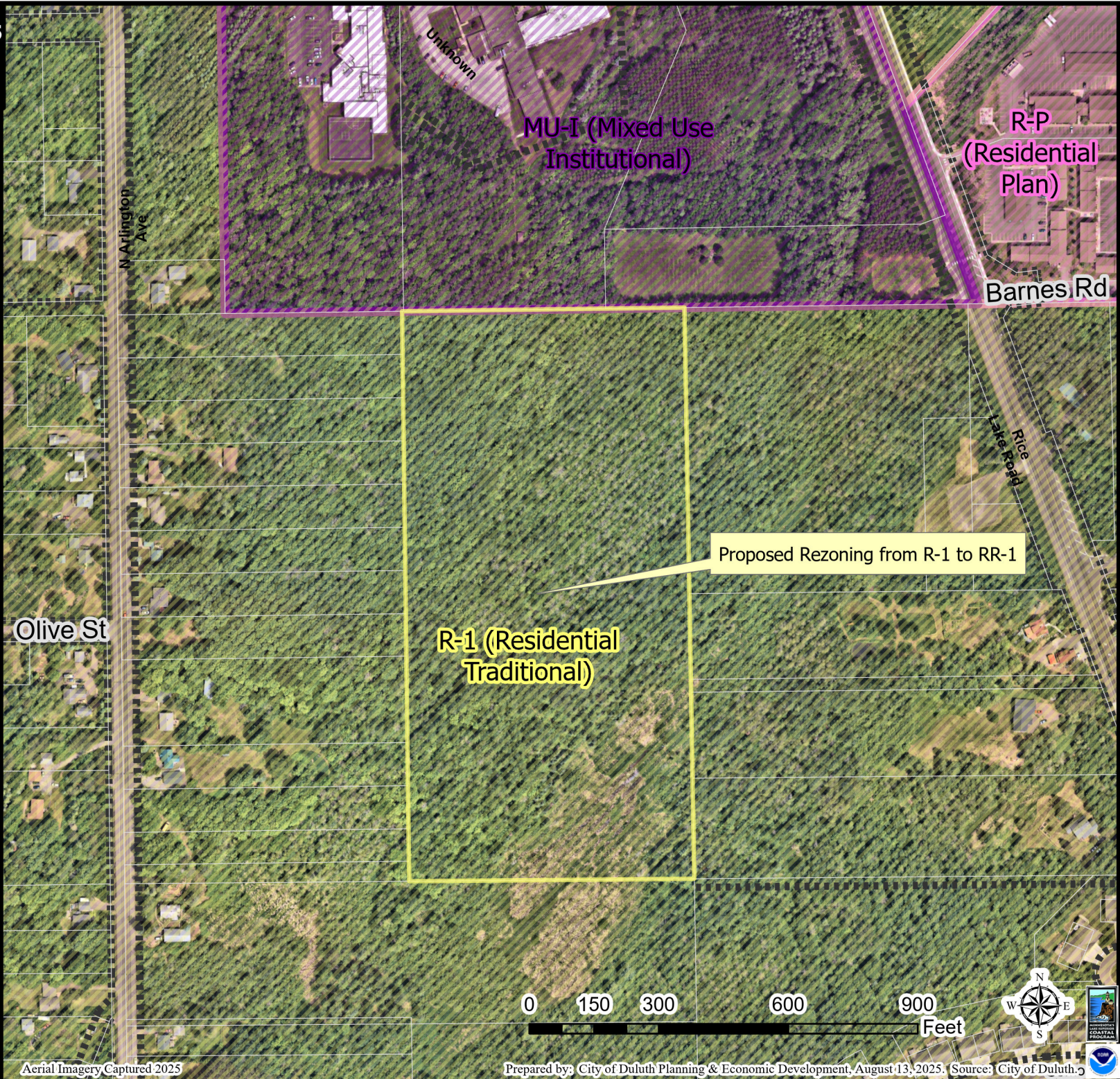
- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed RR-1 zoning is consistent with the future land use categories of Neighborhood Mixed Use.





**PLUMA-2507-0005**

UDC Map Amendment  
010-2710-04040



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Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.





**PLUMA-2507-0005**

UDC Map Amendment  
010-2710-04040

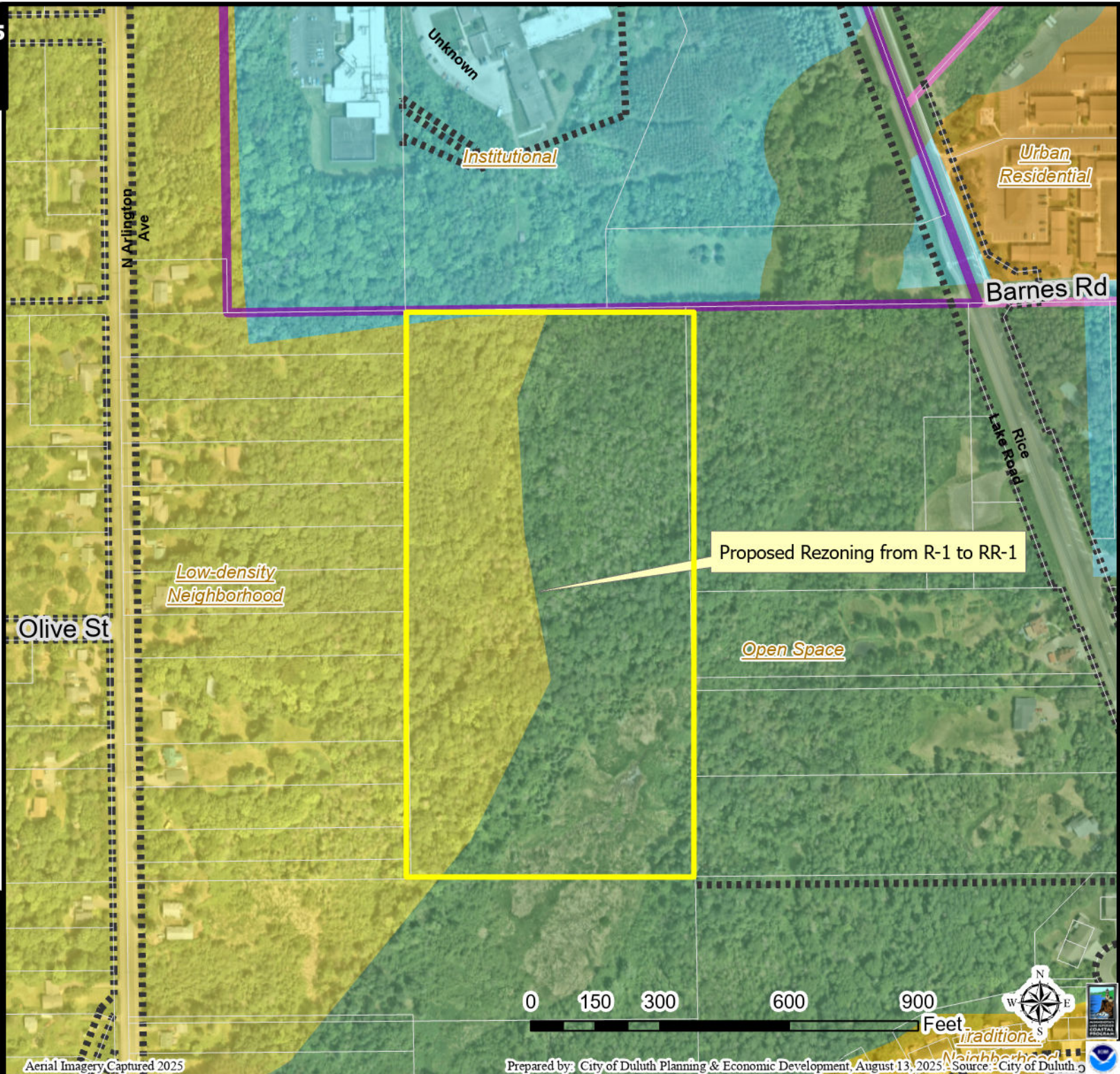
## Legend

■■■ Road or Alley ROW

### Future Land Use Plus

- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional
- County Parcel Data

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