



EXHIBIT B

DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division

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MEMO

To: City Council
From: Wendy Rannenberg, Acting Director 
Date: December 30, 2015
Re: Land Conveyance of Parcel ID #010-0540-02760 to St. Louis County
Conformance with the City's Comprehensive Plan

St. Louis County is proposing the construction of two miles of eight foot (8') sidewalk along Rice Lake Road between Central Entrance and Arrowhead Road. The proposed sidewalk will increase the area of impervious surface in the Rice Lake Road corridor, triggering a requirement under State law to include storm water treatment as part of the project. St. Louis County requested an easement over a portion of the above referenced parcel to accommodate a dry storm water treatment pond. Staff recommends free conveyance of the parcel to St. Louis County rather than creation of an easement.

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 property is owned by the City of Duluth and is guided for "Low-density Neighborhood" uses in the Comprehensive Plan Future Land Use Map. The size and shape of the parcel cause difficulties for future low-density neighborhood development. The city conducted an internal review of the property and determined that: (a) the property is surplus of the city's future needs, (b) the needs of St. Louis County are greater in importance than the need of the city to retain the property, and (c) the best interests of the citizens of the city will be best served by accomplishing the conveyance. Construction of sidewalk along Rice Lake Road will implement the following Comprehensive Plan Principles:

Principle #5 – Strengthen neighborhoods. The present City is an historical amalgam of villages and other independent units of government, contributing to the present condition of Duluth being strongly defined by its neighborhoods. This condition should be reinforced through land use, transportation, and public service delivery patterns which strengthen neighborhood identity.

Principle #7 – Create and maintain connectivity. Connectivity is established through our streets and highways, transit system, sidewalks, bikeways and trails. The non-vehicular modes should be considered more than recreation. They are important components of an overall transportation system. Winter maintenance of sidewalks and other public ways is critical to creation of usable pedestrian systems.

Principle #10 – Take sustainable actions. Initiate land use, site design, transportation, building design and materials policies which reduce consumption of finite resources, generation of solid waste and introduction of toxic materials to land, air, or waters.

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