



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 13-037, Central High 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	Central High School, 715 Central Entrance			
Applicant	City of Duluth	Contact	Charles Froseth, cfroseth@duluthmn.gov	
Agent	Planning Division	Contact	Charles Froseth, cfroseth@duluthmn.gov	
Legal Description	All of Block 121 (Lots 385-400), Duluth Proper Second Division (See Staff Recommendation)			
Site Visit Date	February 14, 2013	Sign Notice Date	March 12, 2013	
Neighbor Letter Date	February 20, 2013	Number of Letters Sent	25, Public Mtg. February 28 (10)	

Proposal

Rezone the Central High School property from Residential-Traditional (R-1) to Parks & Open Space (P-1), Urban Residential (R-2) and Mixed Use-Business (MU-B).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Closed School	Bus. Pk., Nbrhd Comm., Rec. & Pres., Trans., & Util.
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):

Section 50-37.3 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, 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 Supermajority Required The following provisions shall apply after the initial adoption of the zoning map reflecting the zone district consolidations reflected in this UDC. In addition, 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 reasonable 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 #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 #5- Strengthen neighborhood identity; The present city is an historical amalgam of villages and other independent units of government, contributing to the present condition of Duluth being strongly defined by its neighborhoods. This condition should be reinforced through land use, transportation and public service delivery patterns which strengthen neighborhood identity. New institutional expansions, major public infrastructure or large commercial or industrial uses should not divide historic neighborhood patterns.

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.

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

1. Currently the former school site is zoned R-1. The Future Land Use Map for the site was amended on May 29, 2011 from Institutional to Business Park, Neighborhood Commercial, Recreation, Preservation, and Transportation and Utilities.

2. Parks & Open Space (P-1) Protects and reserves 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 and active recreational uses may be permitted. Small-scale buildings, structures and development that are incidental to and supportive of an approved use may also be permitted.

3. Urban Residential (R-2) accommodates 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.

4. Mixed Use-Business (MU-B) accommodates modern light industrial and technology-based developments of attractive integrated design and function. The development standards for this district are intended to ensure that projects minimize adverse impacts on surrounding uses and neighborhoods, reduce impacts on the natural environment, enhance the visual quality of development and ensure the provision of adequate and cost-efficient public facilities.

5. This proposal would rezone the core of the area to MU-B. The proposed rezoning to the North, Northwest and West, Southwest as P-1 open space will act as a buffer between the MU-B the most of the existing R-1/R-P residential areas and the areas proposed to be rezoned to R-2. It will also provide room for the existing and future bike and pedestrian trails.

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

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

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council the rezoning of the Central High School property from Residential-Traditional (R-1) to Parks & Open Space (P-1), Urban Residential (R-2) and Mixed Use-Business (MU-B).

1) The reuse of the existing school building is consistent with the Comprehensive Land Use Plan Governing Principle to reuse previously developed lands and adaptive reuse of the building.

2) Rezoning will provide housing options that are needed by the public and will result in a final product that provides a greater level of public benefit than would be required under the existing R-1 zone district.

3) Material adverse impacts on nearby properties are not anticipated as the reuse of the building and site will require a plan review by the Planning Commission, which will allow for mitigation of any potential impacts to surrounding property.

Legal Descriptions of each of the individual areas proposed to be rezoned were not available in time for the mailing to the Planning Commission (PC) for the March 26, meeting. Staff recommends tabling this matter until the April 9th, PC meeting.

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



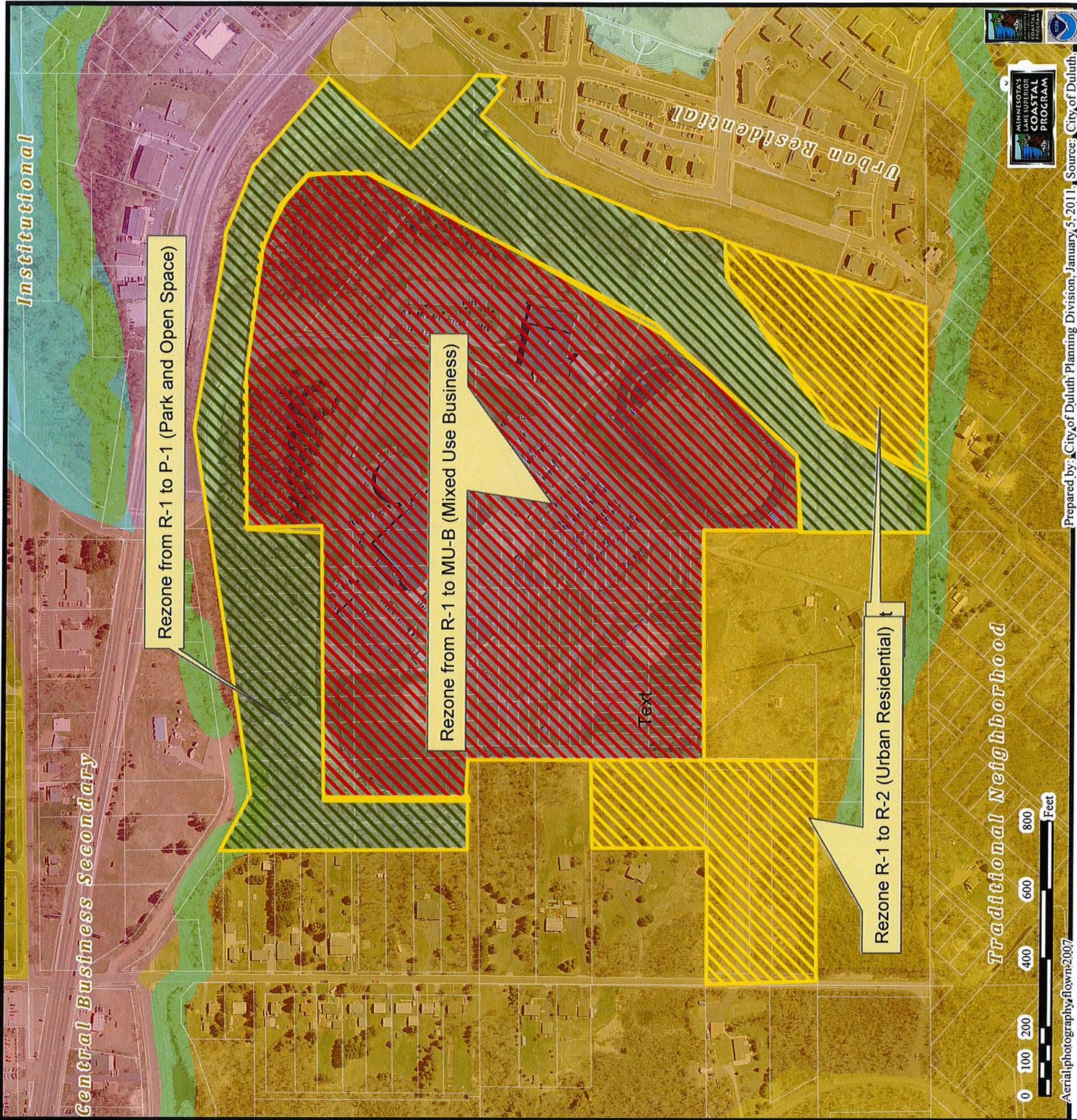
City Planning

PL 13-027

Rezoning of Central High School
FLU Map

-  R-1 to P-1
-  R-1 to MU-B
-  R-1 to R-2

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

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