

EXHIBIT A




DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division

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MEMO

To: City Council
From: Adam Fulton, Community Planning Manager 
Date: August 5, 2016
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
North of Central Entrance between Arlington & Basswood

The City is proposing conveyance of parcels 010-0890-10291, 010-0890-10320, 010-0890-10330, and 010-0890-10391 to DEDA for development purposes. These parcels are not needed for public purposes. The conveyance of these parcels to a developer will add depth to the parcels fronting Central Entrance, which will make them developable based on current commercial development standards. This will help accomplish development related goals in accordance with the adopted Central Entrance Small Area Plan, part of the City's Comprehensive Plan for this neighborhood.

Section 2-176 of the City Code, Preconditions of Conveyance, requires that the City's Planning Agency "reviews proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its findings in writing to the Council."

The property is owned by the City of Duluth and is guided for "Commercial Business Secondary" uses in the Comprehensive Plan Future Land Use Map. Conveyance of these parcels of land to DEDA will allow for their combination with adjacent commercial parcels and future development. The city conducted an internal review of these parcels and determined that: (a) the property is not necessary for the city's future needs and (b) the best interests of the citizens of the city will be best served by accomplishing the conveyance. Conveyance of these properties will implement the following Comprehensive Plan Principle:

Principle #1 – Reuse previously developed lands – Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state.

Principle #5 – Strengthen Neighborhoods – The present city is an historical amalgam of villages and other independent units of government, contributing to the present condition of Duluth being strongly defined by its neighborhoods. This condition should be reinforced through land use, transportation and public service delivery patterns which strengthen neighborhood identity.

Principle #8 – Encourage a mix of activities, uses, and densities - Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan, and is in conformance with it. It is further noted that the proposal is in conformance with the adopted recommendations and implementation steps of the Central Entrance Small Area Plan.