



## Legislation Text

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**File #:** 20-0158R, **Version:** 1

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RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN - FUTURE LAND USE MAP FOR PROPERTY NORTH OF HIGHLAND STREET AND SOUTH OF MEDINA STREET, AND BETWEEN NORTH 59<sup>TH</sup> AVENUE WEST AND NORTH 61<sup>ST</sup> AVENUE WEST.

### CITY PROPOSAL:

BE IT RESOLVED, that the city council makes the following findings:

(a) The city council adopted the Imagine Duluth 2035 Comprehensive Land Use Plan on June 25, 2018, via Resolution 18-0240R, which outlined the desired arrangement of land uses for the next 20 years; and

(b) The city planning division, which is implementing the Comprehensive Land Use Plan by implementing zoning regulations, has studied how, in some situations, amending the Comprehensive Land Use Plan to enable the eventual rezoning of an area will encourage new and appropriate development, encourage the reuse of previously developed lands and the adaptive reuse of existing infrastructure; and

(c) Based on a review of this area completed by the city planning division, staff recommended to the city planning commission that the Future Land Use map be amended, as described below and shown in the map (Attachment 1):

Area between the centerline of Highland Street and the centerline of Medina Street, and the centerline of West of 59<sup>th</sup> Avenue West and the centerline of East of North 61<sup>st</sup> Avenue West, excluding areas to the south and east of the Canadian National railroad, from Traditional Neighborhood to Business Park

(d) The city planning commission has reviewed this future land use amendment, conducted a public hearing on February 11, 2020, at their regular planning commission meeting, and recommends city council adoption of the proposed future land use map amendment; and

(e) The city council action shall be by resolution, with the affirmative votes of at least two-thirds of those members constituting a quorum required to take action.

IT IS FURTHER RESOLVED, that the adopted Comprehensive Land Use Plan - Future Land Use Map, is amended as described above and in the attached map (Attachment 1).

**STATEMENT OF PURPOSE:** A Land Use Study was initiated by city staff that examined existing land uses, transportation, natural resources, and public utilities in the study area. A public open house was held on January 7, 2020. Staff presented information about the area and invited the participants to envision the future land uses and likely development scenarios in the general area.

The Comprehensive Land Use Plan had envisioned much of the area as Traditional Neighborhood, which is appropriate for one and two family dwellings, as well as parks, playgrounds, churches, and schools. The property at 1325 North 59<sup>th</sup> Avenue West is zoned I-G, Industrial General. The Future Land Use Map's designation of Traditional Neighborhood is not in accord with the I-G zoning designation, and either the future

land use designation should change or the zone district should change. Allowing light manufacturing, assembly, and some commercial and other light industrial uses supports the historic use of this property, and allows for reasonable future use and development of this site.

If this future land use designation change is approved by the city council, the planning and development staff will submit a companion rezoning ordinance to rezone this specific area from I-G (Industrial-General) to MU-B (Mixed Use Business Park). A future MU-B zone designation would allow many of the same land uses as I-G, excluding new heavy manufacturing uses which have the potential to have negative impacts on surrounding residential or recreational properties (noise, smoke, odor, etc.).

On February 11, 2020, the Duluth city planning commission held a public hearing on the proposal and voted 7 yeas, 0 nays, and 0 abstentions, with 1 member absent, to recommend the city council approve the vacation.

Date of application: Not Applicable

Action deadline: Not Applicable

Petitioner:

City of Duluth  
Planning and Economic Development  
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PL 19-114