

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

09-0581R

RESOLUTION ADOPTING THE CENTRAL ENTRANCE-MILLER HILL  
SMALL AREA PLAN AND AMENDING THE COMPREHENSIVE LAND USE  
PLAN - FUTURE LAND USE MAP IN SIX LOCATIONS.

CITY PROPOSAL:

RESOLVED, that the city council finds the following:

(a) The city council adopted the Duluth comprehensive land use plan on June 26, 2006, via Resolution 06-0491, which outlined the desired arrangement of land uses for the next 20 years and identified sub-areas of the city to be studied in more detail; and

(b) The city planning division has prepared and recommends approval of the Central Entrance-Miller Hill small area plan, a land use plan for one of the sub-areas identified in the comprehensive land use plan; and

(c) The city planning division, in the Central Entrance-Miller Hill small area plan, proposes six amendments to the comprehensive land use plan - future land use map; and

(d) The city planning commission has reviewed the small area plan and the proposed six future land use map amendments, conducted a public hearing on August 11, 2009, at their regular planning commission meeting and recommends adoption of the small area plan and the proposed future land use map amendments.

BE IT FURTHER RESOLVED, that the Duluth comprehensive land use plan is hereby amended by adding to it the Central Entrance-Miller Hill small area plan as identified in Public Document No. \_\_\_\_\_.

BE IT FURTHER RESOLVED, that the adopted comprehensive land use plan - future land use map, is amended as identified in Public Document No. \_\_\_\_\_ and shown as map amendments #2, #3, #4, #5, #6 and #7.

Approved as to form:

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Attorney

PLNG/PC      KD:cm      9/4/2009

STATEMENT OF PURPOSE: This resolution adopts the Central Entrance-Miller Hill small area plan as the land use policy for the area of the city outlined by the study boundaries.

This resolution also amends the comprehensive land use plan - future land use map in six areas shown on the attached maps. The amendments are recommendations in the small area plan and are a result of more detailed study of the land uses in the area.

The study process (see plan Appendix B) involved a committee of 14 persons representing all aspects of the study area. Two public meetings/open houses were held during the planning process involving more than 60 individuals. A web page was created for the plan and the study was covered several times by the print and television media.

A consultant was hired to prepare a market analysis for the study (see plan Appendix C) which provided guidance to staff as plan recommendations were developed.

At their regular meeting on August 11, 2009 the city planning commission held a public hearing and voted 10-1 to recommend the adoption of the plan by the city council.

This is the first of many "small area plans" to be prepared by the city's planning division. A small area plan is developed for a clearly defined area and gives more detailed recommendations than would be provided in a comprehensive plan. A small area plan does not replace the comprehensive plan but rather serves to augment it. The small area plan builds on the goals, policies and implementation strategies in the comprehensive plan to provide a finer level of detail.