



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, cleee@duluthmn.gov	
Type	UDC Map Amendment-R-2 to MU-N	Planning Commission Date		June 10, 2025
Deadline for Action	Application Date	May 6, 2025	60 Days	July 5, 2025
	Date Extension Letter Mailed	May 15, 2025	120 Days	September 3, 2025
Location of Subject		PID: 010-1773-00010, Adjacent to 3503 W Arrowhead Rd		
Applicant	Force 1 LLC	Contact	Jesse Carlson	
Agent	N/A	Contact	N/A	
Legal Description		010-1773-00010		
Site Visit Date		May 28, 2025	Sign Notice Date	May 27, 2025
Neighbor Letter Date		May 16, 2025	Number of Letters Sent	13

Proposal

Applicant is requesting a UDC Map Amendment (rezoning) from R-2 to Mixed Use Neighborhood (MU-N) to allow for a mix of commercial and residential uses.

Staff Recommendation

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Vacant	Neighborhood Mixed Use
North	RR-1	Vacant	Open Space
South	MU-P	Residential	Urban Residential
East	MU-C	Commercial	Neighborhood Mixed Use
West	R-1	Vacant	Urban Residential

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 #8 – Encourage mix of activities, uses, and densities.

Cities have evolved to be a mix of land uses, building types and housing types that is an ever-constant balance for neighborhoods and the City as a whole. MU-N allows for a host of uses that fit along an existing light commercial corridor.

Future Land Use

Neighborhood Mixed Use: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

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 6.5 acres. The area is currently zoned R-2 (Residential-Urban). Applicant proposes rezoning to Mixed Use Neighborhood (MU-N).
2. The proposed MU-N allows for a continuation of the Mixed Use Commercial to the east but with lower intensity, more neighborhood scale uses. This allows a transition to the residential districts to the west and south but also promotes natural conservation of the properties to the north. As adopted with the comprehensive plan (Imagine Duluth 2035), the Future Land Use for the area is Neighborhood Mixed Use. This proposed MU-N zoning implements the future land uses and development goals.
3. Permitted and special uses in MU-N districts are identified in the use table in UDC Sec. 50-19.
4. City engineering staff have commented:
 - a. This parcel is located in the headwaters of Chester Creek, a DNR designated trout stream.
 - b. A full wetland delineation for the entire parcel(s) shall be completed at the time of development. Any and all wetlands in the Chester Creek watershed are crucial to the health of a cold water trout stream.
 - c. A full drainage study of the existing site shall be prepared to understand how drainage from Arrowhead Road flows through the site and are part of any wetlands that require this hydrology.
 - d. Any development will need to follow the UDC and Engineering guidelines (requirements and procedures) regarding stormwater management, which include requirements and controls relating to water quality, temperature, peak discharge rate, and impact to wetlands for naturally occurring flood storage.

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 MU-N 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 MU-N zoning is consistent with the future land use categories of Neighborhood Mixed Use



PLUMA-2505-0004

UDC Map Amendment
Arrowhead Rd

Legend

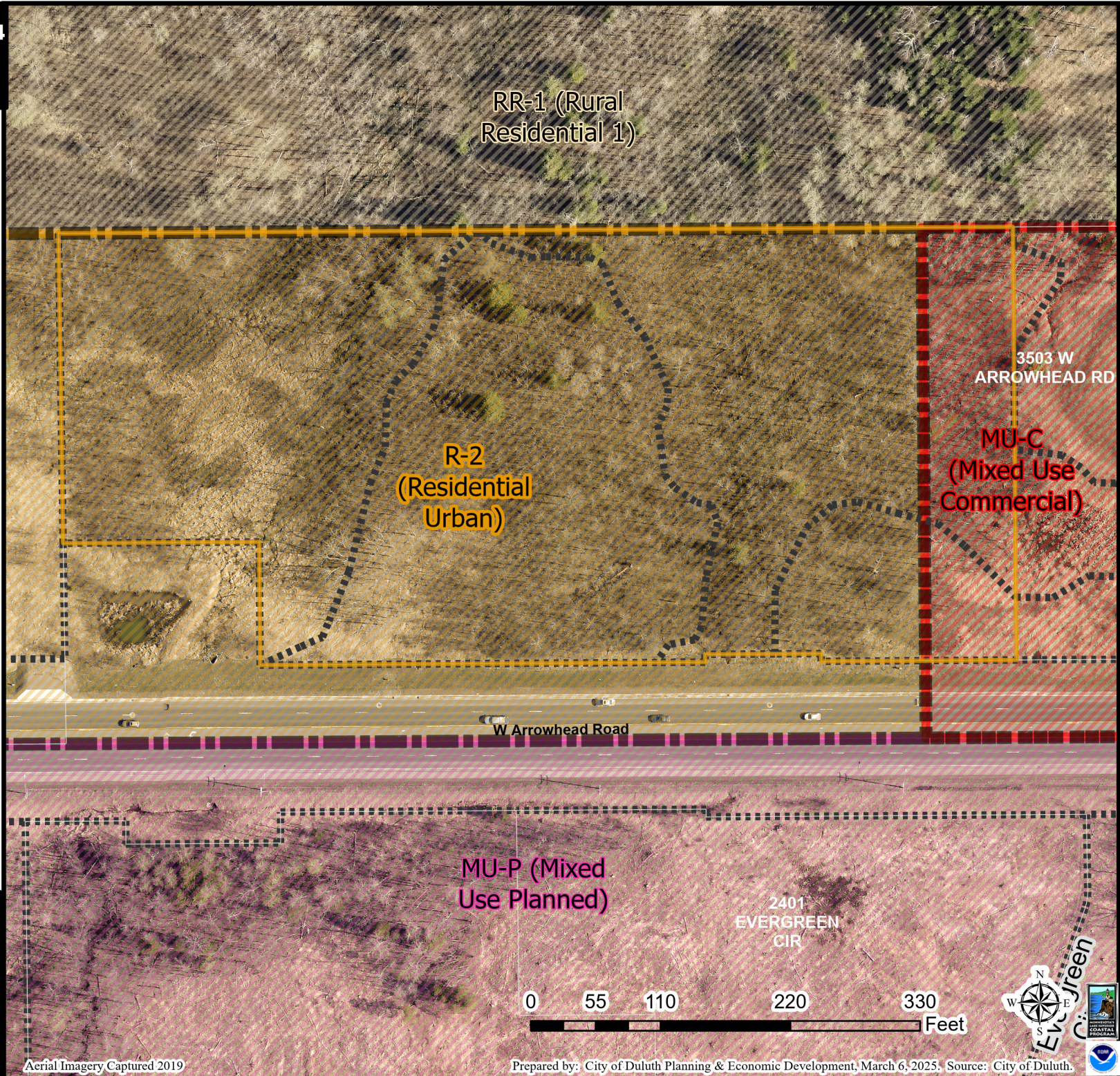
-  Zoning Boundaries
-  Road or Alley ROW
-  County Parcel Data

Zoning

UDC Zoning

-  RR-1 (Rural Residential 1)
-  R-2 (Residential Urban)
-  MU-P (Mixed Use Planned)
-  MU-C (Mixed Use Commercial)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



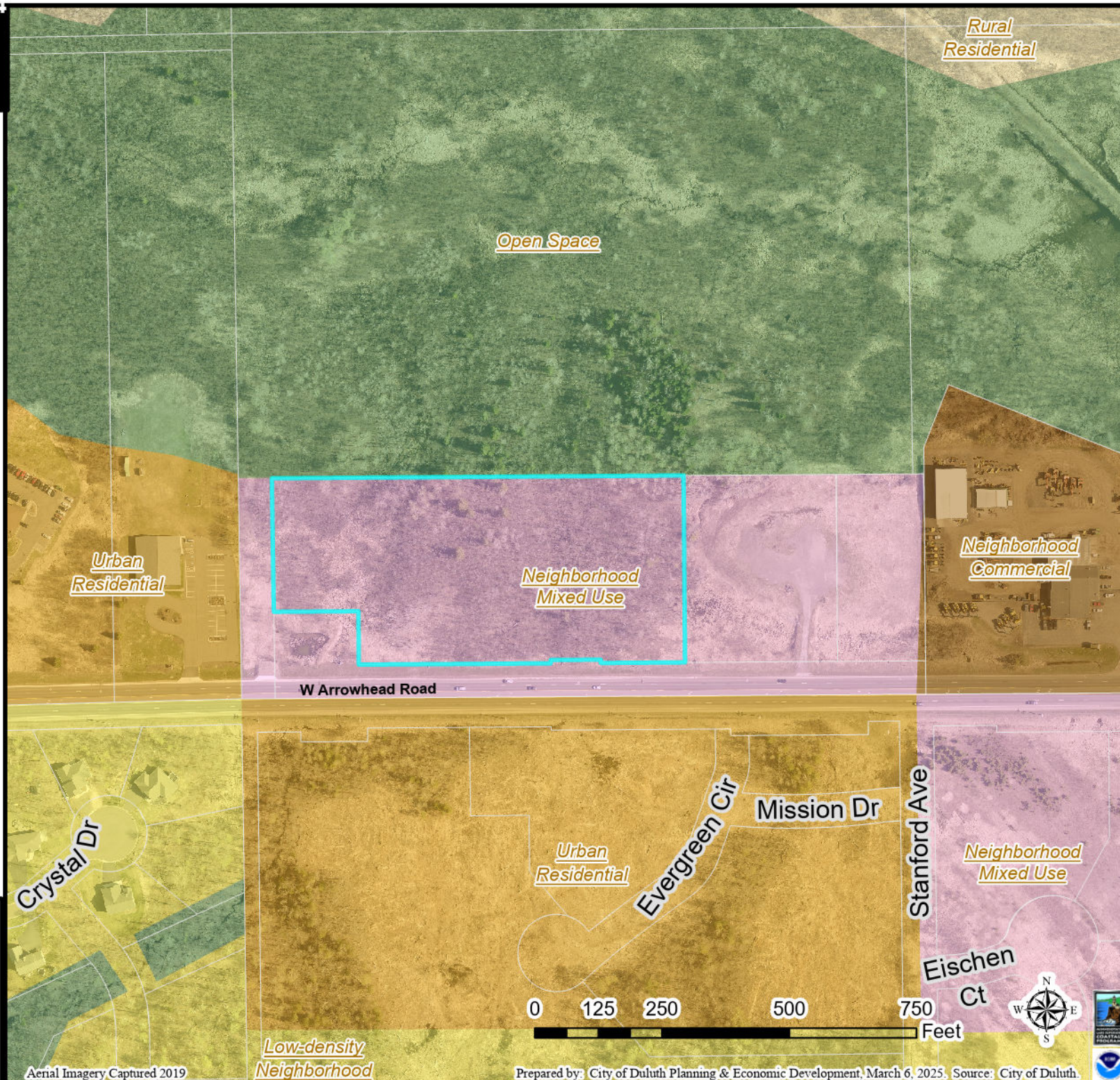


Legend

 County Parcel Data

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Aerial Imagery Captured 2019

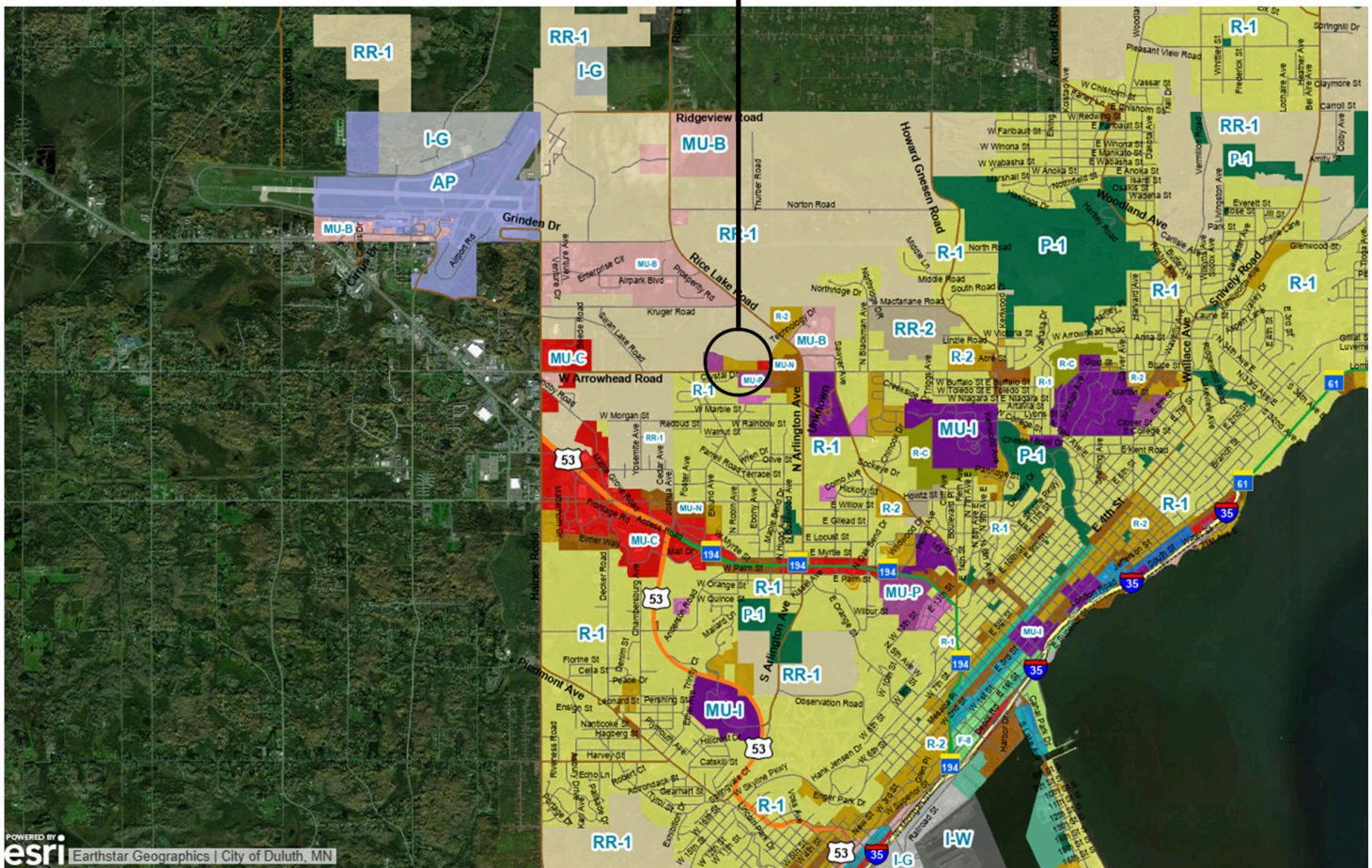


Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.

PARCEL 010-1773-00010

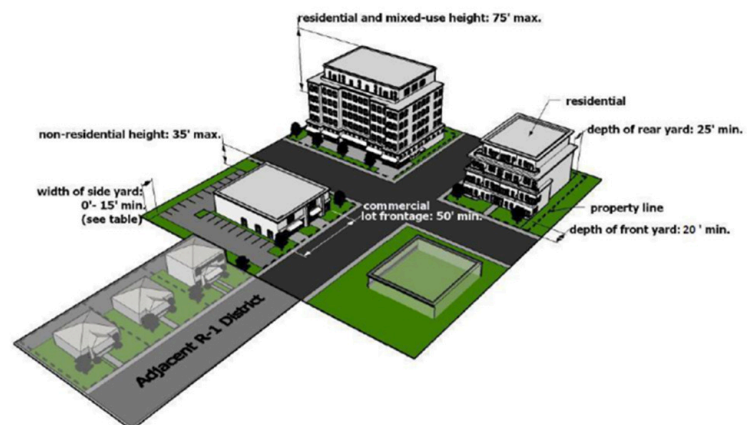
REQUEST REZONE FROM "R-2" TO "MU-N"

PARCEL LOCATION



OVERALL MAP - SEE NEXT PAGE FOR DETAIL

The MU-N district is established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. This district accommodates both horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood, as shown in Table 50-19.8;



PARENT LEGAL DESCRIPTION PER DOC. 1253067

The southerly 433.00 feet of the South Half of the Southeast Quarter of Section 8, Township 50 North, Range 14 west of the Fourth Principal Meridian, St. Louis County, Minnesota, lying westerly of the line described as follows: Commencing at the southeast corner of said South Half of the Southeast Quarter; thence South 89 degrees 50 minutes 08 seconds West, assumed bearing, along the south line of said South Half of the Southeast Quarter, a distance of 1308.11 feet to the beginning of the line to be described; thence North 00 degrees 09 minutes 52 seconds West a distance of 433.00 feet and said line there terminating.

EXCEPT the westerly 66.00 feet of the southerly 433.00 feet of the South Half of the Southeast Quarter of said Section 8, Township 50, Range 14.

LEGAL DESCRIPTION OF PARCEL A

That part of the Southerly 433.00 feet of the South Half of the Southeast Quarter of Section 8, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota which lies Westerly of Line C described below:

Line C: Commencing at the Southeast corner of said South Half of the Southeast Quarter; thence on an assumed being of North 89 degrees 59 minutes 25 seconds West, along the South line of said South Half of the Southeast Quarter 1308.11 feet; thence continue North 89 degrees 59 minutes 25 seconds West, along said South line 473.00 feet to the point of beginning of said Line C; thence North 00 degrees 00 minutes 35 seconds East 433.00 feet to a line parallel with and distant 433.00 feet North of the South line of said South Half of the Southeast Quarter and said line there terminating.

EXCEPT the West 66.00 feet of Southerly 433.00 feet of the South Half of the Southeast Quarter of Section 8, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Said Parcel A contains 349,805 square feet or 8.03 acres.

LEGAL DESCRIPTION OF PARCEL B

That part of the Southerly 433.00 feet of the South Half of the Southeast Quarter of Section 8, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota which lies between Line B and Line C described below:

Line B: Commencing at the Southeast corner of said South Half of the Southeast Quarter; thence on an assumed being of North 89 degrees 59 minutes 25 seconds West, along the South line of said South Half of the Southeast Quarter 1308.11 feet; thence continue North 89 degrees 59 minutes 25 seconds West, along said South line 173.00 feet to the point of beginning of said Line B; thence North 00 degrees 00 minutes 35 seconds East 433.00 feet to a line parallel with and distant 433.00 feet North of the South line of said South Half of the Southeast Quarter and said line there terminating.

Line C: Commencing at the Southeast corner of said South Half of the Southeast Quarter; thence on an assumed being of North 89 degrees 59 minutes 25 seconds West, along the South line of said South Half of the Southeast Quarter 1308.11 feet; thence continue North 89 degrees 59 minutes 25 seconds West, along said South line 473.00 feet to the point of beginning of said Line C; thence North 00 degrees 00 minutes 35 seconds East 433.00 feet to a line parallel with and distant 433.00 feet North of the South line of said South Half of the Southeast Quarter and said line there terminating.

Said Parcel B contains 129,900 square feet or 2.98 acres.



LEGAL DESCRIPTION OF PARCEL C

That part of the Southerly 433.00 feet of the South Half of the Southeast Quarter of Section 8, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota which lies between Line A and Line B described below:

Line A: Commencing at the Southeast corner of said South Half of the Southeast Quarter; thence on an assumed being of North 89 degrees 59 minutes 25 seconds West, along the South line of said South Half of the Southeast Quarter 1308.11 feet to the point of beginning of said Line A; thence North 00 degrees 00 minutes 35 seconds East 433.00 feet to a line parallel with and distant 433.00 feet North of the South line of said South Half of the Southeast Quarter and said line there terminating.

Line B: Commencing at the Southeast corner of said South Half of the Southeast Quarter; thence on an assumed being of North 89 degrees 59 minutes 25 seconds West, along the South line of said South Half of the Southeast Quarter 1308.11 feet; thence continue North 89 degrees 59 minutes 25 seconds West, along said South line 173.00 feet to the point of beginning of said Line B; thence North 00 degrees 00 minutes 35 seconds East 433.00 feet to a line parallel with and distant 433.00 feet North of the South line of said South Half of the Southeast Quarter and said line there terminating.

Said Parcel C contains 74,909 square feet or 1.72 acres.

<div>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.</div> <div><div>David R. Evanson MN License #49505</div></div> <div>DATE:04-06-2022</div>	CERTIFICATE OF SURVEY		<div><div>ALTA LAND SURVEY COMPANY</div><div>PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM</div></div>	
	CLIENT:TITANIUM PARTNERS	REVISIONS:		
	ADDRESS:XXXX ARROWHEAD ROAD DULUTH, MN 55811			
	DATE:04-06-2022	JOB NO:22-073		SHEET 1 OF 2

PARCEL 010-1773-00010

REQUEST REZONE FROM "R-2" TO "MU-N"

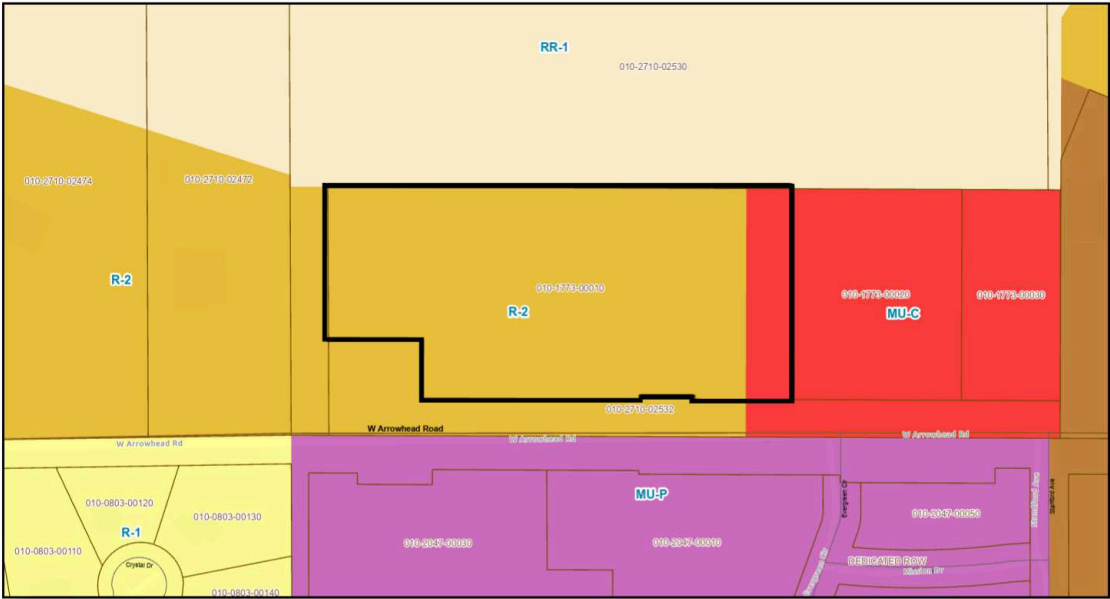
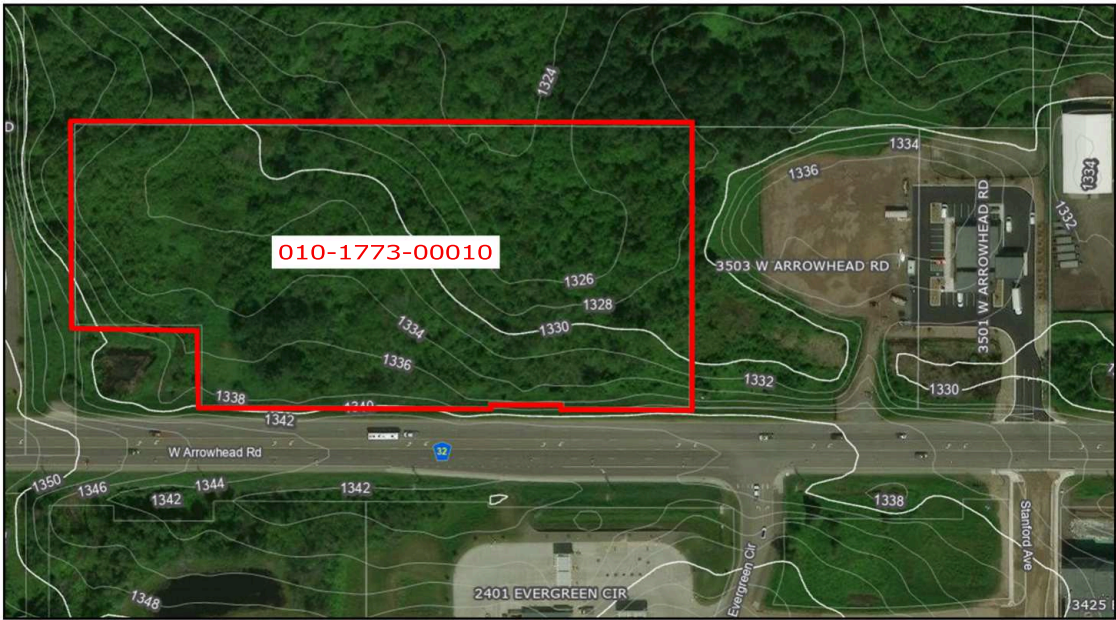


IMAGE FROM: DULUTHMN.MAPS.ARCGIS.COM (COMMUNITY PLANNING - ARCGIS) WITH PARCEL BORDER ADDED



AERIAL PHOTO WITH LAND ELEVATIONS WITH PARCEL BORDER ADDED