



Planning & Development Division
Planning & Economic Development Department

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Date: February 3, 2020
To: Planning Commission
From: Steven Robertson, Senior Planner
RE: Proposed Future Land Use Change, Highland Street Between 59th and 63rd Avenue West

The City's Imagine Duluth 2035 Comprehensive Land Use Plan, adopted in 2018, designated future land uses for all areas of the city, such as "open space", "traditional neighborhood", and "institutional". Future land use directs zoning, and is a tool used to anticipate and guide future development and investment. The City is now studying, in a little more detail, such factors as existing land uses, utilities and roadways, and natural resources to determine whether any detailed changes to this Future Land Use Map are warranted in this specific neighborhood.

Much of the area around Highland Street has a future land use designation of traditional neighborhood, meaning that the long term 20 year vision for this area is for it to remain generally residential in nature. There is a manufacturing area just north of Highland and 59th Street that is zoned industrial (I-G), and the cemetery to the west is zoned rural residential (RR-1).

A public informational meeting was held on January 7, 2020, from 5 to 6 pm with approximately 20 attendees. This was an open house where staff shared a brief presentation and asked for input from attendees. After a presentation with several alternative land use scenarios were presented (involving more residential or commercial densities), attendees were asked to submit feedback on potential land uses for the area. A summary of comments from these meetings is including in the Findings below.

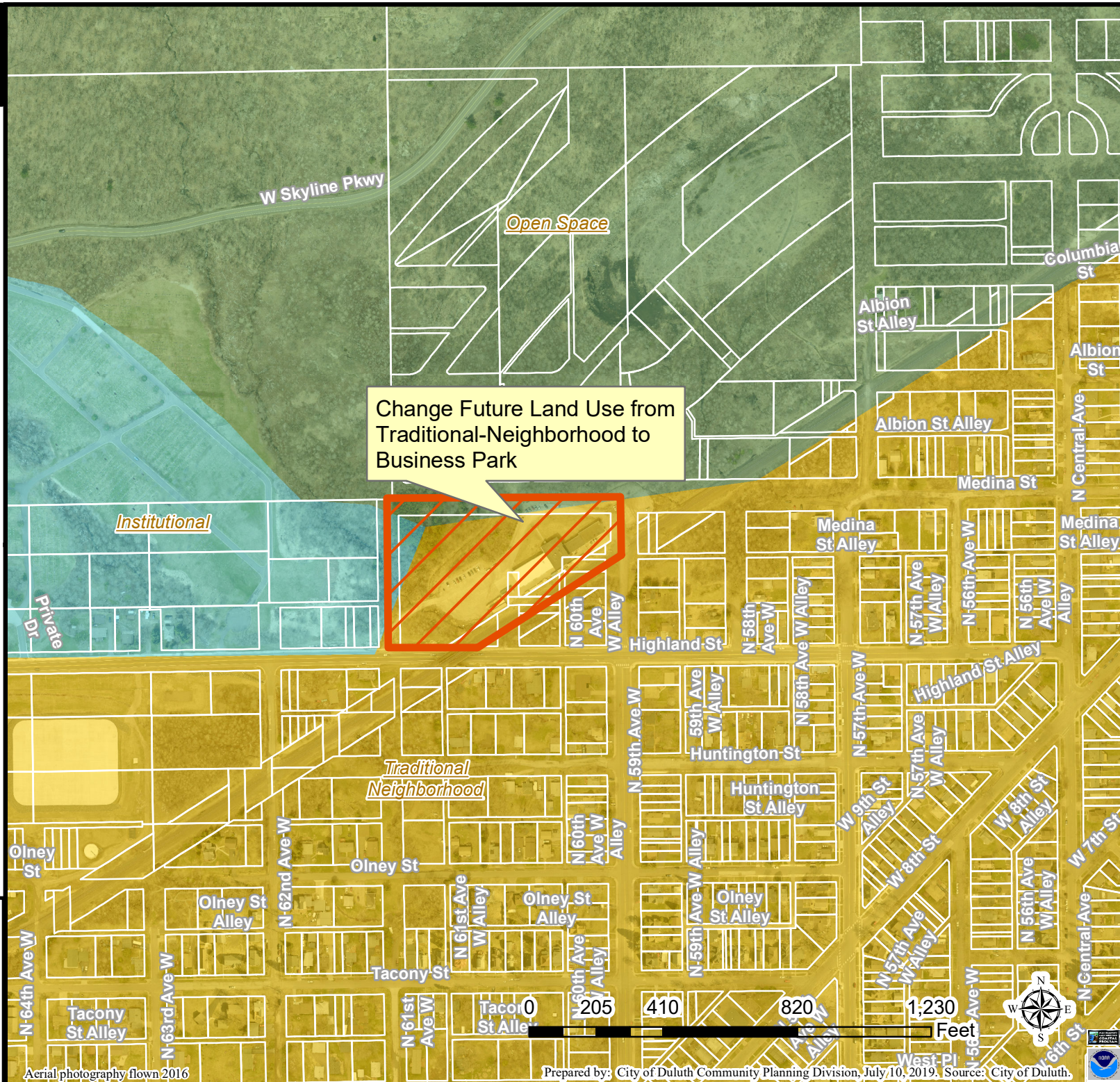
After considering characteristics of the area including available infrastructure, looking at existing land uses, and taking into account the comments received throughout the study, Staff are forwarding only one recommended change to the future land use map: amended approximately 6 acres (as shown in attached map) from traditional neighborhood to business park.

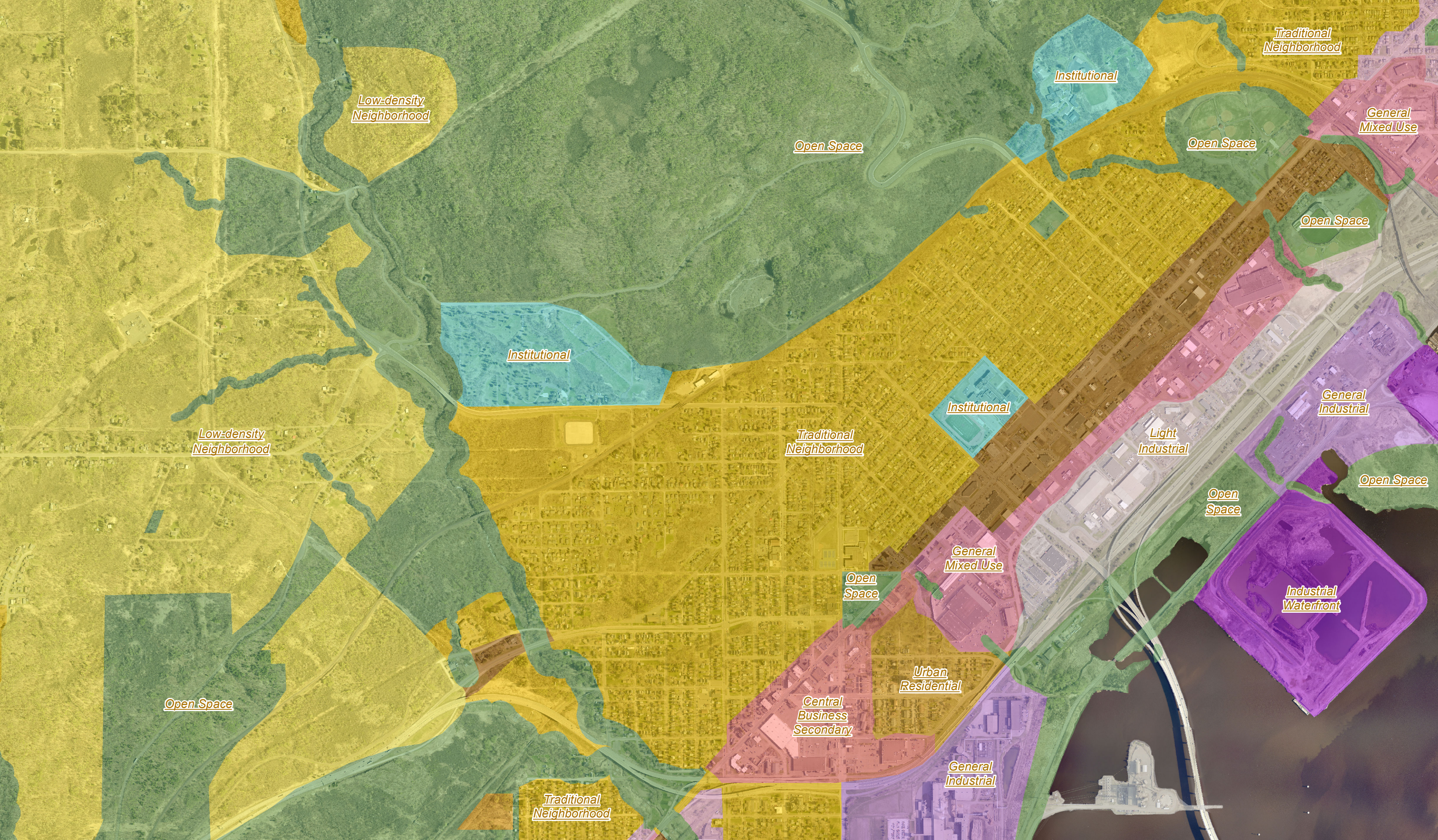


Legend

- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional

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*Low-density
Neighborhood*

Open Space

Institutional

Open Space

*Traditional
Neighborhood*

*General
Mixed Use*

Open Space

Institutional

*Low-density
Neighborhood*

*Traditional
Neighborhood*

Institutional

*Light
Industrial*

*General
Industrial*

Open Space

*Open
Space*

*General
Mixed Use*

*Industrial
Waterfront*

Open Space

*Open
Space*

*Urban
Residential*

*Central
Business
Secondary*

*General
Industrial*

*Traditional
Neighborhood*



W Skyline Pkwy

Quarry Park

Quarry Park

Albion St Alley

Columbia St

Columbia St Alley

Albion St

Albion St Alley

N 53rd Ave W
W 9th St Alley

Medina St

N Central Ave

Medina St Alley

N Central Ave Alley

Albion St Alley

Medina St

Medina St Alley

N 56th Ave W

N 56th Ave W Alley

Highland St

N 58th Ave W

N 60th Ave W Alley

59th Ave W Alley

Highland St Alley

Huntington St

Huntington St Alley

N 58th Ave W Alley

N 57th Ave W

N 57th Ave W Alley

Highland St Alley

W 9th St Alley

W 8th St

W 8th St Alley

N Central Ave Alley

W 7th St

N 46th Ave W

W 7th St Alley

W 6th St

N 47th Ave W

W 6th St Alley

N Central Ave Alley

W 5th St

N 48th Ave W

W 5th St Alley

N Central Ave Alley

Central Pl

W 4th St

W 4th St Alley

N 54th Ave W

West Pl

N 57th Ave W Alley

N 56th Ave W

N 56th Ave W Alley

W 6th St

N Central Ave

Paducah Pl

N 58th Ave W

N 55th Ave W Alley

Kinnear Pl

N 58th Ave W Alley

Tacony St Alley

N 61st Ave W

Nashua St

N 60th Ave W Alley

Tacony St

Olney St Alley

Olney St

N 64th Ave W

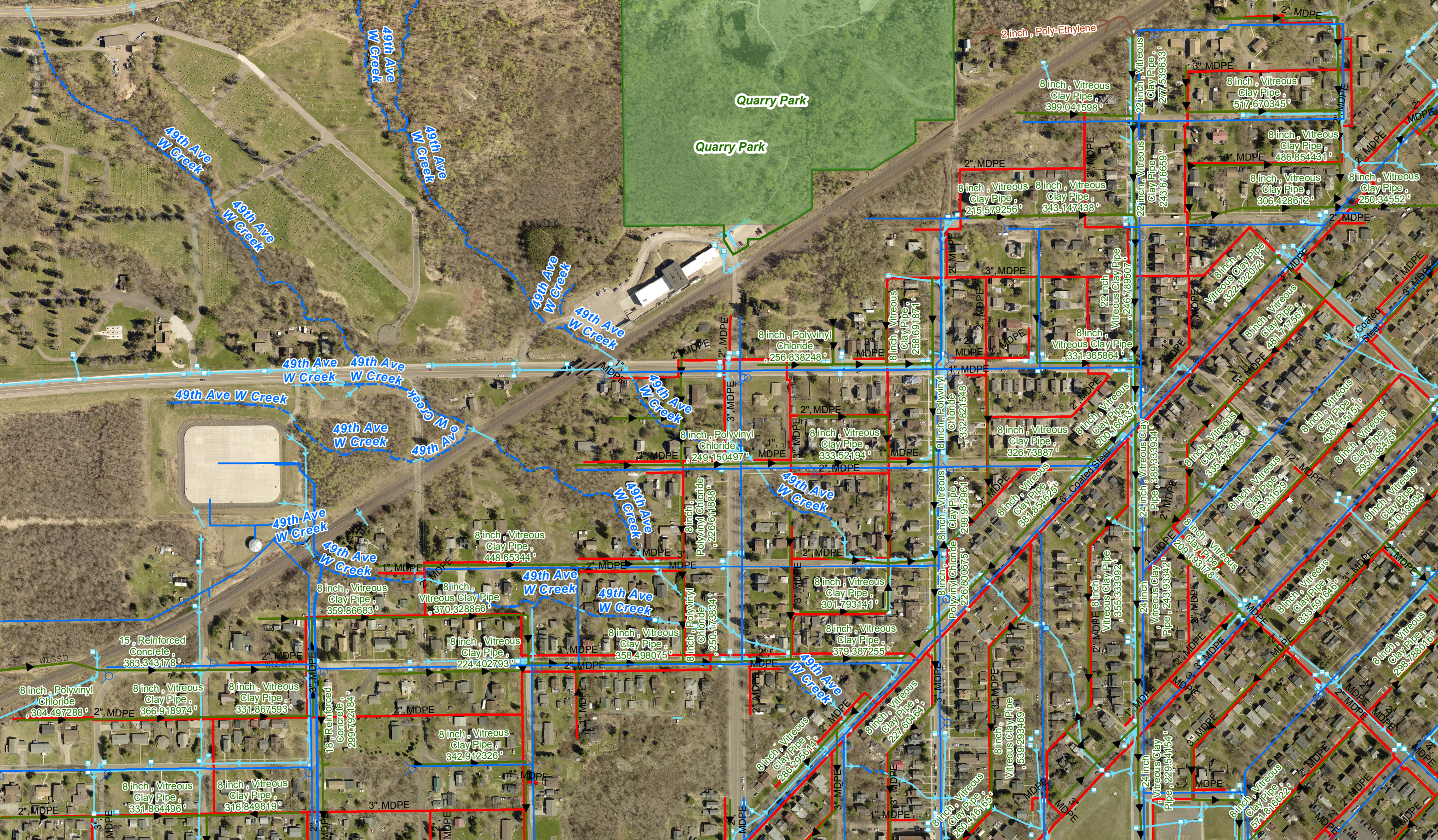
Nashua St

N 65th Ave W

Nashua St Alley

Tacony St Alley

Tacony St Alley



January 7, 2020, 5 p.m. Mtg.

What should it look like in zoning?

- How can you have high density uses with low water pressure; can't even get industrial
- So close to Denfeld/Spirit Valley, don't need business zoning
- Why rezone the Industrial triangle when it has a house in it – change the boundary
- Making plastic chairs in the mfg. building, looking into what it could be: \$2.5 m in it. Don't use water in their process, only for domestic use – restrooms, etc. (since 2005)
- Bike trail through Quarry Park, trying to find businesses tied to adventure tours to start and end tours there or bike assembly
- Climbing gear, coffee shop – retail
- Contaminated site – oil barrels, can't expand the building had to clean it up

What opportunities do you see?

- Vacant lots in there could add housing
- Also empty houses that could be occupied and blighted properties could be rehabbed
- Rebuild Duluth – 25 tax forfeit parcels from St. Louis County take them and build on them
- Increased flexibility in code to build on smaller lots
- 59th AE – always some drainage coming down on left side – could be a sewer leak
- Could rezone industrial to business park

Commercial Use

- Too close to Denfeld
- Desire for market rate homes on 1 level after they can't use the stairs anymore
- Area is almost entirely single-family
- Question the gf built into the hillside below skyline drive. If they can afford it, it's their right
- Area above Skyline is RR-1 – no utilities available
- Could someone build East of the reservoir? Yes, possible, but may be a floodplain. Duplex?
- What are you leaning toward – not much rationale to change much – change the industry to business park, otherwise the water pressure will limit increased density
- Any change in transportation for this area?

Comment Cards: Neighborhood Near Highland Street

How do you think this area should or could look in 20 years?	What opportunities do you see for this area?	What type of new commercial businesses (if any) would you like see in the area?	What types of new residential development (if any) would you like to see in the area?	Is there anything we should know about this area? Is there something the city or the county could do or support that would encourage success or prosperity for this neighborhood? Such as improve or extend water and sewer, improve or extend the sidewalks or streets, etc.?
	Existing manufacturing above Highland & 59 th to be able to develop and grow within their property. Like the business park area.			Water pressure, train horn very noisy! Improve streets as they said they were going to do some 25 years ago or more! 59 th was improved 30 years ago and other side streets have never been touched.
				Water pressure, train noise, will people want to buy new home or rent next to active train.
	GMU	Any	Single family	Extend water and increase pressure
New housing with modern "green" homes		"Green" businesses	Environmentally friendly	