

# August 13, 2019 Planning Commission Hearing





R-C (Rural Conservation)

US Steel Creek

MU-B (Mixed Use Business Park)

US Steel Creek

R-1 (Residential Traditional)

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

RR-1 (Rural Residential 1)

I-G (Industrial General)

Rezoning RR-1 to MU-B

R-1 (Residential Traditional)

MU-C (Mixed Use Commercial)

R-2 (Residential Urban)

I-G (Industrial General)

MU-N (Mixed Use Neighborhood)

MU-N (Mixed Use Neighborhood)

MU-I (Mixed Use Institutional)

R-2 (Residential Urban)

R-2 (Residential Urban)

MU-B (Mixed Use Business Park)

waterfront-related uses. Given these similarities, in the future these categories should be evaluated to determine if combining them is desirable. The boom in craft manufacturing and artisan spaces further supports a blending of industrial and commercial areas. The resulting land use category should encourage a variety of water dependent uses, preserve necessary industrial areas, and promote public water access.

**Form Districts**—The 2006 Comprehensive Land Use Plan called for form-based guidelines in the Central Business Primary and Central Business Secondary areas, as well as in some Urban Residential and Traditional Neighborhood areas. The study done as part of the UDC creation in 2009-2010 further defined and mapped form district areas, including some (but not all) of the Central Business Primary and Central Business Secondary areas, and Neighborhood Commercial and Mixed Use Neighborhood. The Future Land Use categories and map should be amended to clarify those areas designated for form districts and to better align with the UDC. In addition, it should include an analysis of streetscape and form type that is being identified for the area.

## Map Amendments

In addition to changes to the categories as mentioned above, Imagine Duluth 2035 amends the Future Land Use Map as follows:

### Midway Annexation (Site 1)

The areas subject to this change were brought into the city from Midway Township as part of the City and Township's orderly annexation agreement. The majority of the lands are in public ownership and are designated Open Space. Lands along Becks Road, which provides a strong connection to Interstate 35, are designated General Industrial. This reflects existing heavy industrial land uses, including gravel mining and cement and asphalt production.

### Becks Road (Site 2)

The area along Becks Road is changed from Preservation to Business Park. Much of this area is currently owned by the State of Minnesota due to tax forfeiture. It is in close proximity to the demolition landfill and has good access to Becks Road, as well as water and sewer infrastructure.

### Becks Road & Commonwealth Ave Intersection (Site 3)

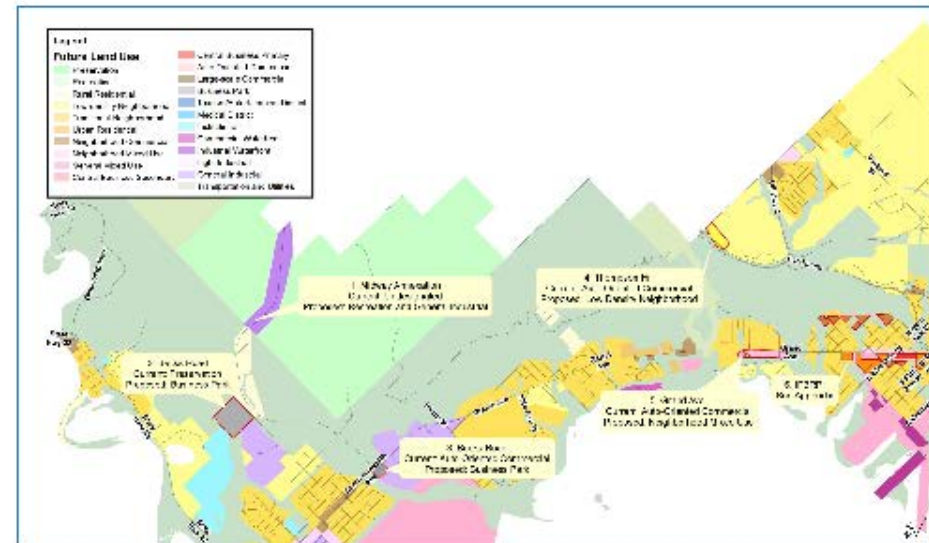
In this location, lands were previously designated for Auto-Oriented Commercial uses. This area is now designated for Business Park development, which is intended for job-intensive uses.

### Thompson Hill (Site 4)

This site changes from Auto-Oriented Commercial to Low Density Neighborhood. The change is based on the availability of utilities and consistency between this area and other lands immediately to the north. This area of the city is part of the Kingsbury Creek and Knowlton Creek watersheds; low intensity uses are appropriate.

### Grand Avenue (Site 5)

This changes from Auto-Oriented Commercial to Neighborhood Mixed Use. Change to neighborhood oriented commercial activities will allow for redevelopment of sites serving the residential area on the uphill side of Grand Avenue. Neighborhood oriented uses are most appropriate, allowing higher intensity commercial activities to be located in the Core Investment Areas to the east and west of this area of the city.









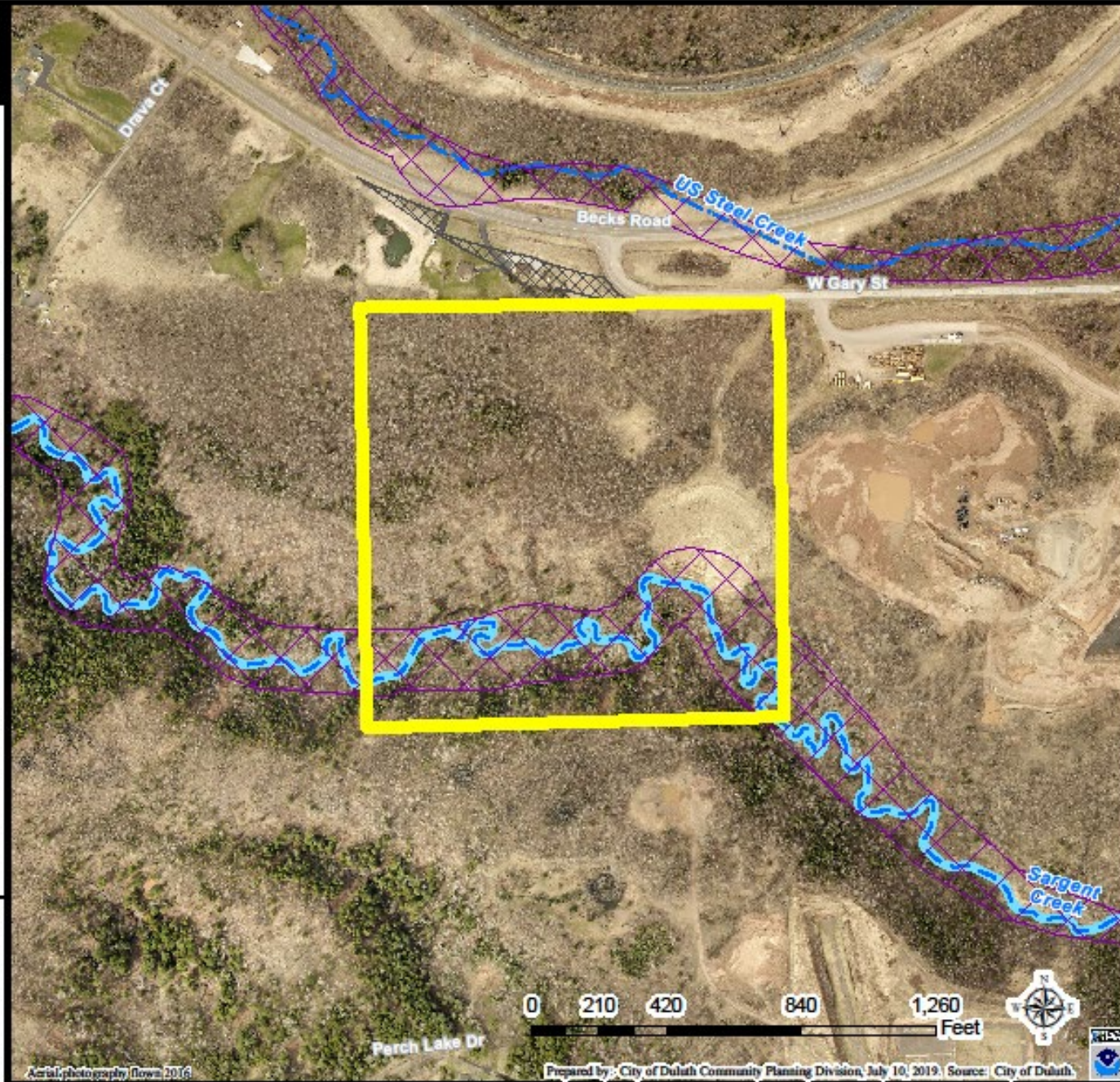


PL 19-109 Rezone To MU-B

PL 19-109

**Legend**

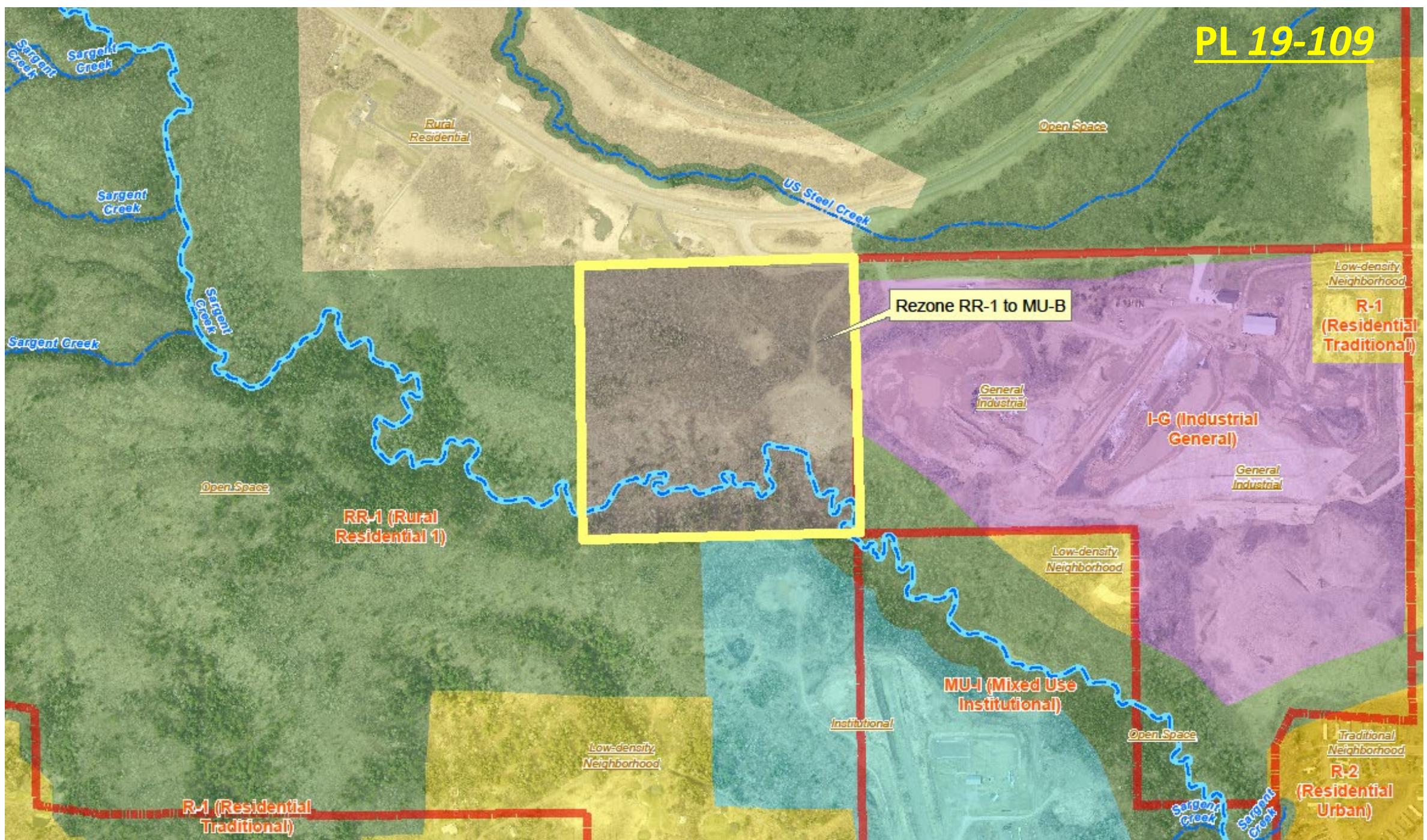
-  Vacated ROW
- Floodplain (UDC)**
-  General Flood Plain
-  Flood Way
-  Flood Fringe
-  Trout Stream (GPS)
-  Other Stream (GPS)



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2016

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









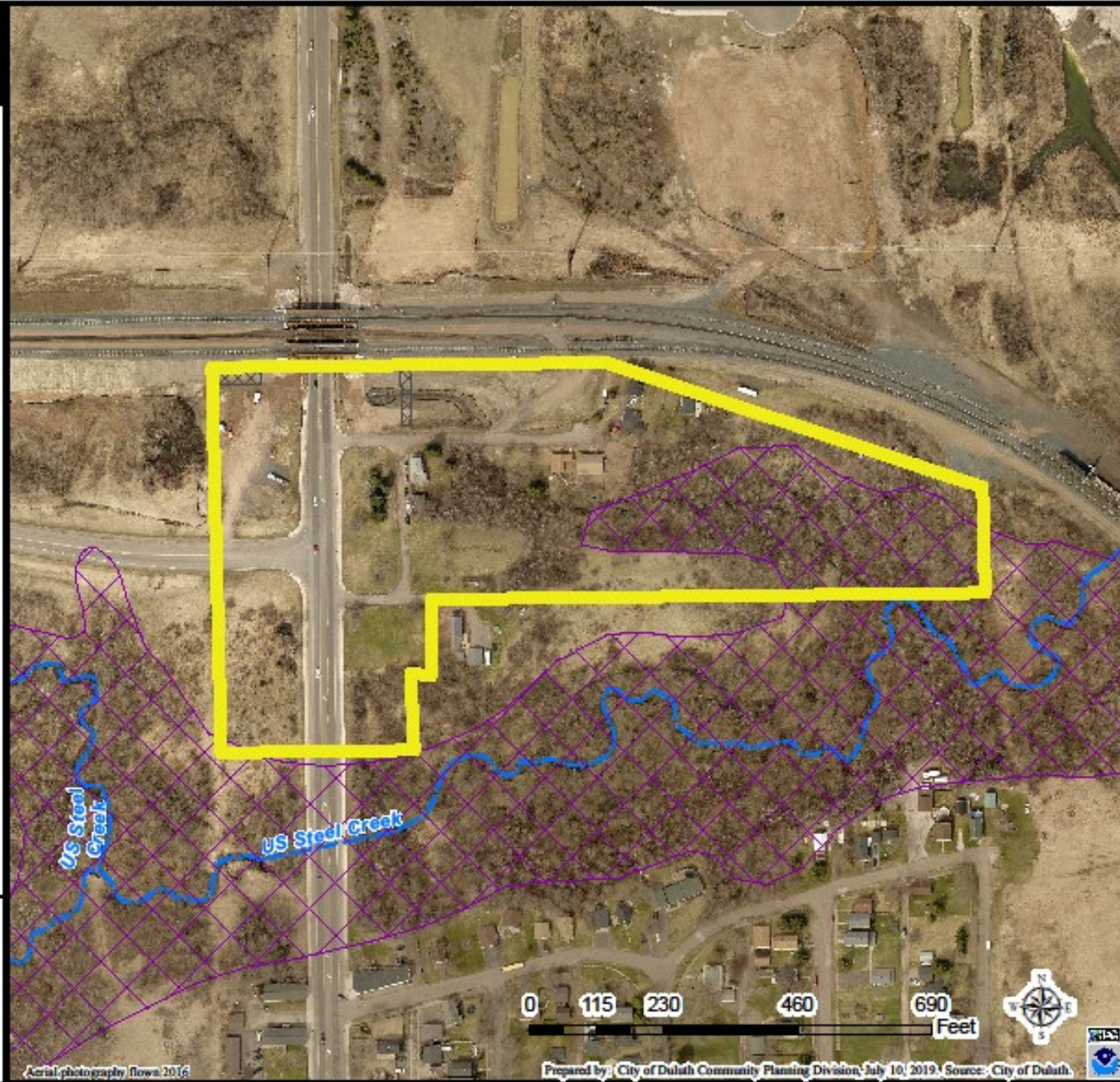


PL 19-110 Rezone To MU-B

PL 19-110

**Legend**

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

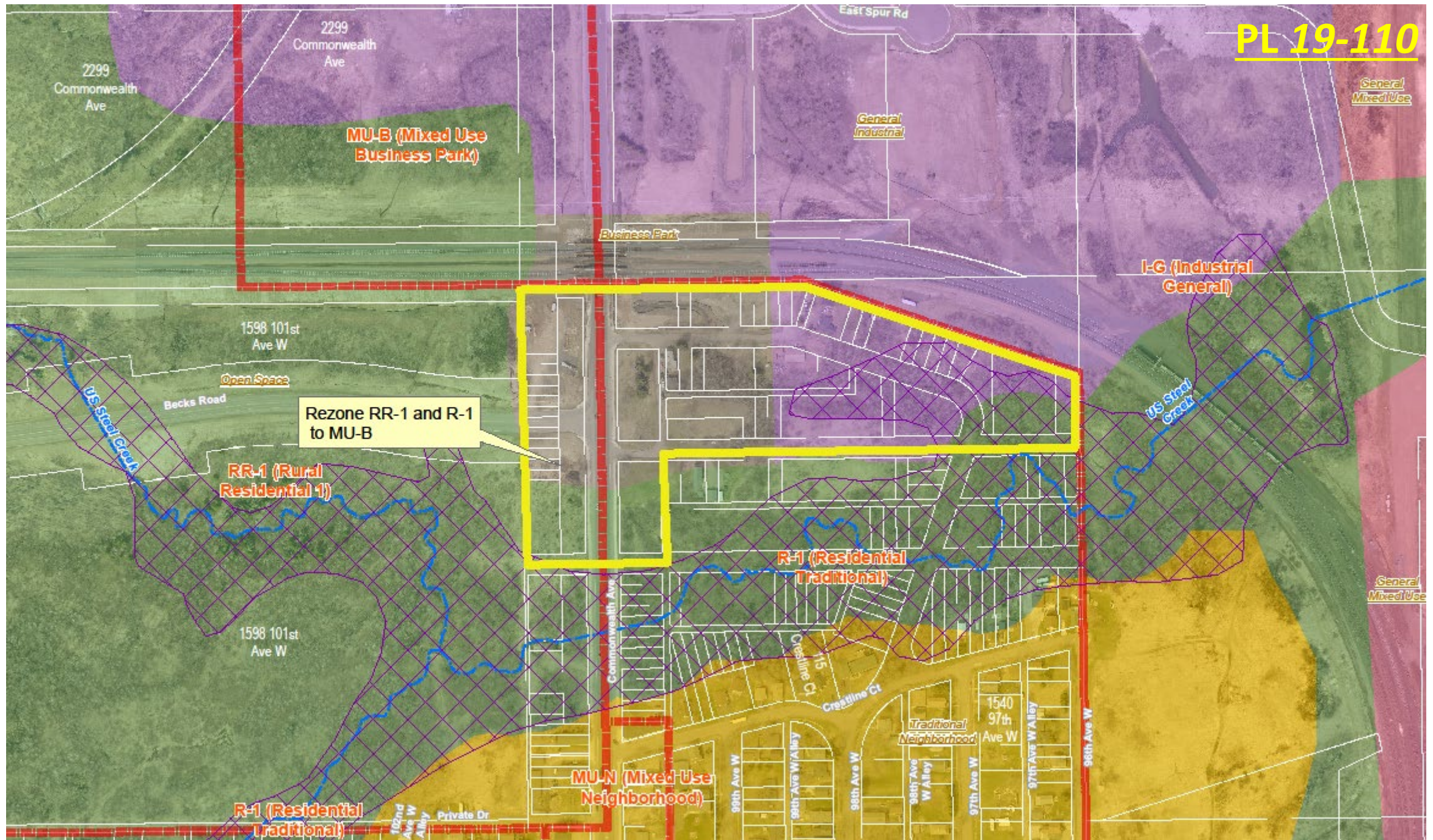


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flows 2016



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                           |  |
| <br><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)           |  |
| <br><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)   |  |
| <br><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              |
| <br><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

