

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-0278R

RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN -
FUTURE LAND USE MAP FOR THE WOODLAND MIDDLE SCHOOL SITE
AND ALONG EAST FOURTH STREET FROM 14TH AVENUE EAST TO
19TH AVENUE EAST.

CITY PROPOSAL:

RESOLVED, that the city council makes the following findings:

(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

(b) The city planning division, which is implementing the comprehensive land use plan by developing new zoning regulations, looked at how zoning could encourage the development of new student housing inappropriate locations near existing commercial centers, within walking distance of university campuses and along major transit lines; and

(c) University students have expressed a desire to live in a type of student housing development which is currently unavailable in this market and that includes a mix of apartment-style housing with places to shop and dine; and

(d) The potential benefits of mixed-use development is that it can meet the market demand while alleviating pressures to convert single-family homes into multi-tenant housing in the traditional neighborhoods around the university campuses; and

(e) Local residents have expressed a strong desire to maintain the character of the traditional neighborhoods around the university campuses; and

(f) Independent School District 709 is proposing to close Woodland Middle School in either 2010 or 2013 as part of its long range facilities plan; and

(g) The city planning division held a public meeting on April 1, 2010, on the proposed amendments to the comprehensive land use plan - future land use map in which over sixty people attended; and

(h) Based on public comments received, the city planning division recommended to the city planning commission that the future land use map be

amended for the Woodland Middle School site from institutional to neighborhood mixed use and preservation, and East Fourth Street be amended from 14th Avenue East to 19th Avenue East from traditional neighborhood and urban residential to neighborhood mixed use; and

(i) The city planning commission has reviewed the future land use amendment, conducted a public hearing on May 11, 2010, at their regular planning commission meeting, and recommends adoption of the proposed future land use map amendments.

BE IT FURTHER RESOLVED, that the adopted Comprehensive land use plan - future land use map, is amended as identified in Public Document No. _____.

Approved as to form:

Attorney

PC/PLNG CP:eu 5/14/2010

STATEMENT OF PURPOSE: This resolution amends the comprehensive land use plan - future land use map for the woodland middle school site from institutional to neighborhood mixed use and preservation and preservation and along East Fourth Street from 14th Avenue East to 19th Avenue East from traditional neighborhood and urban residential to neighborhood mixed use as shown on the maps.

Over 60 people attended a public meeting on the matter on April 1, 2010. At their regular public meeting on May 11, 2010, the city planning commission held a public hearing and voted 6-4 to recommend adoption of the map amendment.