


EXHIBIT B



Planning & Development Division *Planning & Economic Development Department*

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

To: City Council
From: Steven Robertson, Senior Planner
Date: January 17, 2020
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
010-2840-01060; Lot 2, Block 14, Lester Park 2nd Division

The property identified as 010-2840-01060, southeast of the intersection of North 54th Avenue East and Otsego Street, is a city property. Staff from the Planning and Development Division are recommending that conveyance to an accepted applicant from the "Rebuild Duluth Program" would better suit the public purpose of adding newly constructed homes to the City's housing stock.

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 conveyance of this parcel is consistent with the adopted plans for the area, including the Official Comprehensive Land Use Map.

The property is zoned R-1, and is designated as "Traditional Neighborhood" in the Comprehensive Plan Future Land Use Map. This future land use designation is "characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas". This future land use designation of Traditional Neighborhood suggests the parcel is appropriate and suitable for housing development.

The City conducted an internal review of these parcels and determined that this parcel should be used to develop residential uses, noting that (a) the properties are not necessary for the city's future needs and (b) the best interests of the city will be best served by accomplishing the conveyance.

Conveyance of the properties will implement the following Comprehensive Plan Principles:

Principle # 1 – Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with associated alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and transit, fire, and police services.

Principle # 5 – Promote reinvestment in neighborhoods. Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood character.

Ownership of this parcel by applicant(s) motivated to build a new housing at an affordable cost in the City of Duluth will maximize opportunities to grow the housing stock by utilizing properties that are not necessary for the cities future needs. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan and is in conformance with it.