



Planning & Development Division
Planning & Economic Development Department

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File Number	PL 23-032	Contact	Jenn Moses	
Type	UDC Map Amendment	Planning Commission Date	March 14, 2023	
Deadline for Action	Application Date	N/A	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	South of W 1 st Street, Between 19 th Avenue W and 20 th Avenue W			
Applicant	City of Duluth	Contact		
Agent		Contact		
Legal Description	Parcels 010-1120-05620, 010-1120-05560, 010-1120-05560, 010-1120-05520, 010-1120-05540, 010-1120-05541, 010-1120-05550			
Site Visit Date	February 27, 2023	Sign Notice Date	February 28, 2023	
Neighbor Letter Date	February 27, 2023	Number of Letters Sent	53	

Proposal

UDC Map Amendment (rezoning) to change the zoning of one-half block from Mixed Use-Business (MU-B) to Form District 5 (F-5).

Staff Recommendation

Staff recommend that the Planning Commission recommend approval of the rezoning amendment to the City Council.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B	Vacant, Commercial	Central Business Secondary
North	MU-B	Residential, Light Industrial	Central Business Secondary
South	F-5	Commercial	Central Business Secondary
East	MU-B	Light Industrial	Central Business Secondary
West	MU-B	Light Industrial	Central Business Secondary

Summary of Code Requirements

- 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.
- 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 Principle #1 – Reuse previously developed lands: Directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and supports reuse of existing public infrastructure.

Governing Principle #5 – Promote reinvestment in neighborhoods: Land use and transportation should foster neighborhood reinvestment,...strengthen neighborhood commercial centers, or diversify residential opportunities that fit the neighborhood's character.

Future Land Use – Central Business Secondary: Encompasses a broad range of uses and intensities, such as governmental campuses, retail, entertainment and lodging, and high-density housing. High height and density limits; form-based guidelines; pedestrian-oriented design.

History: Most of the site was previously used for a creamery (Kemps), demolished in 2022.

Review and Discussion Items:

Staff finds that:

1. This site was formerly home to the Kemps Creamery, a building that was built in 1914. For many decades, this stretch of W 1st Street through Lincoln Park has been primarily industrial in nature, and the current zone district of MU-B has been appropriate for these types of uses.
2. As noted in the 2015 *Lincoln Park Small Area Plan*, "the area is slowly transitioning from more intensive land use activity such as industrial and manufacturing to a neighborhood and destination commercial use." As manufacturing industries have declined, Lincoln Park has reinvented itself with new businesses and craft industries. The sale of the Kemps Creamery site and subsequent building demolition continues this trend of land use transition.
3. The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan. The comprehensive plan future land use designates this area as Central Business Secondary; as noted above, Central Business Secondary includes a broad range of uses and form-based design standards. This is consistent with the proposed zone district of F-5.
4. The property owners for majority of the area have expressed interest in finding a developer to redevelop the site with uses that will complement the mix of housing and commercial in the Lincoln Park Craft District. Building Types allowed in the F-5 district include Main Street Building II, Corridor Building II, and Iconic. The maximum height for these buildings is 55'.
5. Form districts require that buildings adhere to a build-to zone along primary streets. As part of this rezoning, Staff recommends that 19th and 20th Avenues be considered primary streets; the avenues are the narrowest dimensions of the lots, which also meets the UDC definition of lot frontage, and the avenues provide the key pedestrian circulation that connect to W Superior Street and the center of this form district.
6. This amendment will not create material adverse impacts on nearby properties; the F-5 district matches zoning to the south and requires a high degree of pedestrian-oriented design; UDC development standards such as landscaping, trash, screening, etc. will also apply to any future development.
7. No public, agency, or City comments were received.

Staff Recommendation:

Based on the above findings, staff recommends to Planning Commission the UDC 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 amendment is consistent with the future land use category of "Central Business Secondary."
- 3) Material adverse impacts on nearby properties are not anticipated.



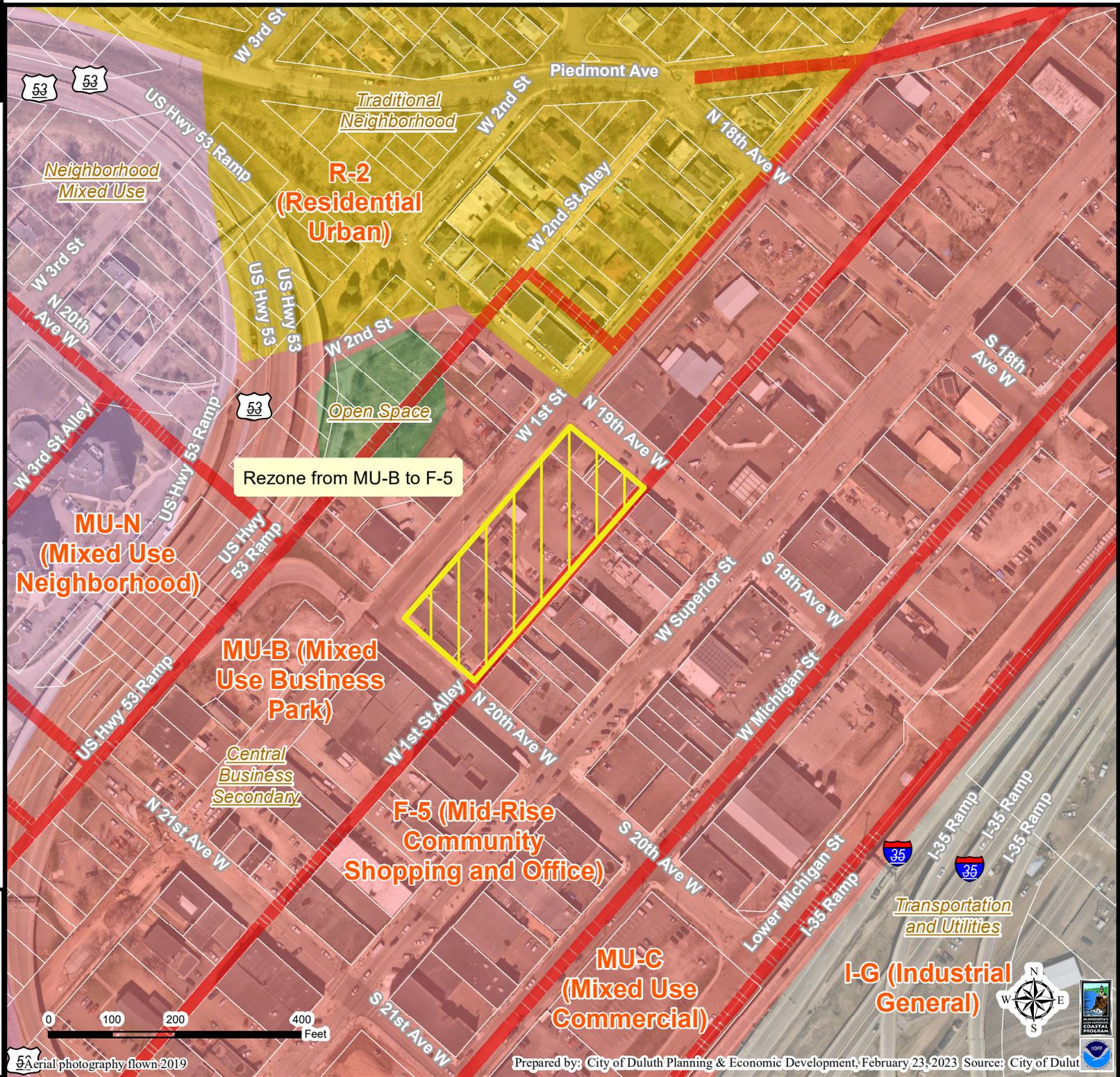
PL 23-032
 Rezone MU-B to F-5
 1900 Blk W 1st St

Legend

Zoning Boundaries

Future Land Use Plus

- 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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59 Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, February 23, 2023 Source: City of Duluth