

LAND USE MAP UPDATES

UPDATING THE FUTURE LAND USE MAP AND OWNERSHIP

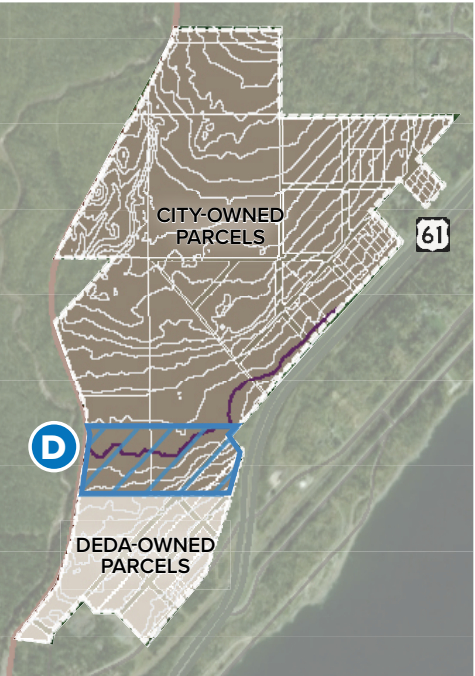
The LPGC study recommends extending the current Neighborhood Mixed-use land use designation north, to add an additional 13 acres of area to be available for build out as the new neighborhood.

This northern boundary of the neighborhood was identified by identifying the upper limits of existing city water pressure necessary to serve development, which is located at approximately 760’ elevation. The future land use map boundary line is proposed intentionally up to the next 10’ contour in order to sufficiently include land within that water pressure service area.

PROPOSED CHANGES TO CURRENT LAND USE GUIDANCE



PROPOSED CHANGES TO CURRENT PROPERTY OWNERSHIP



FUTURE LAND USE GUIDANCE AND OWNERSHIP

The LPGC Vision Plan recommends re-guiding the site to expand the Neighborhood Mixed-use designation area, and preserve the predominant Open Space nature of the site.



OPEN SPACE

High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls. Examples include: city parks and recreation areas, camping, primary viewsheds, shorelands of the lake and streams, wetlands and floodplains, and high-value habitat

DENSITY / INTENSITY / DESIGN

- Low intensity uses such as trails and recreation
- Viewshed protection and access
- Water access, with some parking and support facilities

Total lands to be guided as Open Space	207 acres
Land already guided for Open Space	200 acres
Land to be re-guided from Rural Residential to Open Space	7 acres

NEIGHBORHOOD MIXED-USE

A transitional use between more intensive commercial uses and purely residential neighborhoods. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

DENSITY / INTENSITY / DESIGN

- Site design should maintain a largely residential building character
- Commercial-only uses should be adjacent to non-residential or other mixed-use areas

Total lands to be guided Neighborhood Mix-Use	63 acres
Land already guided for Neighborhood Mixed-Use	48 acres
Land to be re-guided from Open Space to Neighborhood Mixed-Use	13 acres
Land to be re-guided from Low-Density Residential to Neighborhood Mixed-Use	2 acres

LAND USE RE-GUIDANCE AND OWNERSHIP TRANSFERS

- A** 13 acres along the 760’ elevation are re-guided from Open Space to Neighborhood Mixed-Use

B 2 acres of Low-Density Residential re-guided to Neighborhood Mixed-Use

C 7 acres of Rural-Residential re-guided to Open Space
- D** The City will transfer 22 acres of City-owned land (from the former golf course) to the ownership of the Duluth Economic Development Authority (DEDA).

E The City will then own 207 acres of Open Space land

F DEDA will then own all 63 acres of Neighborhood Mixed-Use land