



Council Agenda Item 26-003-O

MEETING DATE: February 9, 2026

SUBJECT/TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PARCELS IN THE DULUTH HEIGHTS NEIGHBORHOOD FROM RESIDENTIAL-TRADITIONAL (R-1) TO RESIDENTIAL-PLANNED (R-P).

SUBMITTED BY: Jenn Moses, Manager, Planning and Community Development

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND: At a special meeting on January 21, 2026, the planning commission held a public hearing, minutes included as Attachment 3, on the proposed UDC Zoning Map amendment, where the commission heard oral public comments and considered written comments submitted to the commission before and at the public hearing (Attachments 4), reviewed the developer's project narrative and concept plan, and staff report findings and conclusions associated with the rezoning request (Attachment 2), and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council the UDC Zoning Map Amendment with staff recommendations, with the motion passing on a vote of 5 yeas, 0 nays and 0 abstentions.

The permitted uses for the proposed R-P district are limited to single-family, two-family, and townhouse. The permitted density is 11.91 units per acre, up to a maximum of 115 total residential units. The maximum permitted building height is 45 feet, which is an allowable modification to the default R-1 maximum of 30-feet provided in UDC Table 50-14.7-1 and consistent with the "urban residential" future land use designation in the comprehensive plan. The identified public benefits include the preservation of 30.2% of the area as permanent open space, a publicly accessible pedestrian and bike trail through the development from S Blackman Ave to E Orange St, and dense residential development above the minimum recommended by the future land use.

BUDGET/FISCAL IMPACT: This development will increase the tax revenue produced by a property. The City will bear the maintenance costs associated with the one block of public road to be extended and any public utilities within the site.

OPTIONS: Approve or deny the rezoning application

NECESSARY ACTION: The deadline for action is April 8, 2025

ATTACHMENTS:

- Attachment 1- R-P Concept Plan
- Attachment 2- Staff Report and Findings
- Attachment 3- January 21, 2026 Planning Commission Minutes (preliminary, unapproved)
- Attachment 4- Written Public Comments