



## Legislation Details (With Text)

**File #:** 21-0869R      **Name:**  
**Type:** Resolution      **Status:** Passed  
**File created:** 11/2/2021      **In control:** Planning and Economic Development  
**On agenda:** 11/8/2021      **Final action:** 11/8/2021  
**Title:** RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DULUTH AND DIRT INC. FOR THE DEVELOPMENT OF PROPERTY ON THE WEST SIDE OF DECKER ROAD BETWEEN ANDERSON ROAD AND MALL DRIVE.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A\_Development Agreement, 2. Exhibit B Location Map

Date	Ver.	Action By	Action	Result
11/8/2021	1	City Council	adopted	

RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DULUTH AND DIRT INC. FOR THE DEVELOPMENT OF PROPERTY ON THE WEST SIDE OF DECKER ROAD BETWEEN ANDERSON ROAD AND MALL DRIVE.

**CITY PROPOSAL:**

RESOLVED, that the City Council does hereby approve a development agreement with Dirt Inc. ("Developer"), substantially and in the form of that attached hereto as Exhibit A, for the development of approximately fourteen (14) residential homes on property located on the west side of Decker Road between Anderson Road and Mall Drive.

**STATEMENT OF PURPOSE:** The purpose of this resolution is to obtain the City Council's approval of the development agreement between the City of Duluth and Dirt Inc., for the development of fourteen (14) residential homes on a 4.42-acre parcel of land located on the west side of Decker Road between Anderson Road and Mall Drive. The proposed development has not requested public assistance and is not providing any form of business subsidy to the Developer.

The property in question, as shown on the attached map in the form of Exhibit B, has been acquired by Dirt Inc. for the purpose of residential development. The Developer received City Planning Commission approval for a Special Use Permit for a Cottage Home Park designation on June 8, 2021 via PL21-063. The Developer has agreed to dedicate to the public an easement of 60 feet in width along the southern portion property line as part of the development. The development agreement details this easement as well as the conditions of the SUP for this development.