
From: Dave Holappa
Sent: Friday, May 27, 2022 8:21 AM
To: Council <Council@duluthmn.gov>
Cc: Adam Fulton <afulton@DuluthMN.gov>
Subject: 1303 W. Arrowhead Road

Good morning councilors – I write as the former owner of the above referenced property. When we purchased this property, we did so with eyes towards the future and what we felt it could be. The comprehensive plan of 2006 had called for a large part of the neighboring area to be used as neighborhood commercial and we wanted to be involved in that commercial growth in the city. Yes, we saw acquiring the property as an opportunity after our children were done using it as they attended UMD.

In 2018, with the support of the planning department, we attempted to rezone the entire area to MU-N as the 2006 plan called for. We were met with objections from neighbors concerned they were having to sell their homes. The neighbors ultimately agreed to allow only our parcel and 1315 W. Arrowhead to be rezoned. Frankly, I was disappointed and felt all the work done in 2006 was being disregarded (I was active in those meetings). But I moved on.

Since then, I have tried several times to redevelop that property to a higher and better use. I've run into obstacles from city engineering and the neighbors. When Mr. Schoonover offered to buy the property and develop it himself, I agreed. He has a plan that will be a benefit to the city and the neighborhood without being overly intrusive the neighborhood. Therefore, I strongly support his application and encourage you to support it as well as the planning process.

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