



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 13-079	Contact	John Judd, jjudd@duluthmn.gov	
Application Type	UDC Map Amendment (Rezoning)	Planning Commission Date	June 11, 2013	
Deadline for Action	Application Date	May 6, 2013	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	See attached Map and Parcel listing.			
Applicant	City of Duluth	Contact	John Judd, jjudd@duluthmn.gov	
Agent	City of Duluth, Planning Division	Contact	John Judd, jjudd@duluthmn.gov	
Legal Description	See Attachment. Exhibit A			
Site Visit Date	May 7, 2013	Sign Notice Date	May 28, 2013	
Neighbor Letter Date	May 23, 2013	Number of Letters Sent	108	

Proposal

Rezone the public property which forms the Wheeler Athletic Complex from Residential- Traditional (R-1) to Park and Open Space (P-1) and Wade Stadium area from Mixed Use-Business (MU-B) to Park and Open Space (P-1)

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Wheeler (R-1) & Wade (MU-B)	Preservation / Recreation	Preservation / Recreation
North	Residential- Traditional (R-1)	Residential / Residential	Institutional / Traditional Neighborhood
South	Residential- Traditional (R-1)	Residential / Mixed Use-Business	Neighborhood Commercial / General Mixed Use
East	Mixed Use-Business (MU-B)	Residential / Mixed Use-Business	Traditional Neighborhood / General Mixed Use
West	Residential- Traditional (R-1)	Residential / Mixed Use-Business	General Mixed Use / Transportation & Utilities

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

Section 50-37.3 Uniform Development Chapter (UDC) Text or Zoning Map Amendments

- A. Application 1. The planning commission may, upon its own motion, propose and hear amendments to the text of the UDC or the boundaries of the official zoning map.
- B. Procedure 1. Planning Commission Review - The planning commission shall review the application, conduct a public hearing pursuant to Section 50-37.1.I, with public notice as required by Section 50-37.1.H, and make a written recommendation to council based on the criteria in subsection C below. 3. When Written Consent or Super majority Required: the affirmative vote of 2/3 of the council shall be required if: (ii) The planning commission has completed a study of an area containing at least 40 acres of land surrounding the applicant's property and the proposed rezoning is a result of that study, and a finding is made that it would be impractical to obtain the required written consent.
- C. Criteria - The planning commission shall review the application, and council shall approve the application, or approve it with modifications, if it determines that the application: 1) Is consistent with the Comprehensive Land Use Plan; 2) Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3) Is required by public necessity, convenience, or general welfare, or good zoning practice; 4) Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

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

Principle #2 - Declare the necessity and secure the future of undeveloped places

Undeveloped areas are an essential part of Duluth's municipal fabric - urban plazas, neighborhood parks, large tracts of public ownership and private lands zoned for minimal development. These minimally or undeveloped areas collectively create an open space system. These areas contribute to Duluth's cultural, health, recreational, and economic value and community identity. This open space system provides vistas, encourages active recreation, provides natural infrastructure as storm water retention, plant and animal habitat and water quality, and is the strongest visual element defining Duluth's sense of place.

Principle #6 - Reinforce the place-specific

Public and private actions should reinforce cultural, physical and economic features which have traditionally defined Duluth, its open space and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features that define neighborhood edges and view corridors to the Lake or River which serve to provide location and context.

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

1) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan, and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or be considered arbitrary and capricious.

2) Good zoning practice requires that zone districts be consistent with the future land use category identified for the area.

3) The Comprehensive Plan-Future Land Use Map identifies the area proposed for rezoning, under "Open Space Categories", specifically as Recreation. The Recreation (Code - R) category is described as "Park and Open space areas dedicated to active recreation, such a neighborhood parks, community centers, downhill ski areas, playgrounds, ball fields, water recreation, and associated facilities such as parking."

4) The Park and Open Space (P-1) zone district is described in the Unified Development Chapter (UDC) is reasonably related to the existing land use and is intended to protect and reserve lands for recreational, scenic and natural resource uses. It is intended to be applied to publicly owned land but may be applied to private property with the landowner's written consent. Both passive recreational (e.g., walking paths, picnic tables) and active recreational (e.g., playgrounds, ball fields, tennis courts) uses may be permitted. Small-scale buildings, structures and development (egg., parking) that are incidental to and supportive of an approved use may also be permitted. All uses and structures shall be compatible in scale, design and impact with the natural features and character of the land.

5) Comments from other neighbors, public agencies and City departments: None from public agencies or City departments. Two phone calls for neighbors in support of the rezoning.

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

Based on the above findings, staff recommendations that the Planning Commission recommend approval to the City Council of the rezoning the public property which forms the Wheeler Athletic Complex from Residential- Traditional (R-1) to Park and Open Space (P-1) and Wade Stadium area from Mixed Use-Business (MU-B) to Park and Open Space (P-1) for the following reasons:

1) Rezoning to Park and Open Space (P-1) is the zone most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.

2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.

3) While providing protection for this area, the P-1 zone will also provide flexibility to permitted uses the ability to improve their facilities, via the Special Use Permit process as required by Section 50-37.10, in order to increase their public benefit.

4) Material adverse impacts on nearby properties are not anticipated.

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



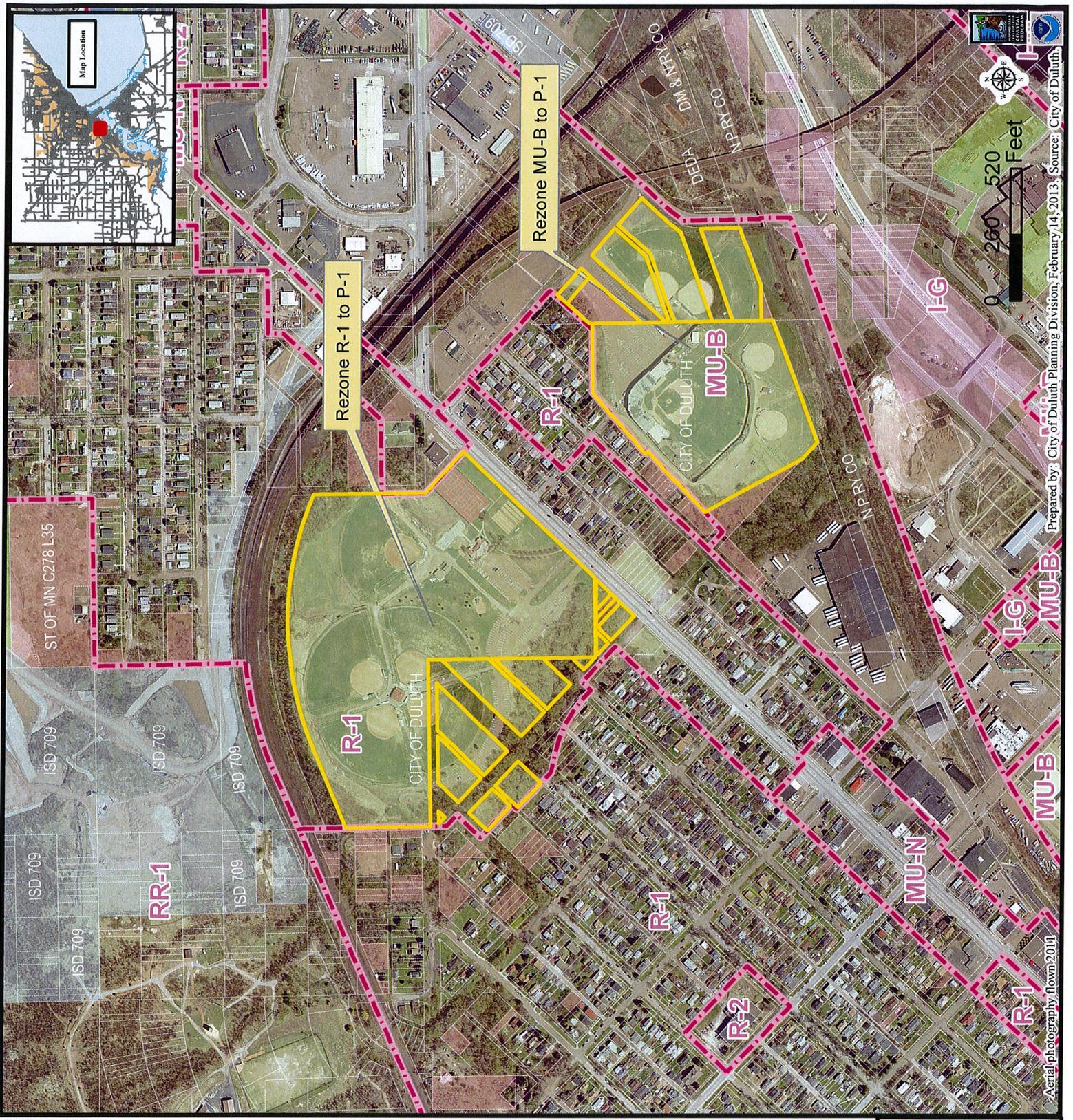
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City Planning
PL 13-079
Zoning Map Amendment
Wade Stadium
& Wheeler Field

Legend
 Zoning (Final)

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Aerial photography from 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth



**City Planning
PL 13-079
Zoning Map Amendment
Wade Stadium
& Wheeler Field**

Legend

	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

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