



Legislation Text

File #: 19-0253R, **Version:** 1

RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN - FUTURE LAND USE MAP FOR THE UPPER CENTRAL-EAST HILLSIDE LAND USE STUDY AREA, FROM EAST NINTH STREET TO EAST SKYLINE PARKWAY ALONG NORTH SIXTH AVENUE EAST.

CITY PROPOSAL:

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 for the study, as described below and shown in the map (Attachment 1):

1. In the western portion of the study area above East Eleventh Street and below East Skyline Parkway, north of North Fourth Avenue East and south of East Skyline Parkway Alley, from Traditional Neighborhood to Open Space, as shown in Area A.
2. Areas along North Sixth Avenue East west of East Ninth Street Alley, and east of East of the unimproved portion of Eleventh Street from Traditional Neighborhood and Urban Residential to Neighborhood Mixed Use, as shown in Area B.

(d) The city planning commission has reviewed this future land use amendment, conducted a public hearing on April 9, 2019, 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: The Upper Central-East Hillside Land Use Study was initiated in late December of 2018, and examined existing land uses, transportation, natural resources, and utilities in the study area. A public meeting was held to share information and collect input. A public open house on March 4, 2019, presented information about the area and invited the participants to envision the future land uses.

The Land Use Study builds on the previous planning efforts and will primarily be focused on future land use

changes. The adoption of the Imagine Duluth 2035 Comprehensive Land Use Plan included some amendments to the Future Land Use Map in this area. Specifically Sixth Avenue East below East Ninth Street has historically had a mixed-neighborhood character. There are several vacant and unused properties along this corridor. The land use along this portion of Sixth Avenue East below East Ninth Street was changed from Traditional Neighborhood to Neighborhood Mixed Use to better allow for redevelopment of this corridor. The Comprehensive Land Use Plan had envisioned much of the area as Traditional Neighborhood, Urban Residential, and pockets of Open Space along Brewery Creek. These land use designations, however, do not necessarily reflect the character of existing development on the corridor. The existing land uses are a mixture of residential, some commercial including a gas station, taxi business, hotel and undeveloped properties in the western portion of the study area. The UDAC building is a legal nonconforming structure, which was used as a child care/office/personal service facility and is currently vacant. The current zoning for the UDAC site is residential and would not allow for commercial use. The Future Land Use Map changes support the need for neighborhood commercial businesses that provide goods and services for residents of the immediate area and will protect natural resources while still allowing reasonable development on privately owned property.

On April 9, 2019, the Duluth city planning commission held a public hearing on the proposal and voted 7 yeas, 0 nays, and 0 abstentions, with 2 members absent, to recommend the city council approve the amendment to the Comprehensive Land Use Plan - Future Land Use Map.

Date of application: Not Applicable

Action deadline: Not Applicable

Petitioner:

City of Duluth

Planning and Economic Development

Room 110, City Hall

Duluth, MN 55802

PL 19-013