

Council Agenda Item 26-0760R



MEETING DATE: August 24, 2026

SUBJECT/TITLE: A RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF DULUTH TO RECLASSIFY AREAS OF BECKS ROAD LAND USE STUDY AREA.

SUBMITTED BY: Ben Van Tassel, Director, Planning and Economic Development

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: 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 throughout the city for the next 20 years.

BACKGROUND: Planning staff undertook a land use study for the Becks Road corridor. This resolution accepts the findings and conclusions of the land use study (Attachment 1), amends the City's comprehensive plan to incorporate the results of the land use study, and amends the future land use map of the comprehensive plan (Attachment 2).

At a special meeting on August 13, 2026, the planning commission held a public hearing on the proposed Becks Road Land Use Study, a small area plan, and future land use map amendment, reviewed associated staff conclusions (Attachment 3) and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council the Becks Road Land Use Study, a small area plan, and future land use map amendment, with the motion passing on a vote of 5 yeas, 0 nays and 0 abstentions.

BUDGET/FISCAL IMPACT: Development areas have the potential to positively increase the tax base. Negative fiscal impacts are mitigated by limiting development to the area able to be served by existing utility capacity.

OPTIONS: Approve or deny the resolution.

NECESSARY ACTION: N/A

ATTACHMENTS:

- Attachment 1- Becks Road Land Use Study document
- Attachment 2- Recommended future land use map amendments (map)
- Attachment 3- Staff memos to the Planning Commission