



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 13-028 Rockridge Elementary School	Contact	John Judd, jjudd@duluthmn.gov	
Application Type	Comprehensive Plan Amendment	Planning Commission Date	March 26, 2013	
Deadline for Action	Application Date	N/A	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	Rockridge Elementary School site, 4849 Ivanhoe Street			
Applicant	City of Duluth	Contact	Charles Froseth, cfroseth@duluthmn.gov	
Agent	Planning Division	Contact	As above	
Legal Description	See attached Future Land Use Map			
Site Visit Date	February 1, 2013	Sign Notice Date	N / A	
Neighbor Letter Date	February 4 and March 7, 2013	Number of Letters Sent	102, Pub. mtgs. 2/13 & 3/13 (30)	

Proposal

Amend the Comprehensive Land Use Plan-Future Land Use Map for the Rockridge Elementary School from Traditional Neighborhood to Urban Residential.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1, Residential Traditional	Closed School/open space	Traditional Neighborhood
North	RR-1, Residential-Rural	Open Space/Recreation	Preservation
South	R-1, Residential Traditional	Housing	Traditional Neighborhood
East	R-1, Residential Traditional	Housing	Traditional Neighborhood
West	R-1, RR-1	Housing	Traditional Neighborhood, Preservation

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.

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

Principle #1- Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with attendant alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets, utilities, and transit, fire and police services.

Principle #8 - Encourage mix of activities, uses and densities; Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

1. Currently the Rockridge school site future land use was changed from Institutional to Traditional Residential on June 27, 2011.

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

1. Following public notice and neighbor letters, the Planning Division held two community meetings, February 13, 2013 and March 13, 2013, to explain the change to the future land use category process, discuss the opportunities for future use of the Rockridge School site, and to gather feedback from the community. Several future uses for the site were discussed and compared with possible Comprehensive Plan future land use designations. The general consensus of the attendees was the future land use designation of Urban Residential.

2. The Urban Residential land use category provides the greatest variety of building types, medium to high densities. It may include both R-1 and R-2 zone districts. It is generally applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

3. The Traditional Neighborhood (R-1) zone district is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas.

4. The Urban Residential (R-2) zone district is established to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods

5. ISD 709 would like to see the existing school building reused and keep this property a viable asset for the community.

6. No comments were received from other city departments, other utilities, or governmental agencies. For public comments from the to meets please see attached.

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

Based on the above findings, staff recommends to the 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 Rockridge Elementary School site be amended from Traditional Neighborhood to Urban Residential.

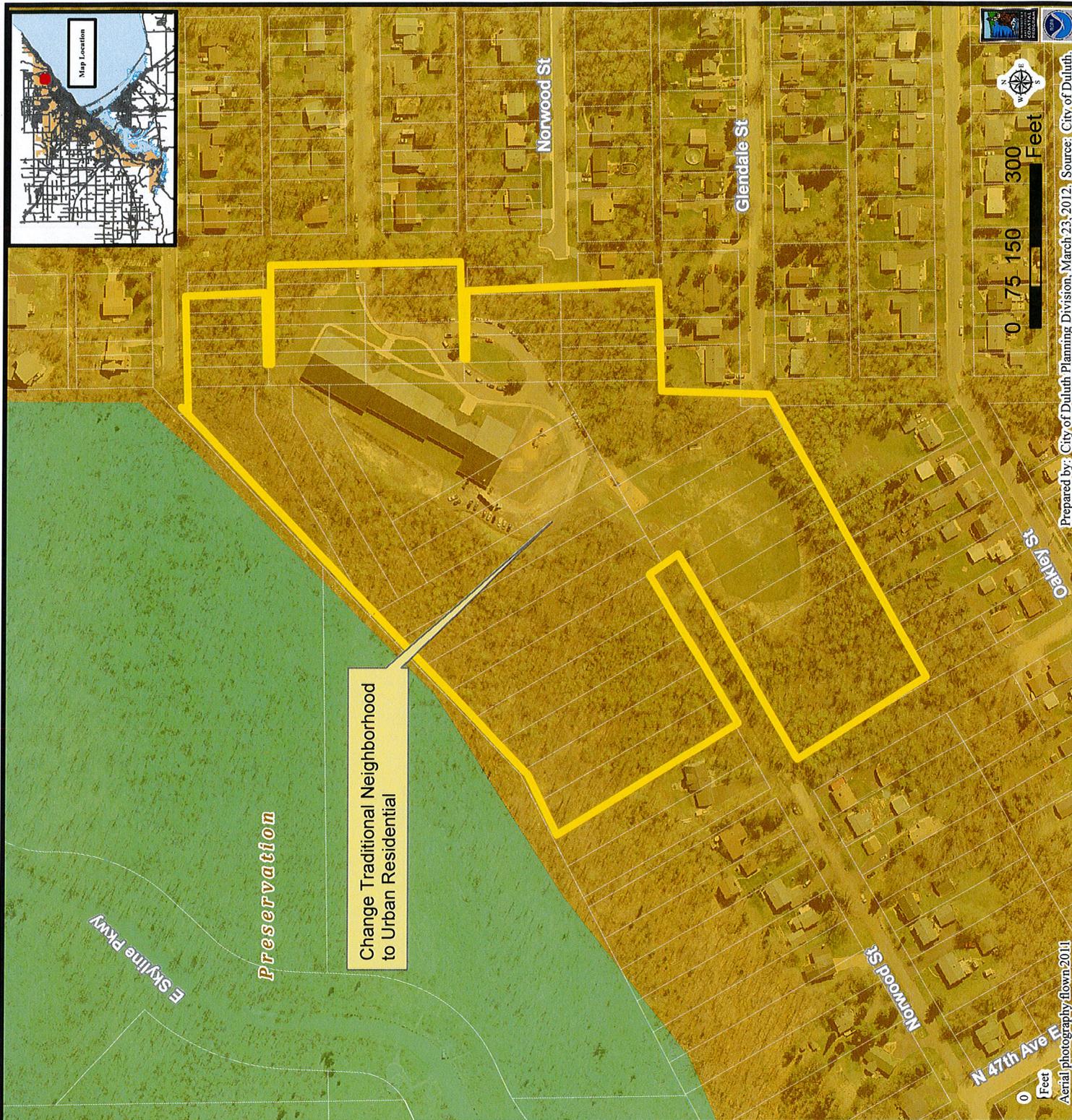
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City Planning

PL 13-028

Rockridge Elementary School
Comprehensive Plan Amendment
FLU Map



Legend

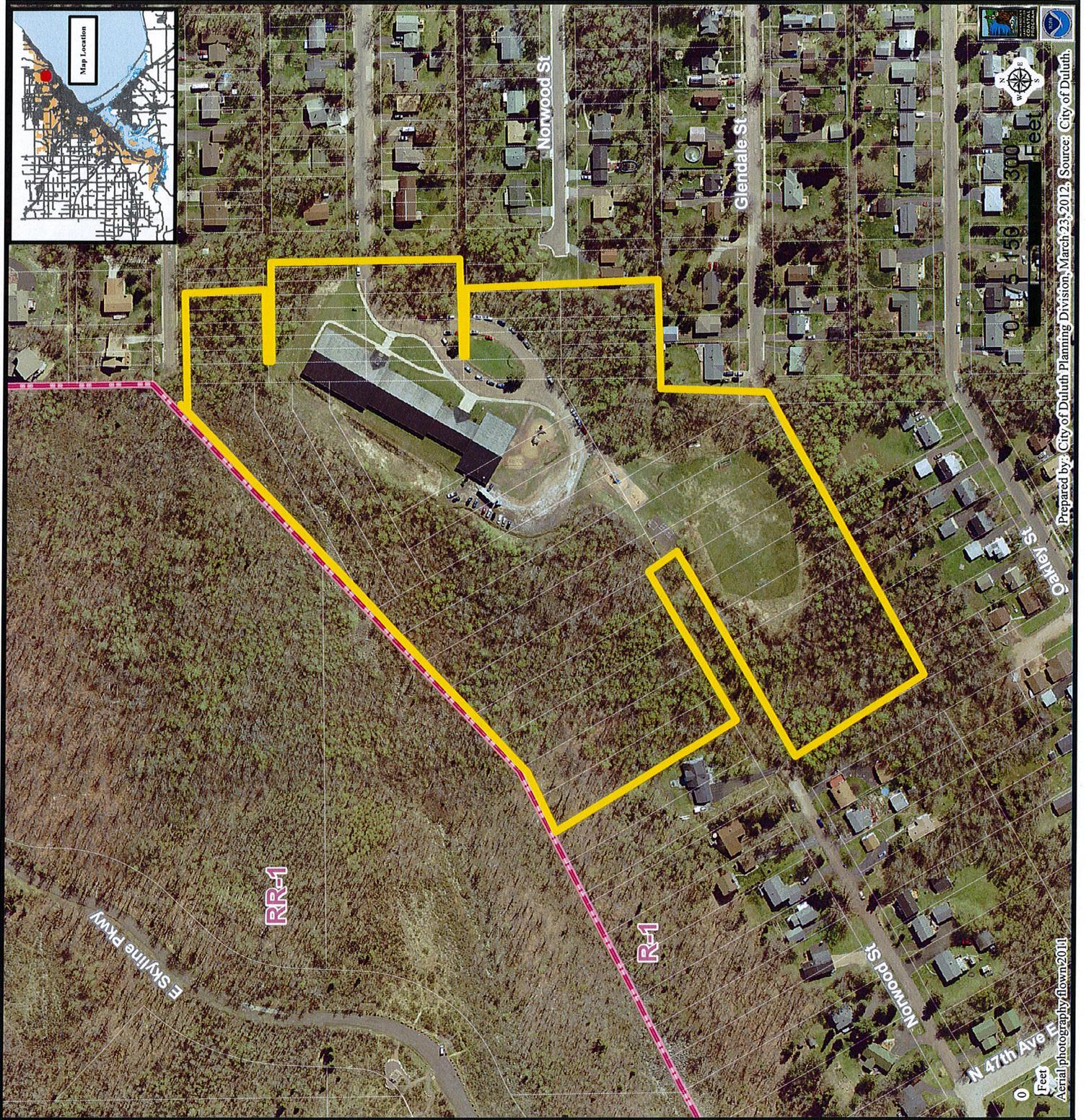
Future Land Use	Preservation
	Recreation
	Rural Residential
	Low-density Neighborhood
	Traditional Neighborhood
	Urban Residential
	Neighborhood Commercial
	Neighborhood Mixed Use
	General Mixed Use
	Central Business Secondary
	Central Business Primary
	Auto Oriented Commercial
	Large-scale Commercial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

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.

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Aerial photography (flown 2011)

Prepared by: City of Duluth, Planning Division, March 23, 2012. Source: City of Duluth.



City Planning
 PL13-028
 Rockridge Elementary School
 Comprehensive Plan Amendment
 Zoning Map

Legend

 Zoning (Final)

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AZ

Concerns/Comments

Rockridge meeting

February 13, 2013

- Access in/out

Would there need to be additional access points

Fire Marshall requirements- Chuck will look into and follow up

- Once re-zoned, what could be built in an R-2 area?

Low-income developers (highly unlikely), retail establishments

Opposed to re-zoning to allow for commercial uses.

Community asks to be informed if there is an offer for construction of low-income housing

Sale plan to match what is actually built

- More traffic on new street

Parking issues, will there be adequate parking, so there is no parking on the streets

- Green space, area around the building, could it become a permanent preservation area?
- Vacant school

Protect against vandalism, talk about protective chain (many oppose, grabs attention)

Neighborhood/block watch with signs posted-school board will look into

Police drive by daily

- More input on what community desires before action takes place

Community meetings and discussions to allow members to be informed of processes

How much power does community have, do not want process to pan out like Hawk Ridge Estate

- Devaluing property as it is vacant, wants to see steps being taken to sell building and property
- School district cannot sell to another school, competition issues.

Concerns/Comments

Rockridge meeting

March 13, 2013

Neighborhood watch meeting

- o Talk to police department

Kerry from the school district

- o Planning a closed session with school board next Tuesday
- o Discuss property, parameters that school board wants to impose on developers

School board not wanting to sell to another school

- o Policy does not allow
- o Restrictions not to sell to competition of K-12 school

Zoning: Is a secluded site and also an urban setting

Planning commission sent in request to change to urban- residential per school board request to re-use the school so went ahead and changed future land use.

Questions regarding land-use change on entire parcel

Flood Plain Concerns

- o If impermeable structure constructed, it will affect people living below the flood plain.

City will not buy the property for a park

- o Ask school board to maintain as a park
- o Sell to someone who can keep as a park

-What does it take to transfer land to conservation land

Group Discussion of Options for the Site and Building

Table One- front right

Whole property all zoned the same, not both R-1 and R-2

Retain development on site

Maintaining as much green space and trails

Do not limit sale for what can be done on site: want maximize development with community involvement

Table Two- Back right

18 acres all R-1

Tear school down and sell the land

Re-consider school policy about selling to another school

-18 acres of green-space fits the neighborhood

Table Three- Back Left

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Concerns/Comment

(Continued)

Rockridge meeting

March 13, 2013

- o Contingencies / easement diminish value, but will consider.

Access to Hawk Ridge

Is there no other *access*, or is this access of great importance?

Plan prosed at February Meeting by Gus

Needs to be re-zoned to R-2

Has intentions to keep green and open space

Function as a place for independent living and community center

Tom's History

48 years of history of the park

The school intended to be there

Presents real opportunity to build good relationships in the community

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Charles Froseth

From: shawn s. roed <Shawn.Roed@duluth.k12.mn.us>
Sent: Friday, March 15, 2013 2:45 PM
To: kerry m. leider; 'cyrdoo@aol.com'; 'Mfawcett66@yahoo.com'; 'Cflynn1605@hotmail.com'; 'ljfrigaard@msn.com'; 'soscando@msn.com'; 'henjumsmith@live.com'; 'tyler.hjeltness@gmail.com'; 'kuehlclay@gmail.com'; 'rmlarson@centurylink.net'; 'lewisgeorgee@yahoo.com'; tomryther@earthlink.net; 'mgirving@gmail.com'; ann@redelfs.us; wendyupnorth@yahoo.com; brianmedred@gmail.com; ronstroms@juno.com; wardsback2@hotmail.com; pkzwak@yahoo.com
Cc: Keith Hamre; Charles Froseth; Jennifer Julsrud
Subject: RE: Memorandum Sent To School Board - Re: Rockridge School and Property Redevelopment and Sale

Please note, this item was mentioned in the group that I participated in and was not on the bulleted list that was attached.

*Opinion: Future Development should be sensitive to potential watershed issues, as this area has been identified as an area of concern and impact on the Amity/Lester watershed. Projects on properties across these neighborhood have been completed (funded by the EPA Great Lakes Restoration, and supported by the City of Duluth, and Community Action Duluth) and future development must consider the impact on future and completed restoration efforts.

Shawn

From: kerry m. leider
Sent: Friday, March 15, 2013 1:54 PM
To: 'cyrdoo@aol.com'; 'Mfawcett66@yahoo.com'; 'Cflynn1605@hotmail.com'; 'ljfrigaard@msn.com'; 'soscando@msn.com'; 'henjumsmith@live.com'; 'tyler.hjeltness@gmail.com'; 'kuehlclay@gmail.com'; 'rmlarson@centurylink.net'; 'lewisgeorgee@yahoo.com'; tomryther@earthlink.net; 'mgirving@gmail.com'; ann@redelfs.us; wendyupnorth@yahoo.com; brianmedred@gmail.com; shawn s. roed; ronstroms@juno.com; wardsback2@hotmail.com; pkzwak@yahoo.com
Cc: Keith Hamre; Charles Froseth; JJulsrud@DuluthMN.gov
Subject: Memorandum Sent To School Board - Re: Rockridge School and Property Redevelopment and Sale

Addressees,

I am sending this to attendees of the community meeting on march 13th who provided their e-mail, and addresses receiving other e-mail on this subject.

The attached Memorandum was sent to the Duluth School Board for their information and consideration.

Kerry M. Leider
Property and Risk Manager
Duluth Public Schools

Mail to: 215 North 1st Ave. East
Duluth, MN 55802
Office: 730 East Central Entrance

1. Transportation (vehicular, pedestrian, bike)

Reasons to change main traffic roadway on Park Point from South Lake Avenue onto Minnesota Avenue:

- Reclaim Franklin Square Park to its full potential. Safety is increased for users of the Tot Lot. It could provide improved access and parking for the park. Former diagonal road through park could be converted into bike/recreation trail.
- Minnesota Avenue from 8th to 13th Street has land uses more appropriate for heavier traffic.
- Makes the dense neighborhood along Lake Ave S from 8th St to Franklin Park more livable – less traffic and idling cars waiting for bridge. Also increases safety for pedestrians.
- Provides better access for proposed hotels and other commercial land uses.
- Bike route can follow Lake Ave S, which will have less traffic.
- It will allow for a formal road crossing near 13th St which can be a raised crosswalk or other traffic calming measure.

2. Infrastructure (water & wastewater pipes and pumps, overhead utilities)

Reasons to replace and upgrade water & sewer infrastructure, and utility lines:

- Protect water quality in Lake and Bay.
- Water and wastewater pipes and equipment replaced when feasible to provide for efficiency and to reduce the need for repair and maintenance.
- Bury overhead utility lines when feasible to reduce the need for repair and maintenance.

3. Land Use and Zoning:

Reasons to amend Comprehensive Land Use Plan/Map and Unified Development Chapter /Zoning for the area zoned Industrial-Waterfront (I-W):

- A mix of commercial waterfront, recreation and residential use would complement existing land uses.
- Permitted uses in the current I-W zoning would not be compatible with existing land use and zoning.
- Current zoning is not consistent with the Comprehensive Land Use Plan.

4. Wayfinding:

Reasons to establish a wayfinding plan for the Park Point area:

- Improves the quality of pedestrian, bicyclists, and vehicular modes of travel.
- Allows for a safe user friendly approach to vehicular, bicycle and pedestrian access to Park Point recreation amenities.
- Provide direction and navigation to pedestrian, bicyclists and vehicles for public access points to beach, trail and natural areas.
- Assist in mitigating trespass onto private property.