

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-0208R

RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN -  
FUTURE LAND USE MAP FOR THE MORGAN PARK SCHOOL SITE.

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 and redevelopment of the community; and

(c) Local residents have expressed a strong desire to maintain the viability and character of their neighborhood; and

(d) Independent School District 709 is proposing to close Morgan Park School as part of its long range facilities plan; and

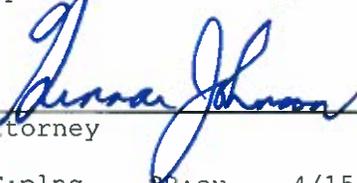
(e) The community development division held a public meeting on June 29, 2010 on the proposed amendments to the comprehensive land use plan - future land use map in which over 25 people attended; and

(f) 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 Morgan Park School site from Institutional to General Mixed Use; and

(g) The city planning commission has reviewed the future land use amendment, conducted a public hearing on April 12, 2011, 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. \_\_\_\_\_.

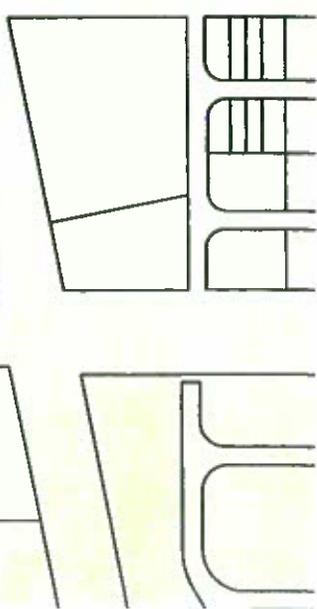
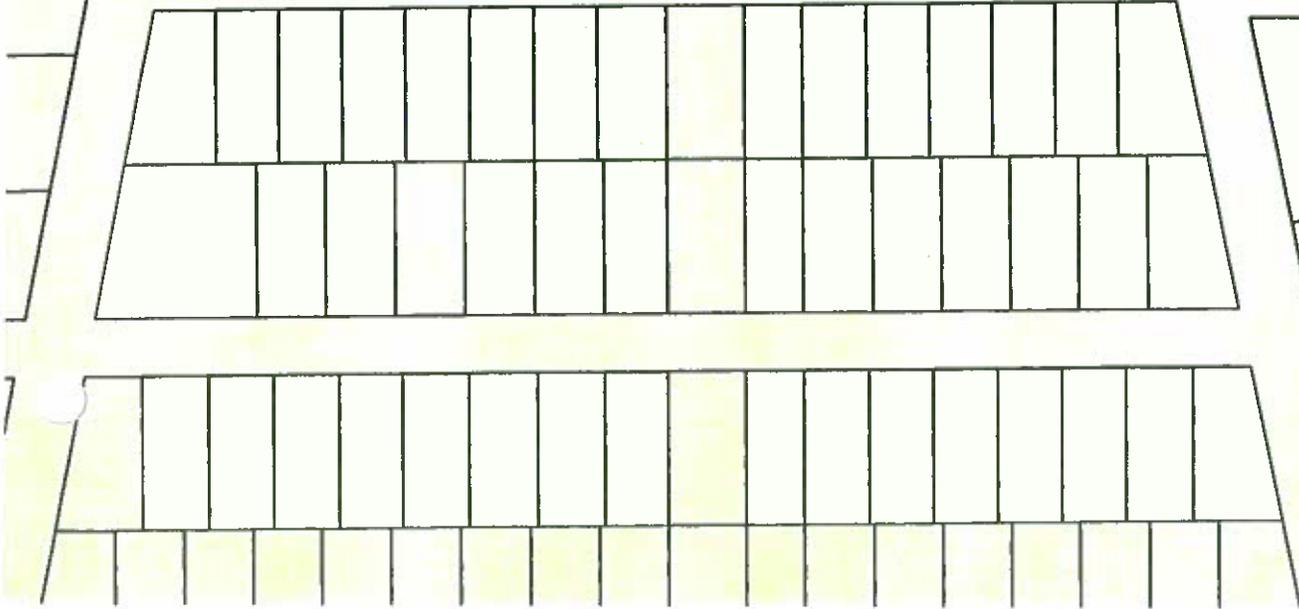
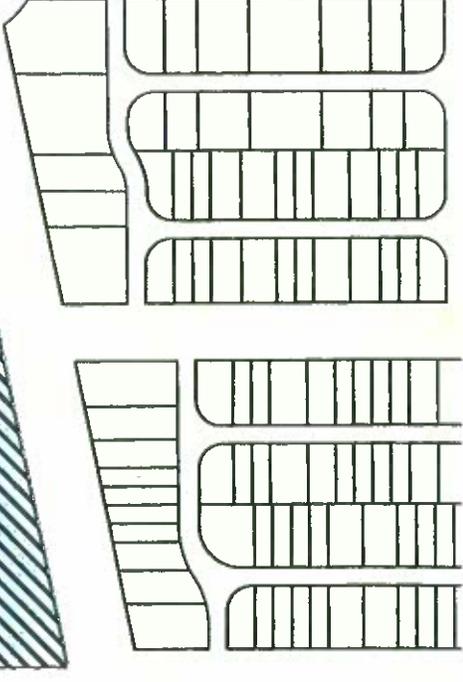
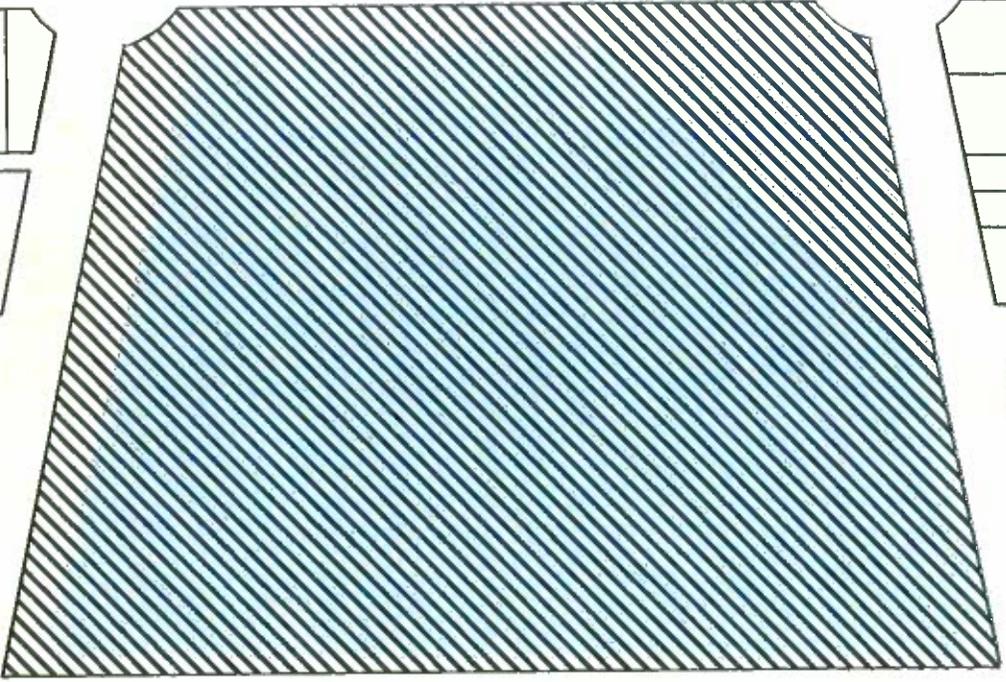
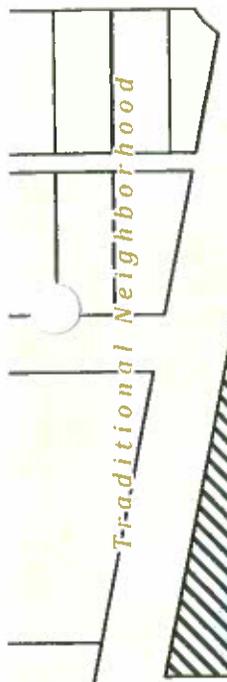
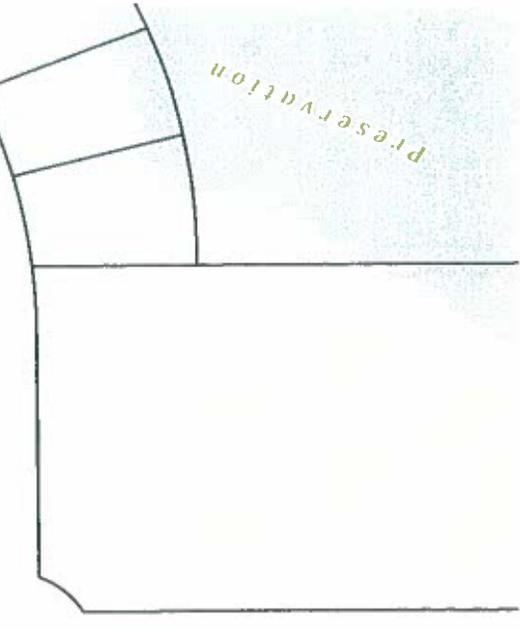
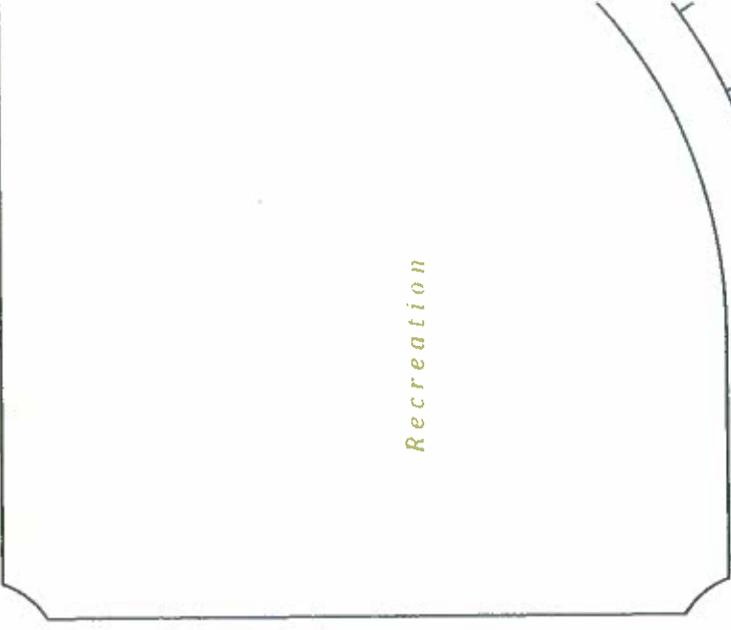
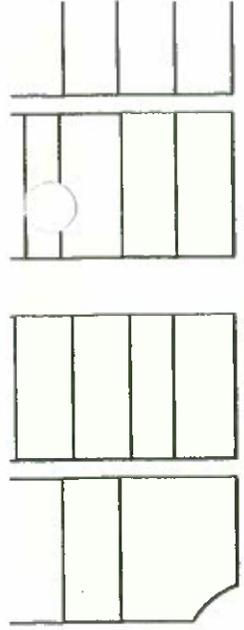
Approved as to form:

  
\_\_\_\_\_  
Attorney

PC:plng SR:eu 4/15/2011

STATEMENT OF PURPOSE: This resolution amends the Comprehensive Land Use Plan - Future Land Use Map for the Morgan Park School site from institutional to General Mixed Use. STATEMENT OF PURPOSE: This resolution amends the Comprehensive Land Use Plan - Future Land Use Map for the Morgan Park School site from institutional to General Mixed Use.

At their regular public meeting on April 12, 2011, the city planning commission held a public hearing and voted 6-0 to recommend adoption of the map amendment.





**CITY OF DULUTH**  
Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197  
Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

<b>File Number</b>	FN 11-032	<b>Contact</b>	Steven Robertson	
<b>Application Type</b>	Comp Plan Amendment	<b>Planning Commission Date</b>	April 12, 2011	
<b>Deadline for Action</b>	<b>Application Date</b>	N/A	<b>60 Days</b>	N/A
	<b>Date Extension Letter Mailed</b>	N/A	<b>120 Days</b>	N/A
<b>Location of Subject</b>	Morgan Park School, 1243 88th Ave W			
<b>Applicant</b>	City of Duluth Planning Division	<b>Contact</b>		
<b>Agent</b>		<b>Contact</b>		
<b>Legal Description</b>				
<b>Site Visit Date</b>	April 2, 2011	<b>Sign Notice Date</b>	March 28, 2011	
<b>Neighbor Letter Date</b>	N/A	<b>Number of Letters Sent</b>	N/A	

**Proposal**

Amend the Comprehensive Land Use Plan - Future Land Use Map for the Morgan Park School site from Institutional to General Mixed Use.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	School/Institutional	Institutional
<b>North</b>	R-1	Housing	Traditional Neighborhood
<b>South</b>	R-2	Housing	Traditional Neighborhood
<b>East</b>	R-1	Open/Recreation	Recreation
<b>West</b>	R-1	Housing	Traditional Neighborhood

**Summary of Code Requirements (reference section with a brief description):**

-UDC Sec. 50-37.2.A Pursuant to state law, only the planning agency (planning commission or planning staff) or council may initiate amendments to the Comprehensive Land Use Plan.

-UDC Sec. 50-37.2.B The proposal shall be reviewed by the land use supervisor, who shall forward a recommendation to the planning commission. The planning commission shall then review the proposal and make a recommendation to council. Council shall then make a decision to adopt, modify or not adopt the plan or amendment pursuant to the criteria in subsection C below. Council action shall be by resolution, with the affirmative votes of at least two-thirds of those members constituting a quorum required to take action.

-UDC Sec. 50-37.2.C The planning commission shall review the proposal, and council shall make a decision, based on whether the proposal promotes the best interests of the city and the general health, safety, and welfare of the citizens of Duluth.

-MSA 462.355. Adopt, Amend Comprehensive Plan; Interim Ordinance. Subd. 3. Adoption by governing body. A proposed comprehensive plan or an amendment to it may not be acted upon by the governing body until it has received the recommendation of the planning agency or until 60 days have elapsed from the date an amendment proposed by the governing body has been submitted to the planning agency for its recommendation. Unless otherwise provided by charter, the governing body may by resolution by a two-thirds vote of all of its members adopt and amend the comprehensive plan or portion thereof as the official municipal plan upon such notice and hearing as may be prescribed by ordinance.

III B1

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

**1. Governing Principles:**

Principle #1 Reuse previously developed lands

Principle #8 Encourage mix of activities, uses and densities

General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

1. Currently the school is classified as zoned R-1, and the future land use is Institutional.

2. The Morgan Park Community Club's School Reuse Committee has held several meetings on potential reuse of the site. On June 29, 2010, following public notice, the Community Development Office held a formal meeting with local residents on future reuse of the site. On March 1, 2011 a public hearing was held in Morgan Park seeking public comments on the recommended land use change to GMU. No objections were stated for this recommendation and the general consensus of the attendees was that this seemed to be the best fit for the site.

3. ISD 709 has an interest in keeping this property a viable and strong asset for the community.

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Based on the above findings, staff recommends to Planning Commission that the following change to the Comprehensive Future Land Use Map be recommended for approval by City Council.

1) The Future Land Use Map for the Morgan Park School site be amended from Institutional to General Mixed Use as shown on the attached map.

III B2

**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**

**Legend**

-  Zoning (Final)
-  Future Land Use
-  Preservation
-  Recreation
-  Rural Residential
-  Low-density Neighborhood
-  Traditional Neighborhood
-  Urban Residential
-  Neighborhood Commercial
-  Neighborhood Mixed Use
-  General Mixed Use
-  Central Business Secondary
-  Central Business Primary
-  Auto Oriented Commercial
-  Large-scale Commercial
-  Business Park
-  Tourism/Entertainment District
-  Medical District
-  Institutional
-  Commercial Waterfront
-  Industrial Waterfront
-  Light Industrial
-  General Industrial
-  Transportation and Utilities

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.



Aerial photography from 2007

Prepared by City of Duluth Planning Division, January 5, 2011 - Source

of Duluth.



## CITY OF DULUTH

DEPARTMENT OF COMMUNITY RESOURCES  
Community Development Division  
411 W 1<sup>st</sup> St Rm 407 Duluth, Minnesota 55802-1197  
Phone: 218/730-5480 Fax: 218/730-5915

Keith A. Hamre, Manager  
khamre@duluthmn.gov

### Community Meeting on the Future Use Morgan Park School Held On Tuesday June 29, 2010 Small Group Discussions – Summary of Comments 25 + Persons in Attendance

#### 1. What opportunities do you see for the Morgan Park School Site?

General purpose education/R&D Center  
Charter School  
Green Technology (Environmental) / Energy Systems  
Secondary Education Satellite  
UMD UWS St. Scholastica FDLTCC LSC  
Community Education  
Housing Senior Student Young Family Apartments  
Multi-Use Retail  
Private School  
Charter School  
Health Club Fitness  
Assisted Living & Nursing Home  
UMD Extended Campus College  
Keep School  
Business Development  
Multi – Limited Use  
No Heavy Manufacturing

#### 2. What are the challenges for the Morgan Park School Site?

##### Cooperation

Money  
Make sure the community use of the grounds for track & football as well as the pool area.

#### 3. What is the appropriate future land use for the Morgan Park School Site?

School  
Multi-Limited Use  
Charter School  
Technology High Tech  
Health Club  
Education

III B6