



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PL 19-170	Contact	Steven Robertson	
Type	Rezone from RR-1 and R-C, to P-1	Planning Commission Date	December 10, 2019	
Deadline for Action	Application Date		60 Days	N/A City Application
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	Generally North of State Highway 23 and South and West of Becks Road			
Applicant	City of Duluth	Contact	Planning and Development	
Agent		Contact		
Legal Description	See Attached Map			
Site Visit Date	November 25, 2019	Sign Notice Date		
Neighbor Letter Date	November 22, 2019	Number of Letters Sent	39	

Proposal

The City is proposing to rezone subject property from the current zoning of Rural Residential 1 (RR-1) and Rural Conservation (R-C) to Parks and Open Space (P-1).

Staff Recommendation

Staff is recommending approval of the proposed rezoning to P-1.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1/R-C	Recreation, Undeveloped	Open Space
North	Midway Township	Residential, Undeveloped	
South	R-1	Residential	Low Density Neighborhood, Traditional Neigh.
East	R-1	Residential	Traditional Neighborhood
West	Carlton County	Undeveloped	

Summary of Code Requirements

- UDC Sec. 50-13.4.F: All territory annexed to the city after November 19, 2010, shall be automatically classified as R-C, until a different zone district is assigned by council. In a newly annexed area classified as R-C, no permit for construction of a building other than a single-family dwelling or accessory building permitted in an R-C district shall be issued by the city until such permit has been specifically authorized by council, or until the area is reclassified according to the rezoning procedures in Article V;

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council....Where a proposed amendment to the zoning map would change any property from a residential district to a mixed use, form or special purpose district, a planning commission hearing and a notice of three weeks shall be required. In addition, the affirmative vote of 2/3 of the council shall be required. The city has not received the written consent of the owners of 2/3 of those properties located wholly or partially within 100 feet of the property proposed to be rezoned;

- 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

Principle #2 - Declare the necessity and secure the future of undeveloped places. Undeveloped areas are an essential part of Duluth's municipal fabric - urban plazas, neighborhood parks, large tracts of public ownership and private lands zoned for minimal development. These minimally or undeveloped areas collectively create an open space system. These areas contribute to Duluth's cultural, health, recreational, and economic value and community identity. This open space system provides vistas, encourages active recreation, provides natural infrastructure as storm water retention, plant and animal habitat and water quality, and is the strongest visual element defining Duluth's sense of place.

Principle #6 Reinforce the place-specific. Public and private actions should reinforce cultural, physical, and economic features which have traditionally defined Duluth, its open space, and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features that define neighborhood edges, and view corridors to the lake or river which serve to provide location and context.

Future Land Use

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.

Open Space is a new future land use designation, created with the Imagine Duluth 2035 Comprehensive Plan. It is a combination of two previous future land use categories, Preservation and Recreation. Because of overlap and similarity, the Preservation and Recreation land uses were merged to form a new category, Open Space.

Review and Discussion Items:

- 1) The City is proposing to rezone subject property from the current zoning of Rural Residential 1 (RR-1) and Rural Conservation (R-C), to Parks and Open Space (P-1).
- 2) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan, and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or be considered arbitrary and capricious. Good zoning practice requires that zone districts be consistent with the future land use category identified for the area. Prior to the adoption of the Imagine Duluth 2035 Plan, the future land use designation of this area was generally Preservation, but now it has a future land use designation of Open Space. Areas with a future land use designation of open space generally have a zoning designation of P-1. The current land use of the subject area is generally undeveloped with trails crossing the area.
- 3) The northern portion of this area was annexed. All newly annexed land is automatically reclassified as R-C until a different zoning designation is determined by the City. The southern portion of the subject area is zone RR-1.

4) The purpose the RR-1 district is accommodate large-lot, single-family detached residential uses, typically surrounded by significant open space, on lots of at least 5 acres each. The district encourages distinctive neighborhoods with a semi-rural character. Complimentary uses such as limited agriculture, small-scale institutional uses, parks, minor utilities and certain temporary uses are allowed.

5) The purpose of the R-C district is to accommodate low-density, single-family detached residential uses on parcels of at least ten acres each in areas where the comprehensive land use plan calls for protection of rural character. The district encourages development designs that conserve open space and natural resources and preserve rural character. Complimentary uses such as limited agriculture, parks, minor utilities and certain temporary uses are allowed.

6) The P-1 district is intended to protect and reserve lands for recreational, scenic and natural resource uses. It is intended to be applied to publicly owned land but may be applied to private property with the landowner's written consent. Both passive recreational (e.g., walking paths, picnic tables) and active recreational (e.g., playgrounds, ball fields, tennis courts) uses may be permitted. Small-scale buildings, structures and development (e.g., parking) that are incidental to and supportive of an approved use may also be permitted.

7) This rezoning application is primarily for the Frederick Rodney Paine Forest Preserve, but the action is also being applied to Chambers Grove Park and Fon Du Lac Community Recreation Center adjacent to the Frederick Rodney Paine Forest Preserve.

8) Based on the development pattern of adjacent areas and the purpose statement of P-1 zone districts, rezoning as proposed in the attached map is appropriate for this area. Parks are a permitted use in the RR-1 and R-C zone districts, but the P-1 is the most correct designation based on the purpose statement and future land use of the area.

9) No written correspondence has been received as of the date that this memo was printed (December 2, 2019). An optional public information meeting is scheduled for the evening of December 5, and comments or questions from the public are anticipated at that meeting.

Staff Recommendation:

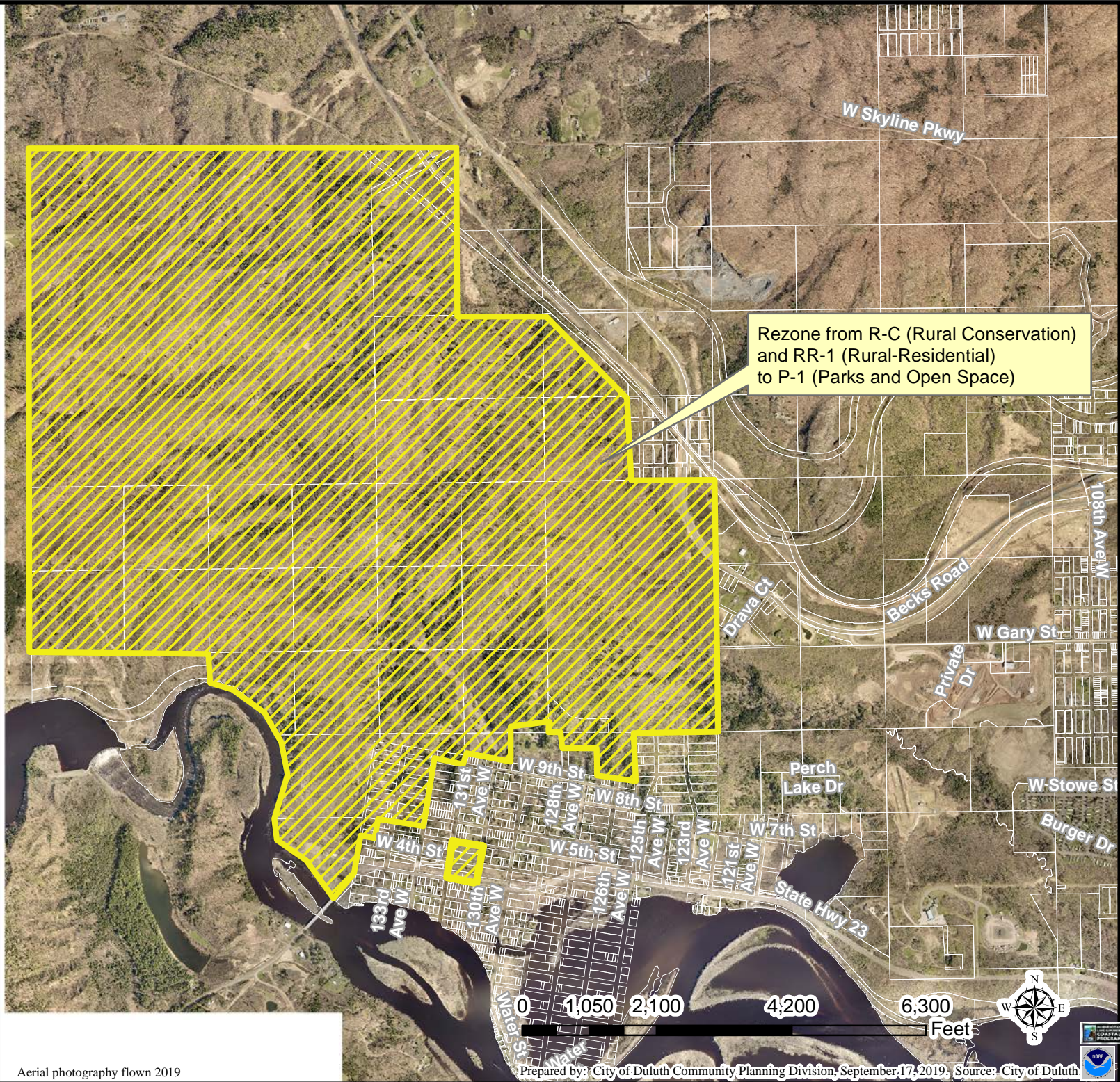
Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council of the rezoning to P-1 Park and Open Space.

1) The rezoning is consistent with the Comprehensive Plan Future Land Use Map.

2) The proposed zone districts are the most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.

3) Material adverse impacts on nearby properties are not anticipated.

Legend

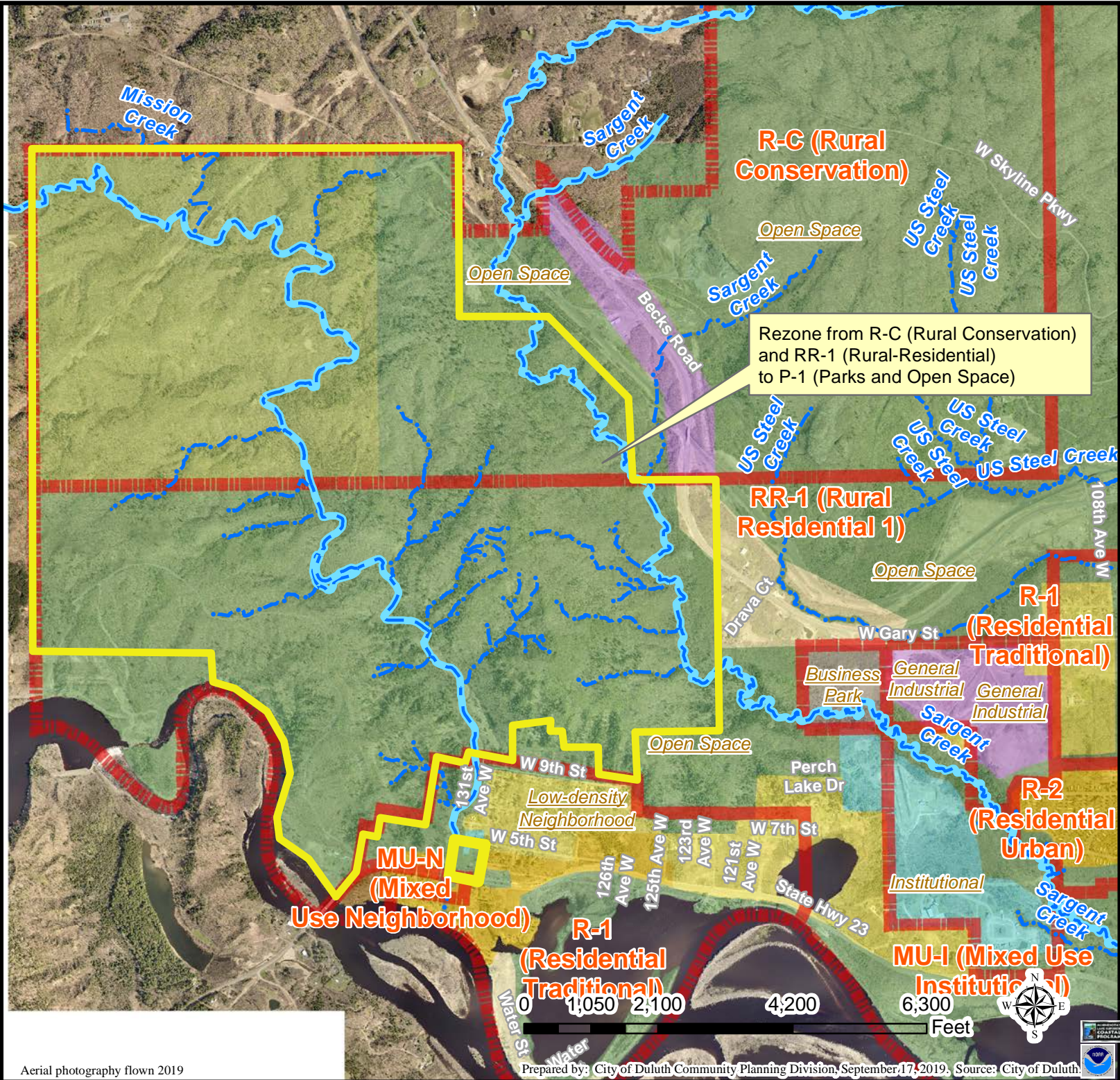


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Aerial photography flown 2019

Legend

- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)
- 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



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Aerial photography flown 2019

Frederick Rodney Paine



Uses Allowed in Park & Open Space (P-1) Zone District
Revised January 2019

Permitted Uses

- Park, playground, or forest reserve
- Golf course

Special Uses

- Cemetery or mausoleum
- Club or lodge (private)
- Government building or public safety facility
- Museum, library, or art gallery
- Riding stable
- Seasonal camp or cabin
- Marina or yacht club
- Recreational vehicle park
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

Uses Allowed in Rural-Conservation (R-C) Zone District
Revised January 2019

Permitted Uses

- | | |
|---------------------------------------|--|
| - Dwelling, one-family | - Agriculture, general |
| - Park, playground, or forest reserve | - Seasonal camp or cabin |
| - Agriculture, community garden | - Day care facility, small (14 or fewer) |

Special or Interim Uses

- | | |
|-----------------------------------|--|
| - Cemetery or mausoleum | - Electric power transmission line or substation |
| - Kennel | - Major utility or wireless telecommunication facility |
| - Riding stable | - Water or sewer pumping stations/reservoirs |
| - Veterinarian or animal hospital | |
| - Recreational Vehicle Park | |
| - Airport and related facilities | |

Uses Allowed in Residential-Rural 1 (RR-1) Zone District
Revised January 2019

Permitted Uses

- Dwelling, one family
- Residential care facility/assisted living (6 or fewer)
- Government building or public safety facility
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft.)
- School, elementary
- Agriculture, community garden
- Agriculture, general
- Agriculture, urban
- Seasonal camp or cabin
- Day care facility, small (14 or fewer)

Special Uses

- Cemetery or mausoleum
- Religious assembly, large (50,000 sq. ft. or more)
- School, middle or high
- Kennel
- Riding Stable
- Veterinarian or animal hospital
- Golf course
- Recreational Vehicle Park
- Other outdoor entertainment or recreation use not listed
- Preschool
- Day care facility, large (15 or more)
- Mini-Storage or Self-Service Storage Facility
- Garden material sales
- Mining, extraction and storage
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Radio or television broadcasting tower
- Solar, geothermal, or biomass power facility (primary use)
- Water or sewer pumping stations/reservoirs
- Wind power facility (primary use)
- Solid waste disposal or processing facility

Interim Uses

- Vacation dwelling unit