



## Legislation Text

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**File #:** 17-0245R, **Version:** 1

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RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN - FUTURE LAND USE MAP FOR THE BOUNDARY AVENUE LAND USE STUDY AREA, FROM PARK PLACE TO KINGSBURY CREEK, AND EAST ALONG BOUNDARY AVENUE.

### CITY PROPOSAL:

RESOLVED, that the city council makes the following findings:

- (a) The city council adopted the Duluth Comprehensive Land Use Plan on June 26, 2006, via Resolution 06-0491, 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 area south Park Place, north of the Minnesota Power Easement and parallel to Boundary Avenue, from Low Density Neighborhood to Neighborhood Mixed Use, as shown in Area A.
  - 2. Areas north of US Highway 2, south of Elder Drive, and east of the storage facility in the western portion of the study area, from Neighborhood Commercial to Traditional Neighborhood, as shown in Area B.
- (d) The city planning commission has reviewed this future land use amendment, conducted a public hearing on March 14, 2017, 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 Boundary Avenue Land Use Study was initiated in late 2016, 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 December 29, 2016,

presented information about the area and invited the participants to envision the future land uses.

The Comprehensive Plan includes 12 Governing Principles that should be applied to land use decisions. Governing principle #1 is to reuse previously developed lands, including those adjacent to existing infrastructure. This principle applies to the future land uses that are proposed directly adjacent to Boundary Avenue. Part of the study was to examine an area that has very high residential density that has very little commercial service. This area is underserved by commercial uses for residents, but there is also a chance to drive traffic from US Highway 2 and Interstate 35. The Future Land Use Map changes allow for UDC zoning changes to allow commercial development that creates a node of commercial activity that also aligns with the commercial zoning and development in the City of Proctor on the west side of Boundary Avenue. This area was also looked at to clean up future uses with the current UDC zoning, as shown in the re-drawn residential uses around the storage facility.

On March 14, 2017, the Duluth city planning commission held a public hearing on the proposal and voted 6 yeas, 0 nays, and 0 abstentions, with 2 members absent, to recommend the city council approve the vacation.

Date of application: Not Applicable

Action deadline: Not Applicable

Petitioner:

City of Duluth

Planning Division

Room 208, City Hall

Duluth, MN 55802

PL 17-018