

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

12-0263R

RESOLUTION AMENDING THE COMPREHENSIVE LANDS USE PLAN -
FUTURE LAND USE MAP FOR THE CENTRAL HIGH SCHOOL SITE
AT 800 EAST CENTRAL ENTRANCE. (PL 11-141)

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) Independent School District 709 closed Central High School in 2011 as part of its Long Range Facilities Plan; and

(c) The Central High School site will no longer be used for school purposes and therefore the future land use map designation as Institutional is no longer necessary; and

(d) The city community development division held three public meetings on November 16, 2011, December 14, 2011 and April 26, 2012 on the proposed amendment to the Comprehensive Land Use Plan - Future Land Use Map, to discuss the opportunities for the Central High School site and to gather feedback from the community; and

(e) Based on public comments received and the review of the area completed by community development staff, the city planning division recommended to the city planning commission that the future land use map be amended for the Central High School site from Institutional to Business Park, Urban Residential and Recreation; and

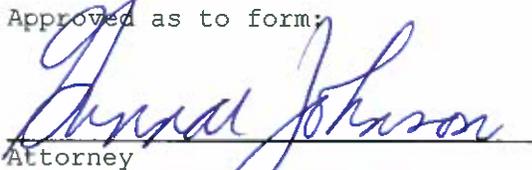
(f) The city planning commission has reviewed the future land use amendment, conducted a public hearing on May 8, 2012 at their regular planning commission meeting, and recommends adoption of the proposed future land use map amendment; and

(g) The city 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.

IS 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 JJ:eu 5/16/2012

STATEMENT OF PURPOSE: This resolution amends the Comprehensive Land Use Plan - Future Land Use Map for the Central High School site from Institutional to Business Park, Urban Residential and Recreation as shown on the attached map.

A three public meetings on this matter were held on November 16, 2011, December 14, 2011 and April 26, 2012. At their regular public meeting on May 8, 2012, the city planning commission held a public hearing and voted unanimously (9-0) to recommend adoption of the map amendment.

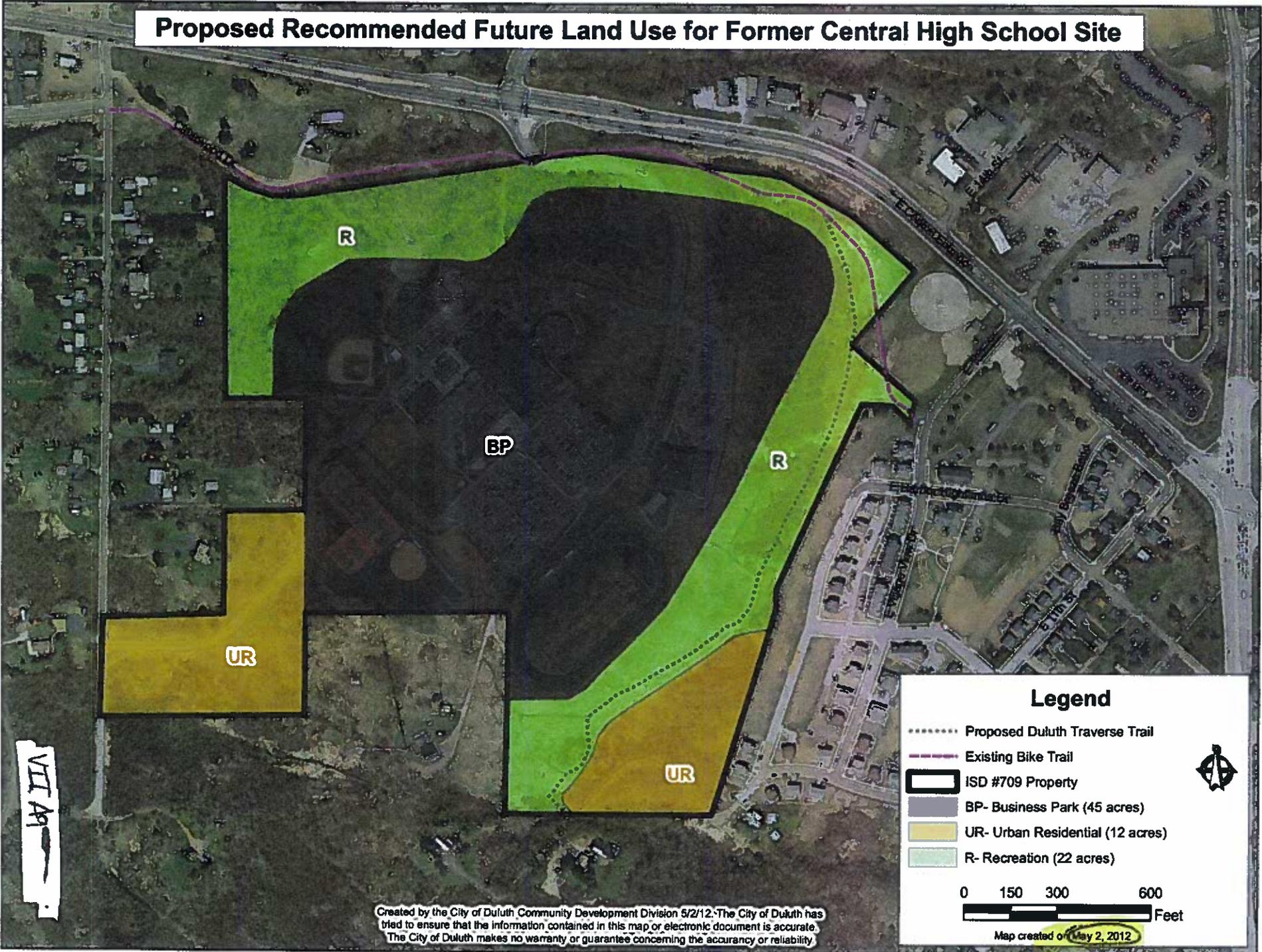
Date of application: Not Applicable

Action deadline: Not Applicable

Petitioner:
City of Duluth
Planning Division
Rom 208, City Hall
Duluth, MN 55802

PL 11-141

Proposed Recommended Future Land Use for Former Central High School Site



Created by the City of Duluth Community Development Division 5/2/12. 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.



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

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MEMORANDUM

DATE: April 30, 2012
TO: Planning Commissioners
FROM: Steven Robertson, Senior Planner
SUBJECT: PL 11-141

The Planning Division is recommending a revised Future Land Use Map change for the Central High School site.

On November 16, 2011, the Community Development Division hosted a community meeting (attended by approximately 55 persons) to gather public comments regarding a change to the future land use map for the Central High School site. Questions regarding the reason for the change and allowable uses that would be possible in the different proposed future land use categories were addressed, followed by small group discussions at tables segregated by future land use types. A follow up meeting was held on December 14, 2011 (attended by approximately 36 persons) to review the public comments received to date and the proposed change to the future land use map.

A future land use map change recommendation was made to the Planning Commission at their January 10, 2012. During the public hearing, the School Board's representative had presented a resolution from the School Board that expressed non-support for the proposed change; the Planning Commission had tabled the item at the School Board's request.

A third public information meeting was held on Thursday, April 26th (attended by approximately 25 persons). A brief summary of the comments are as follows:

1. What is the current zoning of the site? Why is it R-1?
2. What will happen to the area in Recreation Future Land Use? What will happen to the vegetation (i.e. can a future owner clear-cut the slope)
3. Several comments expressing concern for increase in traffic on Blackman.
4. How will this land use change affect home property values in the area?
5. Will the existing outdoor recreation fields be able to be used in the future?
6. Several comments expressing concern/frustration with the Red Plan and sale of this facility.
7. What will happen if a developer wants to build a casino on the site? Can the City say no/stop it?

The Community Development and Planning Divisions have amended their recommendation. The changes are as follows: 1) eliminating the "Neighborhood Commercial" future land use, 2) eliminating the "Transportation/Utilities" future land use, and 3) reducing the area set aside for "Recreation" land use from 34 to 24 acres. See attached map titled "Proposed Recommended Future Land Use for Former Central High School Site" dated April 27, 2012. Also attached to this memo is some of the information that was presented at the January 2012 public hearing (for reference/comparison).

VII . A-1



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 11-141 Central High School		Contact	Steven Robertson	
Application Type	Comprehensive Plan Amendment		Planning Commission Date	January 10, 2012	
Deadline for Action	Application Date	N/A	60 Days	N/A	
	Date Extension Letter Mailed	N/A	120 Days	N/A	
Location of Subject	2424 West 5th Street, Duluth, MN 55806				
Applicant	City of Duluth Planning Division		Contact	srobertson@duluthmn.gov	
Agent	N/A		Contact		
Legal Description	All of Block 121 (Lots 385-400), Duluth Proper Second Division				
Site Visit Date	November 16, 2011		Sign Notice Date	N/A	
Neighbor Letter Date	December 16, 2011		Number of Letters Sent	66	

Proposal

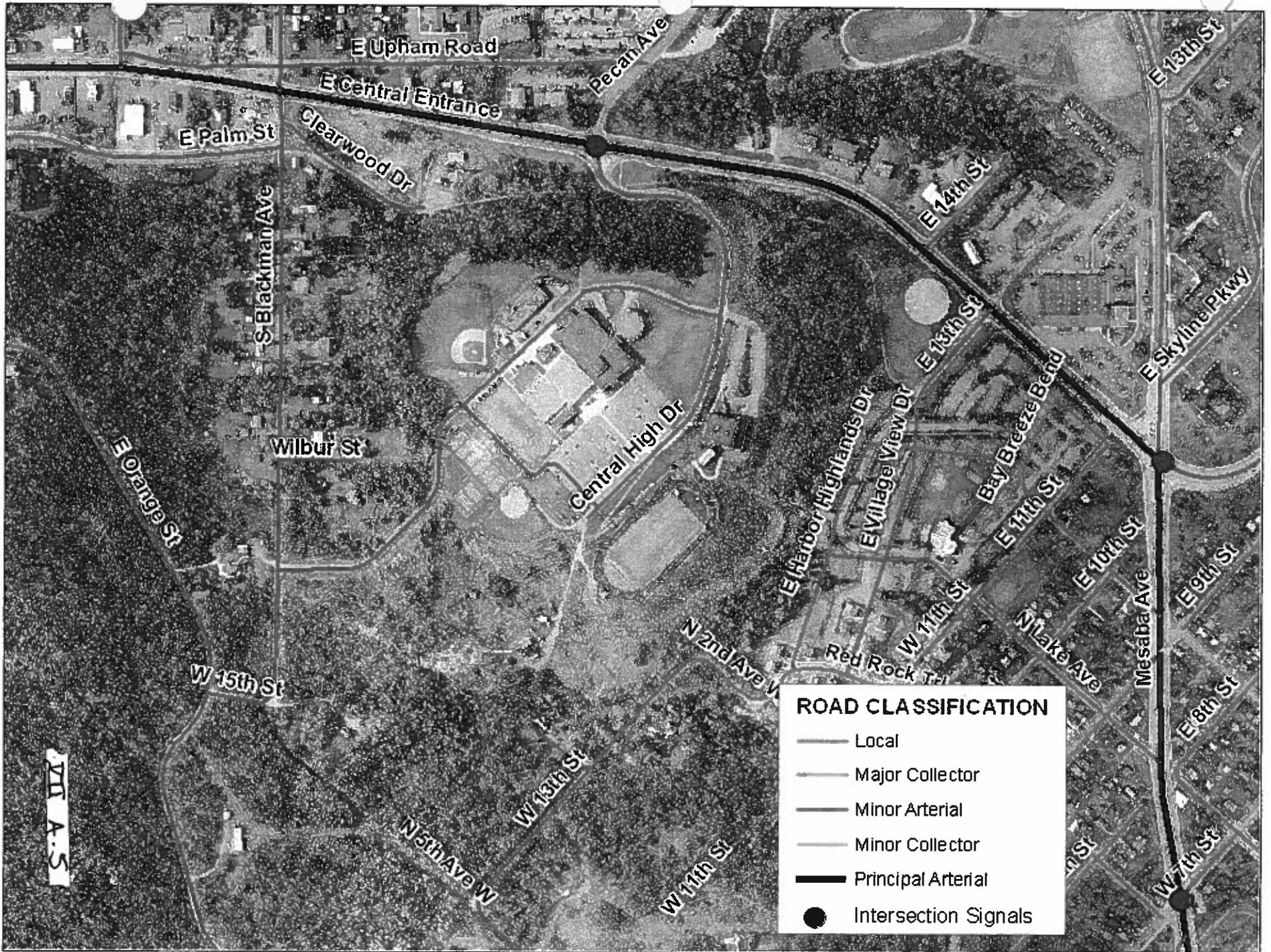
Amend the Comprehensive Land Use Plan-Future Land Use Map for the Central High School site from Institutional to to Business Park, Neighborhood Commercial, Recreation, Preservation, and Transportation and Utilities.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	School/Institutional	Institutional
North	MU-C, MU-N	Commercial	Central Business Secondary, General Mixed Use
South	R-1	Residential/Tower Farm	Traditional Neighborhood/Preservation
East	R-1, R-P	Residential	Urban Residential
West	R-1	Residential	Urban Residential

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 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 6 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 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.

VII A.3



ROAD CLASSIFICATION

-  Local
-  Major Collector
-  Minor Arterial
-  Minor Collector
-  Principal Arterial
-  Intersection Signals

Proposed Recommended Future Land Use for Former Central High School Site

