

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-0123R

RESOLUTION ADOPTING THE BAYFRONT DISTRICT SMALL AREA  
PLAN AND AMENDING THE COMPREHENSIVE LAND USE PLAN -  
FUTURE LAND USE MAP.

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 Bayfront district 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 Bayfront District small area plan, proposes to amend the comprehensive land use plan - future land use map; and

(d) The city planning commission has reviewed the Bayfront District small area plan and the proposed future land use map amendment, conducted a public hearing on February 16, 2010 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 Bayfront District 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 Amendment #1 Bayfront District small area plan, future land use and attached to this resolution.

Approved as to form:

---

Attorney

PLANNING/PC JJ:jab 2/26/2010

STATEMENT OF PURPOSE: This resolution adopts the Bayfront District 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 the area shown on the attached map. The amendment recommended in the small area plan and is the result of more detailed study of the land uses in the area.

The study process (see plan Appendix A) involved a committee of nine individuals who represented the major stakeholders in the study area. There were two public meetings/open houses held during the planning process that involved more than 130 individuals. A web page was created for the plan and the study was covered several times by the local media.

At their regular meeting on February 16, 2010 the city planning commission held a public hearing and voted 8-0 to recommend the adoption of the plan by the city council.

This is the second of an anticipated number of similar "small area plans" that will be prepared by the city's planning division during the next several years. 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.