

EXHIBIT D



DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-723-3559 • www.duluthmn.gov

An Equal Opportunity Employer

MEMO

To: City Council
From: Adam Fulton, Community Planning Manager *AF*
Date: August 7, 2017
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
Parcel 010-3180-00710

The City appears to have acquired parcel 010-3180-00710 for street purposes. However, the entirety of this parcel is not necessary for Myrtle Street and its associated right-of-way, and so a portion of it has been determined to be excess property. At this time, the City's Property and Facilities Management Division seeks to sell this excess property as an infill development parcel in connection with an adjacent development.

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 conveyance of this parcel is consistent with the adopted plans for the area, including the Official Comprehensive Land Use Map, and the recommendations of the Central Entrance Small Area Plan.

The property is owned by the City of Duluth and is guided for "Neighborhood Mixed Use" uses in the Comprehensive Plan Future Land Use Map. This suggests the parcel should be used for a mix of neighborhood commercial purposes, which is consistent with the surrounding development pattern. At present, this is an infill development site surrounded by such activities as a medical clinic, a hotel, an educational building, and many single family houses; it has available infrastructure on three sides of the site. The city conducted an internal review of this strip of property 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 the property will implement the following Comprehensive Plan Principles:

Principle #1 – Reuse previously development 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. This strengthens neighborhoods and is preferred to a dispersed development pattern with attendant alteration of natural landscapes and extensions of public services.

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 identify.

Reinvestment in the commercial corridor along Central Entrance promotes activity and access to services within the Duluth Heights neighborhood. Though the development will likely serve a regional customer base, the developer has proposed a site design to include walkable characteristics. After reviewing the proposal, the Planning Agency finds that the proposal implements the principles of the Comprehensive Plan, and is in conformance with it.