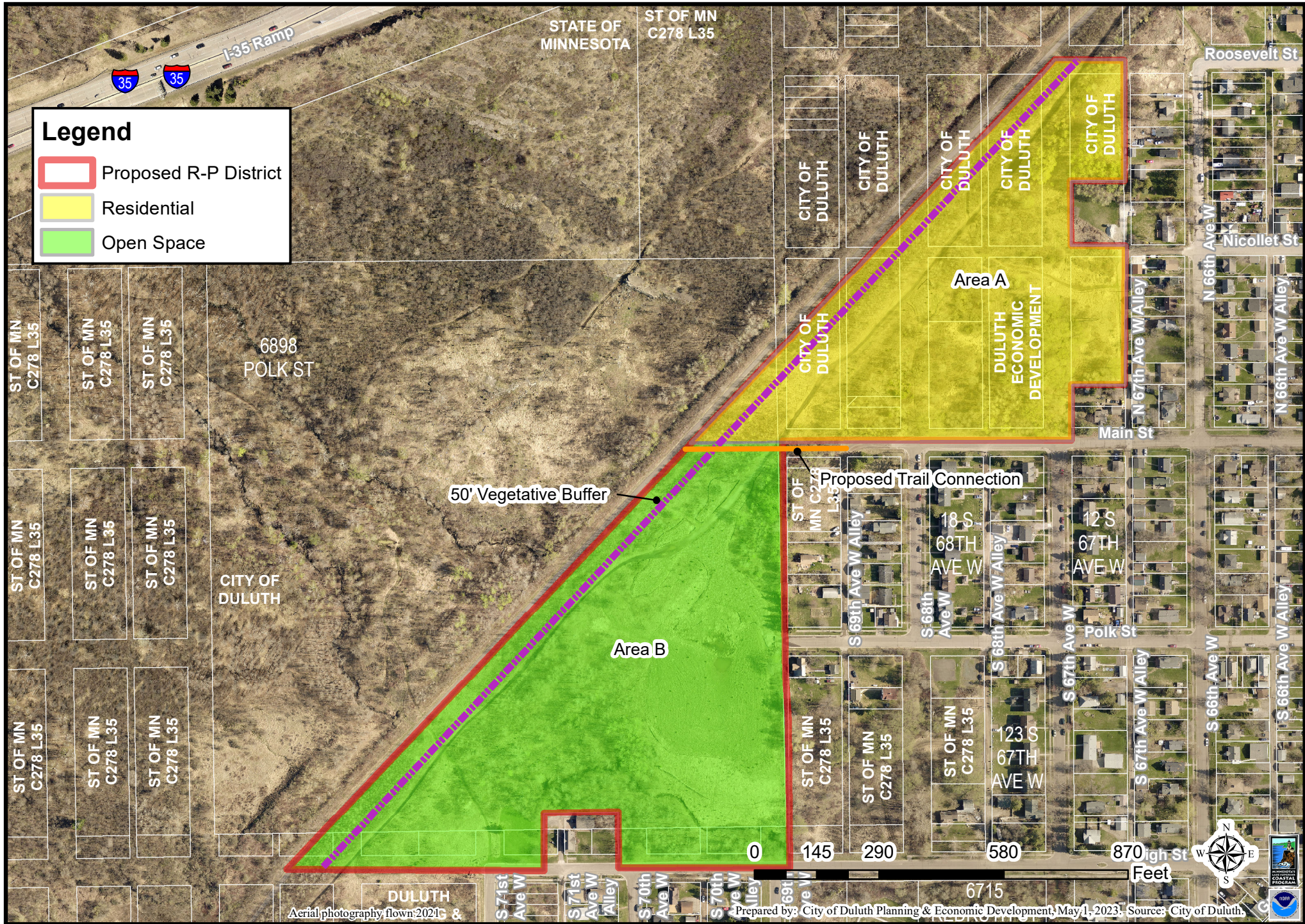


DWP R-P District



DWP R-P District

The proposed R-P district encompasses land previously owned by the former Duluth-Winnipeg-Pacific (DWP) Railway; the rail line was decommissioned and is now the location of a paved trail connecting the Cross-City Trail to Spirit Mountain and the Magney-Snively Natural Area.

Land adjacent to the former rail line was previously used as a roundhouse and railyard. As DWP has divested the property, community plans have helped envision the future of the area. Recent plans including the *Irving Fairmount Brownfields Revitalization Plan* and *Imagine Duluth 2035* have identified the area as a mixture of open space and residential. The current zoning of the area shown in the R-P Concept Plan is a mixture of R-1 and R-2.

More recently, site investigation has shown that the southern triangular area of land included significant contamination that hinders future residential development. Because of this, this R-P District proposes to rezone the area to R-P to accommodate development options that still incorporate residential and open space uses in close proximity, while being flexible in the approach, conserving and enhancing natural features, and increasing pedestrian connectivity.

PRESERVATION OF OPEN SPACE

The proposed R-P district includes a total of 26.2 acres. Of this area, 15.2 acres would remain as designated open space, while the remaining 11 acres would allow for development.

Total acres	Open space/green space	Net developable acres
26.2	15.2	11

DENSITY AND HEIGHT

Area A, adjacent to existing single-family uses, would maintain a maximum density of 7 units per acre. This density conforms with the average lot size of parcels throughout the neighborhood. Area B would remain as open space, preserving the urban wilderness space for the neighborhood.

Area	Base Zone District	Size	Maximum Density	Maximum Height
A	R-1, R-2	11 acres	7 units/acre	40’
B	R-1, R-2	15.2 acres	0	N/A

As can be seen in the below table, this density is in line with both the zoning for the R-P area as well as the future land uses for the area:

	Area A	Area B	Total
Current Zone District	R-1, R-2	R-1, R-2	
# Units Under Current Zoning	16 units	79 Units	135 units
# Units Under Future Land Use	39 units	45 units	84 units
Proposed Maximum Units	77 units	0 units	77 units

*Table uses land use recommendations for 4 units/acre for R-1 and 8 units/acre for R-2

PERMITTED USES

Area	Uses
A	Dwelling, one-family Dwelling, two-family Dwelling, Townhouse Cottage Home Park Agriculture, community garden Accessory dwelling unit Accessory home occupation Accessory solar or geothermal power equipment Accessory daycare Accessory uses and structures not listed elsewhere
C	Park, playground, or forest reserve

PUBLIC BENEFITS

R-P districts require demonstration of a greater level of public benefit than what would be required in the underlying zone district. The proposed R-P district would incorporate the following:

- Cleanup work in the southern portion to remain as open-space, including a 3-acre cap on contamination from the former rail use.
- Significant habitat restoration including the planting of hundreds of trees.
- Protection of habitat along two branches of 62nd Ave W creek, to the equivalent of more than double the structure and impervious surface setbacks in existing shoreland areas.
- A 50’ vegetative buffer would protect the views and rural character along the DWP Trail.
- Along with the proposed development, a connector trail will be constructed, connecting the existing neighborhood to the DWP Trail.