



Council Agenda Item 26-0415R

MEETING DATE: May 11, 2026

SUBJECT/TITLE: RESOLUTION RESCINDING RESOLUTION 25-0063R AND AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DULUTH AND AMITY BLUFFS, LLC ET AL., FOR THE DEVELOPMENT OF THE PLAT TITLED "AMITY BLUFFS" LOCATED EAST OF WOODLAND AVENUE AND NORTH OF VASSAR STREET.

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

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:

The Developer's proposal is to plat and develop 15 lots and 2 outlots of unplatted land for residential development consistent with the R-1 Residential-Traditional zoning of the property. The development agreement addresses conditions including infrastructure installation, public rights-of-way, tree restrictive covenant, and wetland protections. The Developer has not received public assistance or any form of business subsidy.

On December 12, 2023, the Duluth city planning commission held a public hearing on the proposal as described in Attachment 2 and voted 6 yeas, 1 nays, 0 abstentions, to approve the plat.

On January 27, 2025, city council approved Resolution 25-0063R authorizing a development agreement with the parties pertaining to the property legally described in Document A A.

The original development agreement was never finalized. The Developer has since conveyed lots within the plat to new owners. In order to finalize the development agreement, the new owners must also be made party to the development agreement. The only changes to the development agreement are to reflect the conveyances by adding all owners of the lots within the Amity Bluffs plat.

BUDGET/FISCAL IMPACT: No fiscal impacts to City budgets are anticipated.

OPTIONS: Approve or deny the resolution.

NECESSARY ACTION: N/A

ATTACHMENTS:

- Document 1- Development Agreement
- Document 2- Staff Report and Attachments