



Staff Report for PLUMA-2604-0001

Application Information:

Application Type: UDC Map Amendment- Form District Consolidation

Location of Subject: Numerous, see attached map

Legal Description: N/A

Applicant: City of Duluth

Applicant Contact: Jenn Moses

Agent: N/A

Agent Contact: N/A

Staff Contact: Jason Mozol, jmozol@duluthmn.gov

Deadline for Action:

Application Date: N/A

Date Extension Letter Mailed: N/A

60 Days: N/A

120 Days: N/A

Site Visit Date: N/A

Sign Notice Date: N/A

Neighbor Letter Date: Not required, see discussion item #9

Number of Letters Sent: N/A

Proposal:

The City proposes to rezone the existing nine Form Districts into four.

Recommended Action:

Staff recommends that the Planning Commission recommend approval of the rezoning amendment to City Council via ordinance.

Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Form District	Various	Various

Summary of Code Requirements:

UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principles #5 Promote reinvestment in neighborhoods and #6 Reinforce the place-specific.

The existing Form Districts are in defined areas of the City that have historically acted as business districts and hubs of activity. The consolidation of Form Districts includes similar but streamlined design standards that encourage re-

development. The existing Form districts are in places with established urban form. The consolidated districts maintain form-based regulations that reinforce the existing urban form and require future development to continue that character.

Future Land Use: Numerous

History: Form based zoning focuses on urban design to create predictable results in the built environment. Modern form-based zoning has roots in planned communities in the 1970's and 80's with various iterations implemented nationally.

The 2006 Comprehensive Land Use Plan called for form-based guidelines in the Central Business Primary and Central Business Secondary areas, as well as in some Urban Residential and Traditional Neighborhood areas. Form Districts were implemented as a new zoning designation when the UDC was developed in 2010.

Review and Discussion Items:

Staff finds:

1. The areas are currently zoned Form District 1, Form District 2, Form District 3, Form District 4, Form District 5, Form District 6, Form District 7, Form District 8, and Form District 9.
2. Under the UDC Text Amendments recommended by Planning Commission on May 12, 2026 (PLUTA-2510-0003), some elements of the form districts, such as cap types and base types, were eliminated to simplify regulations while keeping the most important features of form districts. Since the eliminated design elements were the differentiating factors between many of the nine form districts, removing these elements result in reducing the form districts from nine to four.
3. Since the numbering system for form districts will change, a UDC Map Amendment (rezoning) is required to convert all existing form districts to new names.
4. The City proposes to rezone:
 - a. Form Districts 1 and 2 (low-rise) will be rezoned to Form District 1.
 - b. Form Districts 3 through 6 (mid-rise) will be rezoned to Form District 2.
 - c. Form Districts 7 and 8 (downtown) will be rezoned to Form District 3.
 - d. Form District 9 (Canal Park) will be rezoned to Form District 4.
5. This proposal is consistent with the comprehensive plan and implements several governing principles including promoting reinvestment in neighborhoods and reinforcing the place-specific, (see the above discussion regarding "Governing Principles").
6. Both the 2006 and 2016 Comprehensive Plans recommend the development of form-based codes to promote a cohesive urban design, particularly along primary corridors and in dense, existing commercial areas.
7. Form based districts are good zoning practice that create a sense of place, promote walkability, and encourage a mix of uses. All of these characteristics will continue under the new naming convention.
8. Adverse material impacts are not anticipated. This rezoning streamlines the existing form-based districts but preserves their function and intent.
9. The planning commission, having considered the number of descriptions of the real estate affected by the proposed rezoning, find that obtaining written consent of two-thirds of owners is impractical. The number of acres to be rezoned exceeds 40 acres and complies with mailed notice exemption established in Sec 50-37.1.H.1(b) and public notice requirements in Minn. Stat. 462.356, subd. 5.
10. No public, City or agency comments have been received.

Staff Recommendation:

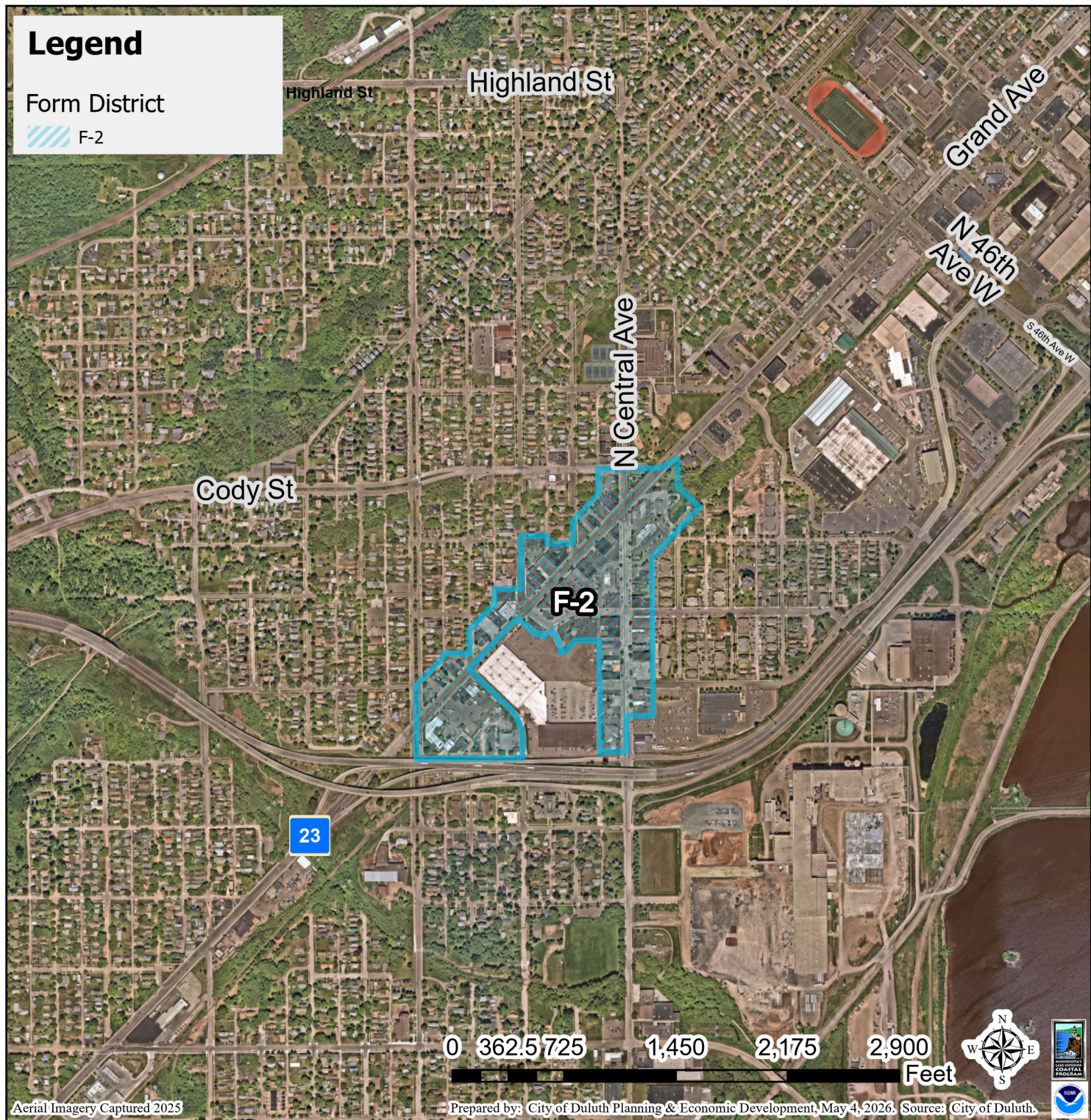
Based on the above findings, Staff recommends that the Planning Commission recommend approval of the rezoning amendment to City Council with the following condition.

1. An ordinance enacting UDC text amendments reviewed by Planning Commission under PLUTA-2510-0003 must be approved by City Council and effective prior to this rezoning taking effect.

Based on the above findings, Staff recommends that the Planning Commission recommend approval of the rezoning amendment to City Council for the following reasons.

1. This proposal is consistent with the Comprehensive Land Use Plan.
2. This proposal is reasonably related to existing land uses.
3. The proposal is good zoning practice.
4. Material adverse impacts on nearby properties are not anticipated.

Map for Proposed Form Districts:



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

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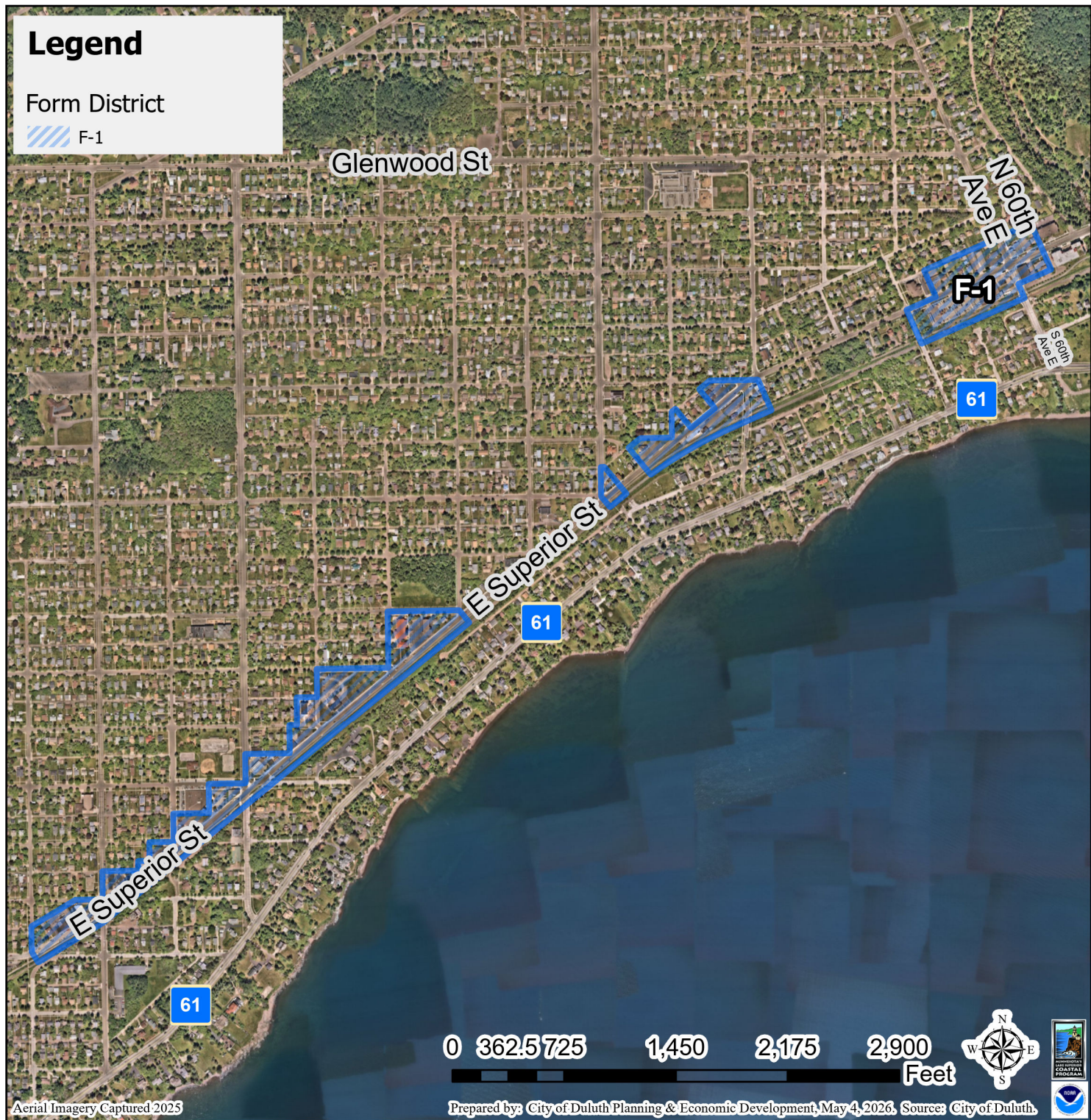
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