PLANNING COMMISSION CITY OF DULUTH, MINNESOTA

RESOLUTION NO. 26-___

RESOLUTION OF THE CITY OF DULUTH PLANNING COMMISSION FINDING THAT MODIFICATION TO THE DEVELOPMENT PROGRAM FOR PROJECT AREA NO. 1 AND A TAX INCREMENT FINANCING PLAN FOR THE ORCHARDS OF MORGAN PARK TAX INCREMENT FINANCING DISTRICT CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY.

WHEREAS, the Duluth Housing and Redevelopment Authority (the "HRA") and the City of Duluth (the "City") have proposed to adopt a Modification to the Development Program for Project Area No. 1 (the "Development Program Modification") and a Tax Increment Financing Plan for the Orchards of Morgan Park Tax Increment Financing District (the Development Program Modification and the TIP Plan are referred to collectively herein as the "Program and Plan") and have submitted the Program and the Plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd.3, and

WHEREAS, the Commission has reviewed the Program and the Plan to determine their conformity with Imagine Duluth 2035, which is the general plan for the development and redevelopment of the City, and finds the Program and the Plan particularly aligned with Imagine Duluth 2035 Governing Principles #5 (Promote Reinvestment in Neighborhoods) and #8 (Encourage Mix of Activities, Uses, and Densities), and

WHEREAS, the future land use designation of the development site is Traditional Neighborhood (TN), which is appropriate for the proposed development, and

WHEREAS, the development site is currently zoned R-1 and MU-N, both of which are appropriate for the proposed development.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and the Plan conforms to the general plans for the development and redevelopment of the City as a whole.

Dated: _____, 2026 _____

Chair

ATTEST:

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Secretary