

August 13, 2019 Planning Commission Hearing



US Steel
Creek

US Steel
Creek

US Steel
Creek

Salmon
Creek

US Steel
Creek

Bucke
Road

Glencrest Ct

Glenview Ct

Creastline Ct

Private Dr

108th Ave W

W Dickson St

W Reia St

98th Ave W

98th Ave W Alley

98th Ave W Alley

97th Ave W Alley

106th Ave W Alley

105th Ave W Alley

104th Ave W Alley

103rd Ave W Alley

102nd Ave W Alley

101st Ave W Alley

101st Ave W Alley

96th Ave W

W Dickson St Alley

W Dickson St Alley

W Dickson St Alley

W Dickson St Alley

W Dickson St Alley

W Dickson St Alley

W Dickson St Alley

W Dickson St Alley

W Gary St

105th Ave W

104th Ave W

103rd Ave W

102nd Ave W

101st Ave W

101st Ave W

98th Ave W

96th Ave W

W McGonagle St

W Gary St Alley

W Gary St Alley

W Gary St Alley

W Gary St Alley

W Gary St Alley

W Gary St Alley

W Gary St Alley

Commonwealth Ave Alley

98th Ave W Alley

98th Ave W Alley

97th Ave W Alley

96th Ave W Alley

106th Ave W Alley

105th Ave W Alley

104th Ave W Alley

103rd Ave W Alley

102nd Ave W Alley

102nd Ave W Alley

101st Ave W Alley

95th Ave W Alley

W Steelton St

unnamed Alley

W House St

W House St

W House St

W House St

W House St

W House St

Commonwealth Ave Alley

Private Dr

Private Dr

Private Dr

95th Ave W

E Cartaret St

Commonwealth Ave Alley

Private Dr

Private Dr

Private Dr

95th Ave W

E Cartaret St

Commonwealth Ave Alley

Private Dr

Private Dr

Private Dr







95th Ave W

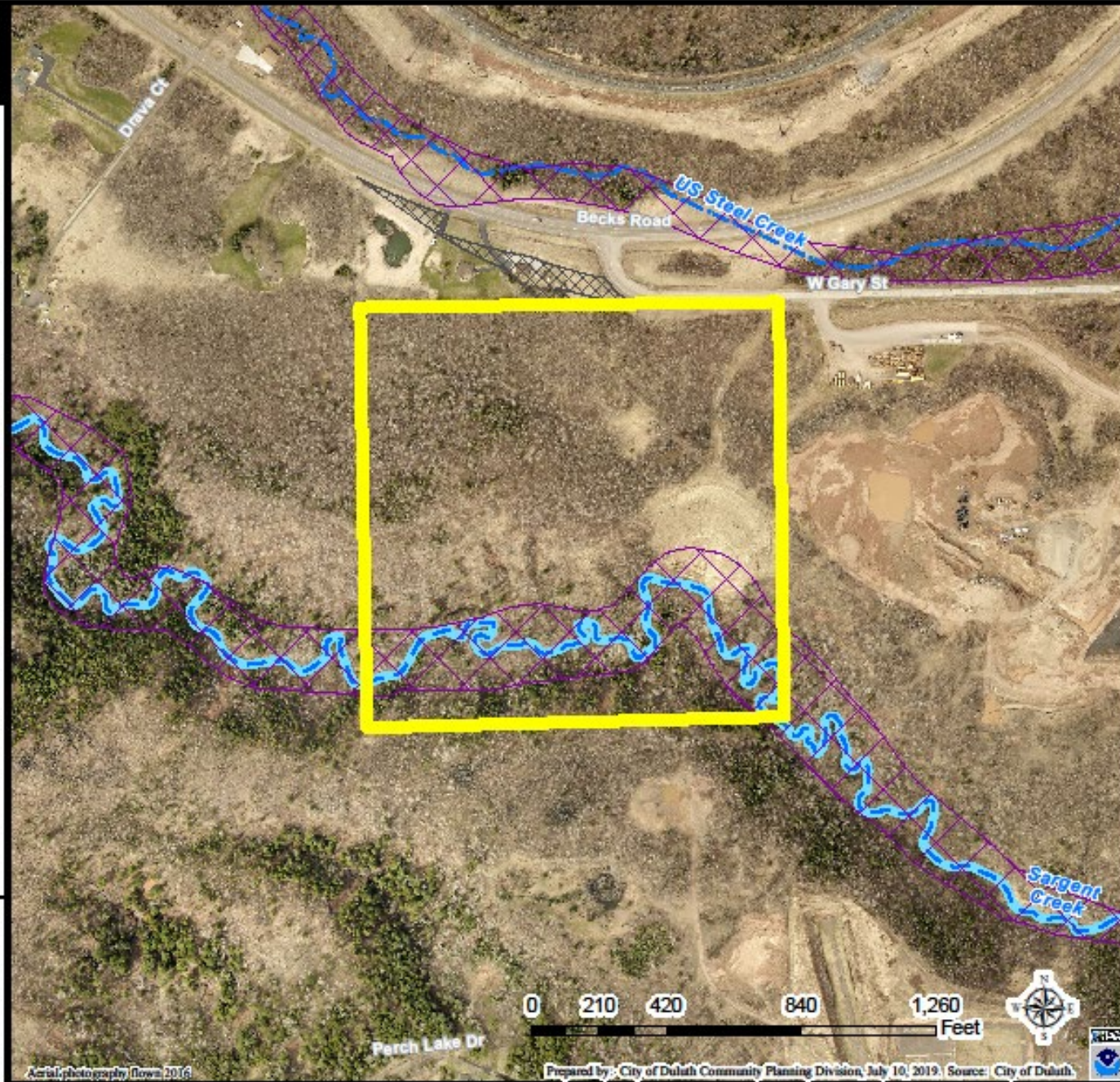


PL 19-109 Rezone To MU-B

PL 19-109

Legend

-  Vacated ROW
- Floodplain (UDC)**
-  General Flood Plain
-  Flood Way
-  Flood Fringe
-  Trout Stream (GPS)
-  Other Stream (GPS)



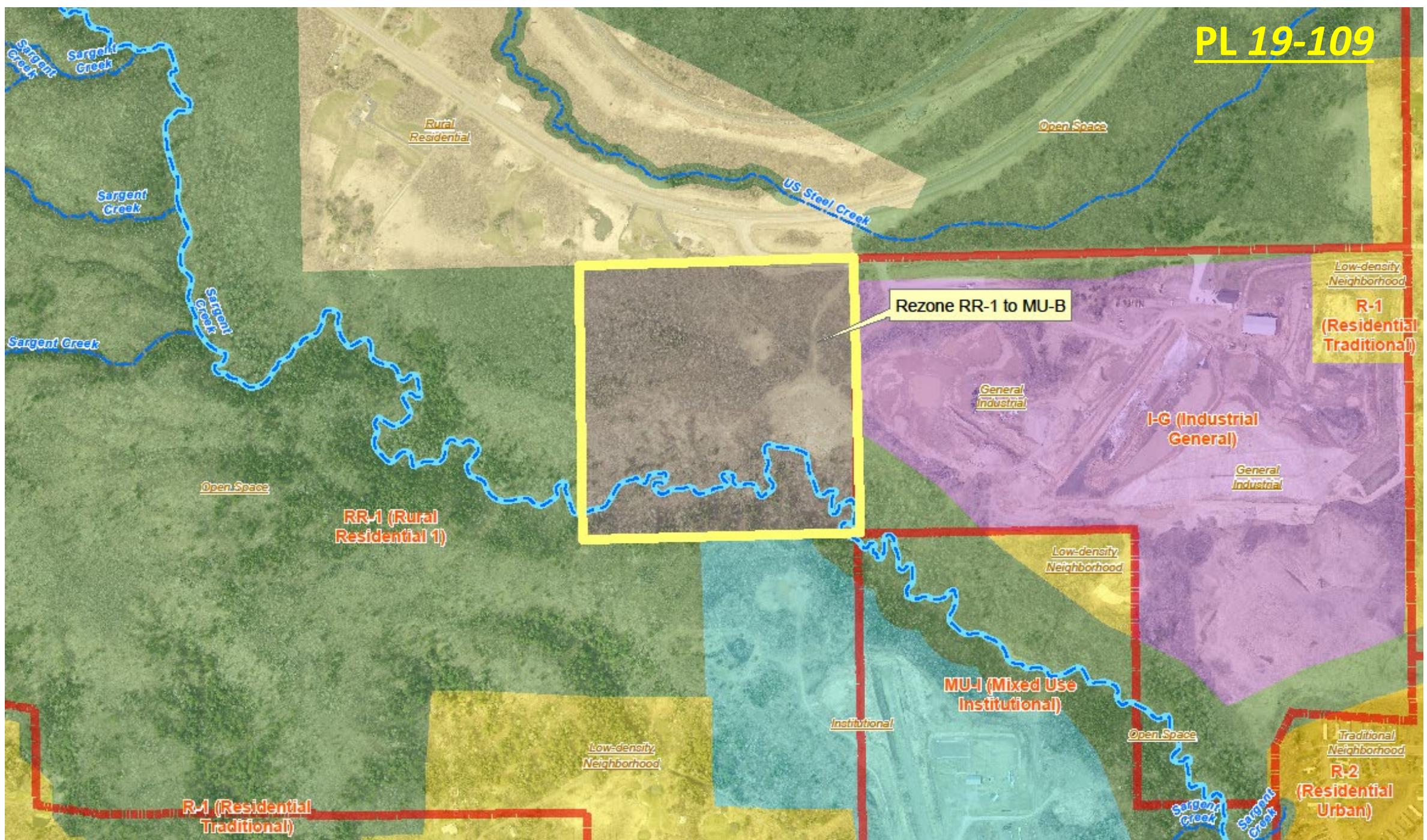
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Aerial photography flown 2016

0 210 420 840 1,260 Feet



Prepared by: City of Duluth Community Planning Division, July 10, 2019. Source: City of Duluth.









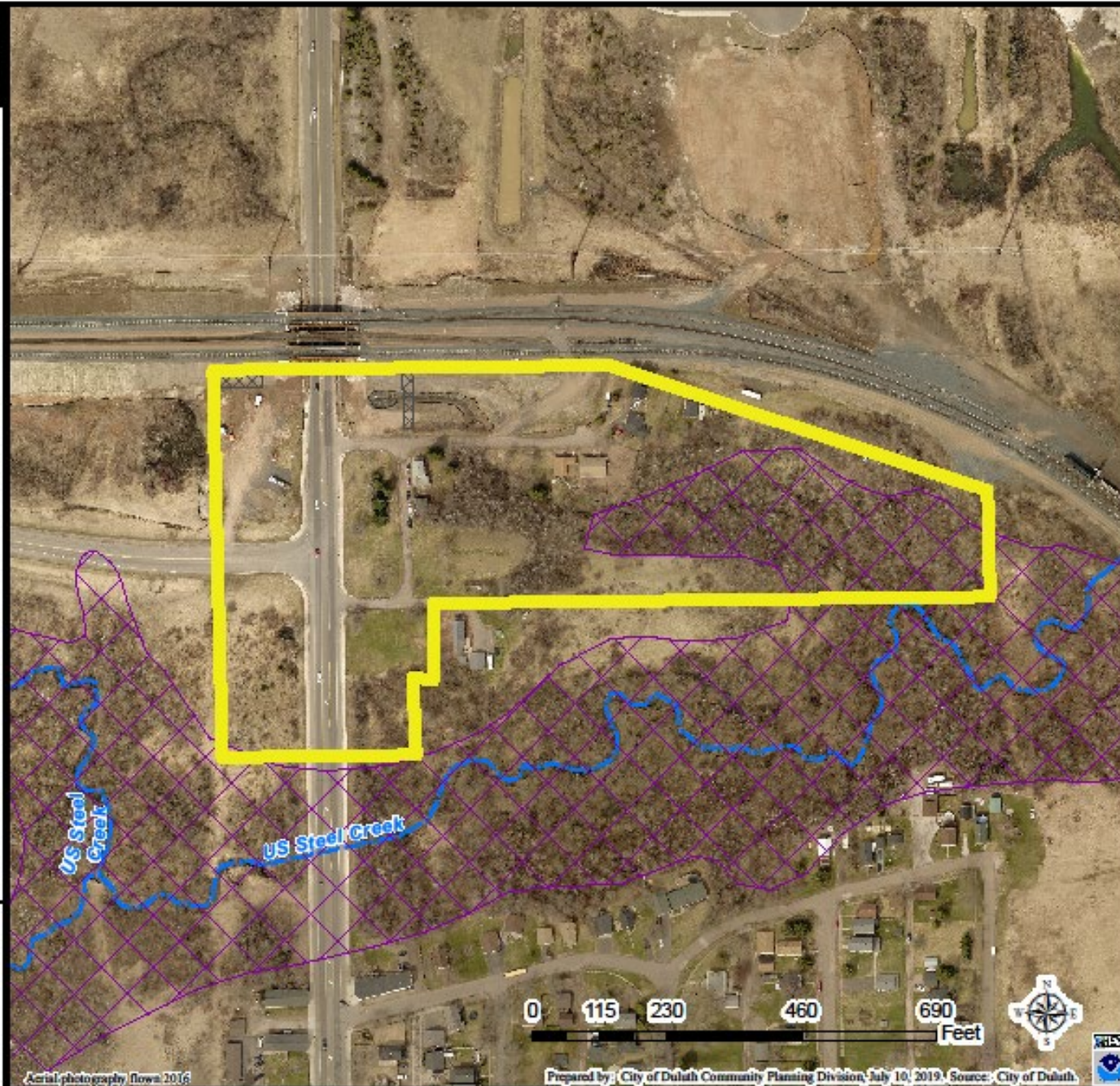


PL 19-110 Rezone To MU-B

PL 19-110

Legend

-  Vacated ROW
- Floodplain (UDC)**
-  General Flood Plain
-  Flood Way
-  Flood Fringe
-  Trout Stream (GPS)
-  Other Stream (GPS)



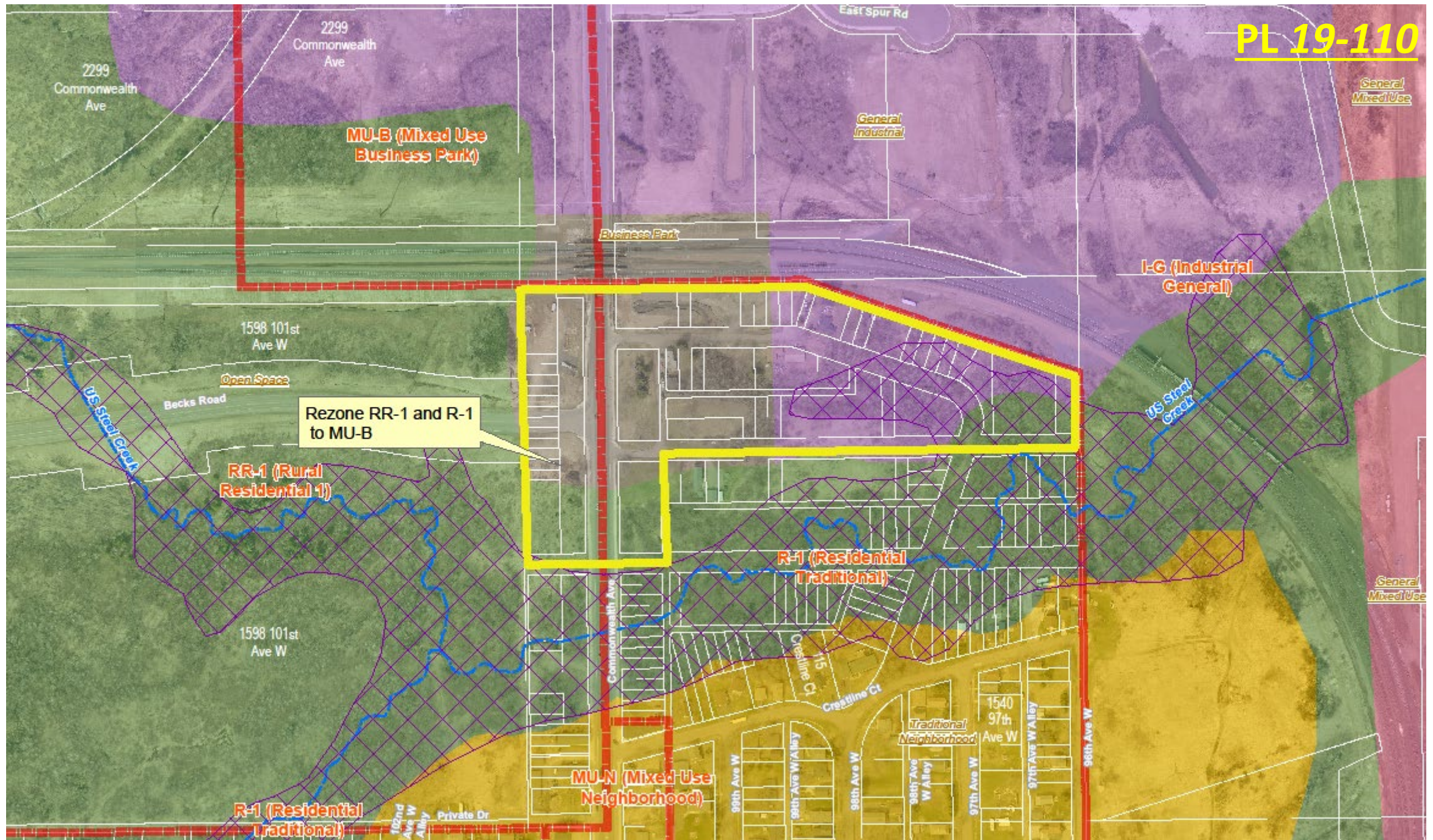
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Aerial photography flows 2016

0 115 230 460 690 Feet

Prepared by: City of Duluth Community Planning Division, July 10, 2019. Source: City of Duluth.







**Uses Allowed in Residential-Traditional (R-1) Zone District
Revised January 2019**

- | | |
|--|--|
| <u>Permitted Uses</u> | |
| - Dwelling, one-family | - School, elementary |
| - Dwelling, two-family | - Agriculture, community garden |
| - Residential care facility/assisted Living (6 or fewer) | - Day care facility, small (14 or fewer) |
| - Park, playground or forest reserve | |
|
<u>Special or Interim Uses</u> | |
| - Dwelling, townhouse | - School, middle or high |
| - Manufactured Home Park | - Agriculture, urban |
| - Co-housing facility | - Bed and breakfast |
| - Residential care facility/assisted living (7 or more) | - Preschool |
| - Cemetery or mausoleum | - Day care facility, large (15 or more) |
| - Government building or public safety facility | - Electric power transmission line or substation |
| - Museum, library, or art gallery | - Major utility or wireless telecommunication facility |
| - Religious assembly, small (less than 50,000 sq. ft. or more) | - Water or sewer pumping stations/reservoirs |
| - Religious assembly, large (50,000 sq. ft. or more) | |
|
<u>Interim Uses</u> | |
| - Vacation dwelling unit | - Accessory vacation dwelling unit |

**Uses Allowed in Mixed Use-Business Park (MU-B) Zone District
Revised January 2019**

- | | |
|---|--|
| <u>Permitted Uses</u> | |
| - Bus or rail transit station | - Building material sales |
| - Government building or public safety facility | - Automobile and light vehicle repair service |
| - Business art or vocational school | - Automobile and light vehicle sales, rental or storage |
| - Medical or dental clinic | - Filing station |
| - Kennel | - Parking lot (primary use) |
| - Veterinary or animal hospital | - Parking structure |
| - Convention or event center | - Truck or heavy vehicle sales, rental, repair and storage |
| - Indoor entertainment facility | - Contractor's shop and storage yard |
| - Restaurant (less than 5,000 sq. ft.) | - Dry cleaning and laundry plant |
| - Restaurant (5,000 sq. ft. or more) | - Research laboratories |
| - Hotel or motel | - Industrial services |
| - Bed and breakfast | - Manufacturing, craft artisan studio |
| - Bank | - Manufacturing, craft brewery |
| - Office | - Manufacturing, light |
| - Data center | - Truck freight or transfer terminal |
| - Business park support activities | - Solar, geothermal, or biomass facility (primary use) |
| - Funeral home or crematorium | - Storage warehouse |
| - Mini-storage facility | - Wholesaling |
| - Personal service and repair, small (less than 10,000 sq. ft.) | |
| - Personal service and repair, large (10,000 sq. ft. or more) | |
|
<u>Special Uses</u> | |
| - Cemetery or mausoleum | - Major utility or wireless telecommunication facility |
| - Museum, library or art gallery | - Radio or television broadcast tower |
| - Religious assembly, small (less than 50,000 sq ft) | - Water or sewer pumping stations/reservoirs |
| - Religious assembly, large (50,000 sq. ft. or more) | - Wind power facility (primary use) |
| - Other outdoor entertainment or recreation use not listed | - Recycling collection point (primary use) |
| - Electric power transmission line or substation | - Solid waste disposal or processing facility |
|
<u>Interim Uses</u> | |
| - Medical cannabis distribution facility | - Medical cannabis laboratory |

Rezoning to MU-B is consistent with the future land use designation of Business Park, as changed by the Imagine Duluth 2035 Comprehensive Land Use Plan.

Rezone RR-1 to MU-B

Rezone RR-1 and R-1 to MU-B

