



CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 17-018	Contact	Chris Lee, clee@duluthmn.gov	
Type	Comprehensive Plan Amendment	Planning Commission Date		March 14, 2017
Deadline for Action	Application Date	N/A	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	Parcels north and south of Anchor Street running west of Boundary Avenue between Park Place and Kingsbury Creek			
Applicant	City of Duluth	Contact	Chris Lee	
Agent		Contact		
Legal Description	See Attached for Parcel ID's			
Site Visit Date	February 11, 2017	Sign Notice Date		N/A
Neighbor Letter Date	February 9, 2017	Number of Letters Sent		45

Proposal

Amend the Comprehensive Land Use Map from Low Density Neighborhood to Neighborhood Mixed Use and Neighborhood Commercial to Traditional Neighborhood

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1/R-1	Rural Residential/Residential Traditional	Low-density Neighborhood
North	R-1	Residential Traditional	Low-density Neighborhood
South	RR-1	Rural Residential	Traditional Neighborhood
East	R-1	Residential Traditional	Low-density Neighborhood
West	Proctor	N/A	N/A

Summary of Code Requirements:

- UDC Sec. 50-37.2.A Pursuant to state law, only the planning agency (planning commission or planning staff) or council may initiate amendments to the Comprehensive Land Use Plan.
- UDC Sec. 50-37.2.B The proposal shall be reviewed by the land use supervisor, who shall forward a recommendation to the planning commission. The planning commission shall then review the proposal and make a recommendation to council. Council shall then make a decision to adopt, modify, or not adopt the plan or amendment pursuant to the criteria in subsection C below. Council action shall be by resolution, with affirmative votes of at least two-thirds of those members constituting a quorum required to take action.
- UDC Sec. 50-37.2.C The planning commission shall review the proposal, and council shall make a decision, based on whether the proposal promotes the best interests of the city and the general health, safety, and welfare of the citizens of Duluth.

- MSA 462.355. Adopt, Amend Comprehensive Plan; Interim Ordinance. Subd.3. Adoption by governing body. A proposed comprehensive plan or an amendment to it may not be acted upon by the governing body until it has received the recommendation of the planning agency or until 6 days have elapsed from the date an amendment proposed by the governing body has been submitted to the planning agency for its recommendation. Unless otherwise provided by charter, the governing body may by resolution by a two-thirds vote of all its members adopt and amend the comprehensive plan or portion thereof as the official municipal plan upon such notice and hearing as may be prescribed by ordinance.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities

Future Land Use – Traditional Neighborhood:

Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Low-density Neighborhood:

Single-family housing with urban services. Typified by curvilinear streets, houses with longer side parallel to street, and attached garages. Includes a range of house sizes and lot sizes. Non-residential uses are mainly uses such as schools and churches. Parks and open space are located within or adjacent to the neighborhood.

The site is developed consistent with the future land use as described and the applicant is not proposing alterations to the use.

Review and Discussion Items:

- 1) The Community Planning Division is proposing that the City amend the Comprehensive Land Use Plan-Future Land Use Map from Low Density Neighborhood to Neighborhood Mixed Use and another portion from Neighborhood Commercial to Traditional Neighborhood.
- 2) With the commercial node to the west in Proctor, the large residential use to the north and east, and the commercial uses to the south, this portion of Boundary Avenue is an area in transition. Changing the future land use would allow for the consolidation a portion of the area into a similar future land use and, eventually, zone district.
- 3) Based on the current development pattern, and what City staff anticipate in the next 10 or 20 years being identified in the 2035 Comprehensive Plan process, staff are recommending a change in the future land use designation to Neighborhood Mixed Use, which better reflects the nature of the area. That change would support a future rezoning from R-1 to MU-N, which allows for a mix of residential and limited commercial development.
- 4) The R-1 district is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas.
- 5) The MU-N district is established to accommodate a mix of neighborhood-scale, neighbor-hood serving non-residential uses and a range of residential uses located in close proximity. This district accommodates both

horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood.

6) During the 2006 Comprehensive Plan process, this area of Duluth was not given the same amount of attention to detail regarding future land uses as other parts of the City. There are other cases where this is also true. The act of aligning the Future Land Use map with the current zoning helps to remedy the details that were missed in 2006. The case of aligning uses is shown in having Neighborhood Commercial land use cover parcels that are zoned MU-N and MU-C while shifting that use off the RR-1 zoned parcels and letting the RR-1 zoned parcels remain Traditional Neighborhood.

7) Based on the substantial residential density that exists in this area, there is the possibility of a small commercial node that would service residents of Zenith Terrace and the City of Proctor. This location of a commercial node will also serve as highway service from traffic on Interstate 35 and Highway 2. The change of the Future Land Use map will help support future commercial growth. This area is being underserved by current commercial uses for a population this dense, and changing land uses will allow for a larger range of commercial activity in this area of Duluth and Proctor.

Staff Recommendation:

Based on the above findings, staff recommends to the Planning Commission that the following change to the Comprehensive Future Land Use Map be recommended for approval by City Council.

The Future Land Use Map be amended from Low Density Neighborhood to Neighborhood Mixed Use and Neighborhood Commercial to Traditional Neighborhood.

Existing Comprehensive Plan Land Use Map

Boundary Avenue Land Use Study



Proposed Comprehensive Plan Land Use

Boundary Avenue Land Use Study

Proposed Future Land Use Changes - Feb. 2, 2017





City Planning

Boundary Ave - North Section

Legend

Zoning Boundaries



Zoning Boundaries

Water Distribution System



30 - 60" Water Pipe



16 - 24" Water Pipe



4 - 6" Water Pipe

Sanitary Sewer Collection System



Sanitary Sewer Collector



Sanitary Sewer Interceptor



Sanitary Sewer Forced Main



Storage Basin



Pump Station

Gas Distribution Main



8" - 16" Gas Pipes



4" - 6" Gas Pipes



0" - 4" Gas Pipes

Storm Sewer Collection System

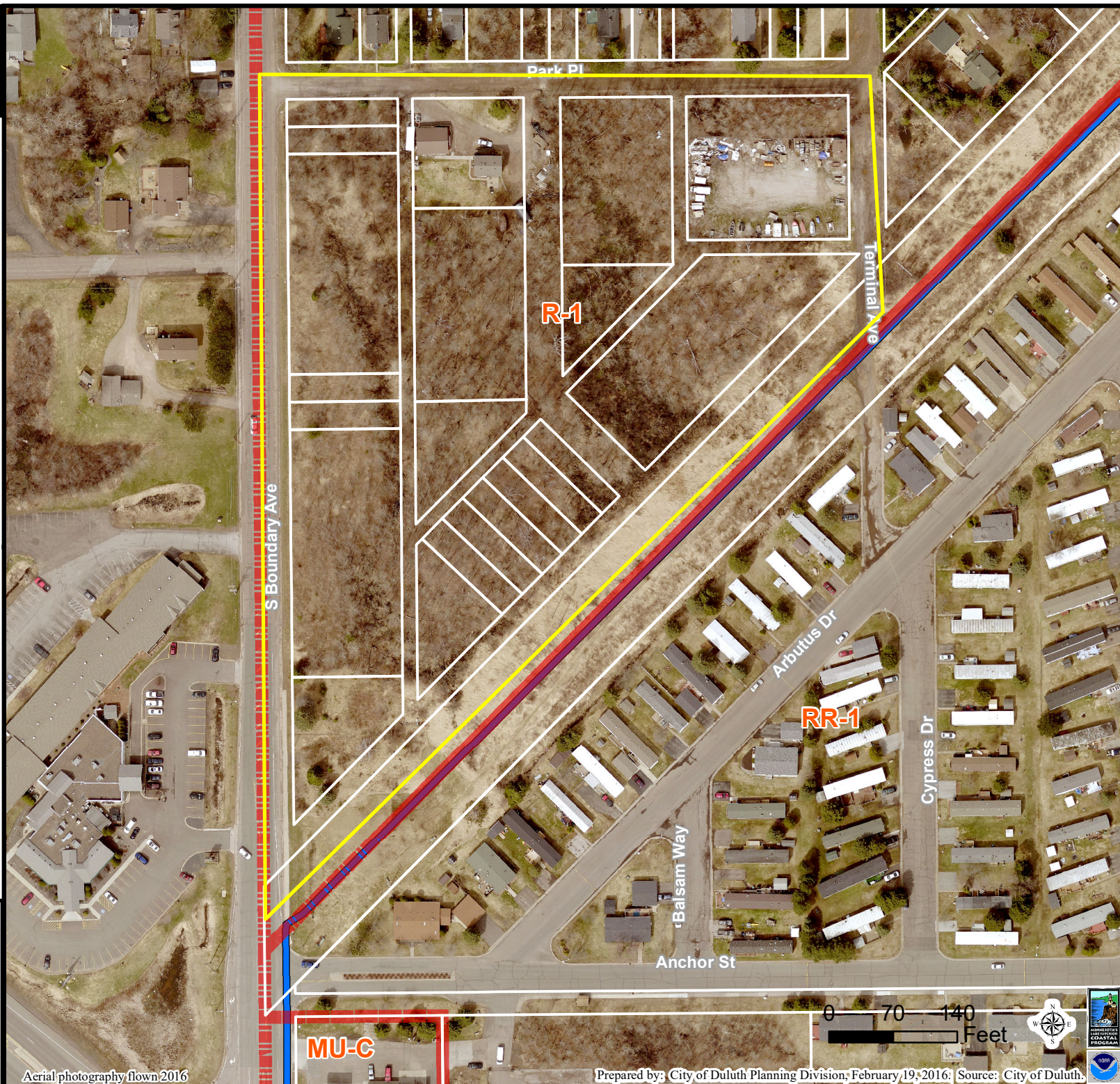


Storm Sewer Pipe



Storm Sewer Catch Basin

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 Planning Division, February 19, 2016; Source: City of Duluth.



City Planning

Boundary Ave - South Section

Legend

Zoning Boundaries



Zoning Boundaries

Water Distribution System



30 - 60" Water Pipe



16 - 24" Water Pipe



4 - 6" Water Pipe

Sanitary Sewer Collection System



Sanitary Sewer Collector



Sanitary Sewer Interceptor



Sanitary Sewer Forced Main



Storage Basin



Pump Station

Gas Distribution Main



8" - 16" Gas Pipes



4" - 6" Gas Pipes



0" - 4" Gas Pipes

Storm Sewer Collection System

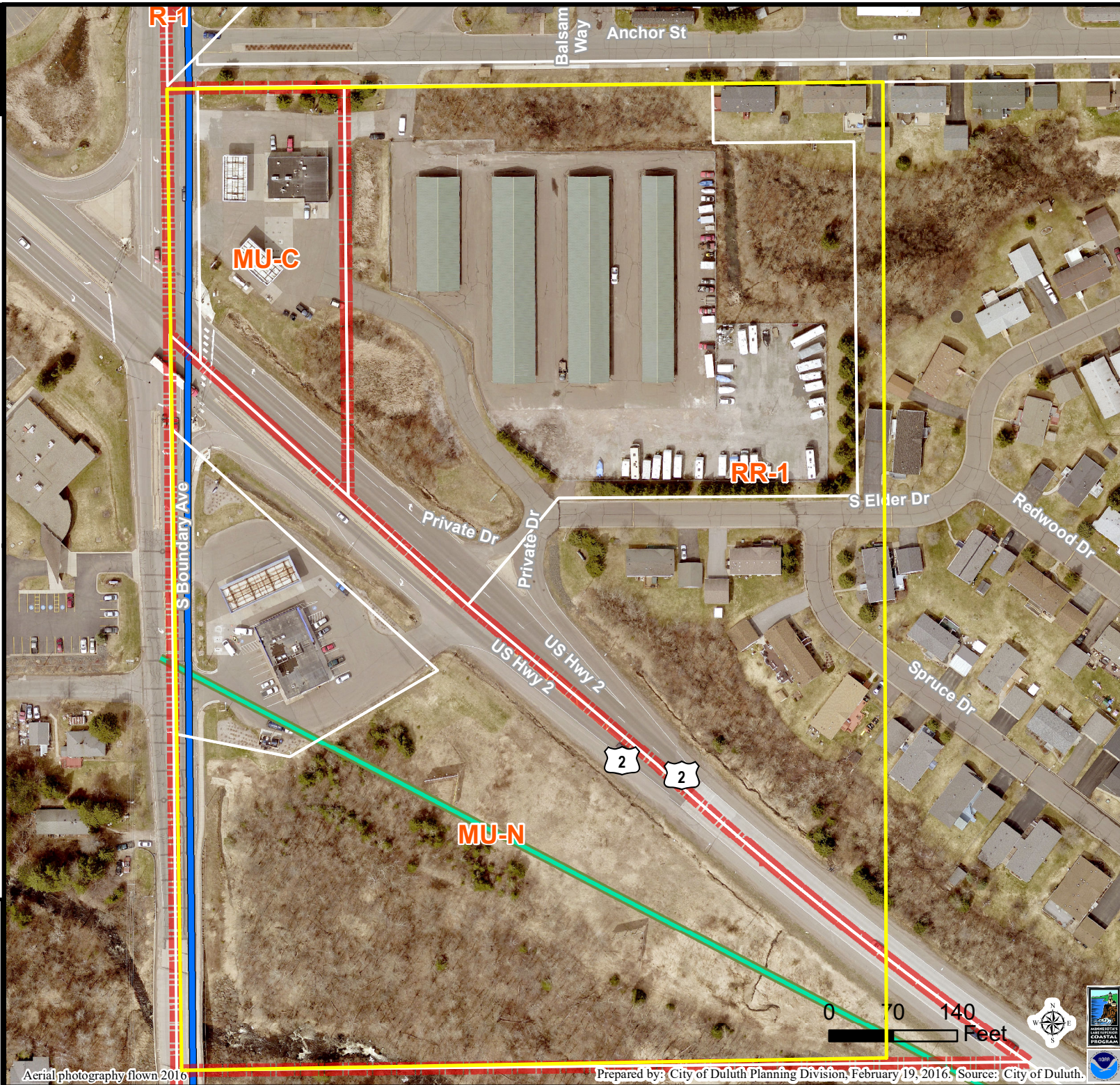


Storm Sewer Pipe



Storm Sewer Catch Basin

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 2010

Prepared by: City of Duluth Planning Division, February 19, 2016. Source: City of Duluth.

Boundary Avenue Land Use Study



Boundary Avenue Land Use Study

Proposed Future Land Use Changes
February 16, 2017





Parcels:

010-2741-01010
010-2741-01020
010-2741-01022
010-2741-01024
010-2741-01025
010-2741-01026
010-4110-00010
010-4110-00030
010-4110-00140
010-4110-00220
010-4110-00230
010-4110-00240
010-4110-00280
010-4110-00350
010-4110-00360
010-4110-00370
010-4110-00380
010-4110-00390
010-4110-00400
010-4110-00410
010-4110-00420
010-4110-01140
010-4110-01150