CITY OF DULUTH
Planning Division

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STAFF REPORT

File Number	PL 12-177		**Contact**	John Judd, jjudd@duluthmn.gov	
Application Type	Comprehensive Plan – Amendment		**Planning Commission Date**	January 8, 2013	
Deadline for Action	**Application Date**	November 26, 2012	**60 Days**	Not Applicable	
	Date Extension Letter Mailed	Not Applicable	**120 Days**	Not Applicable	
Location of Subject	North 8th Avenue East to North 9th Avenue between East 1st Street to East 1st Street Alley				
Applicant	City of Duluth Planning Division		**Contact**	jjudd@duluthmn.gov	
Agent	John Judd, jjudd@duluthmn.gov		**Contact**	See above	
Legal Description	See attached				
Site Visit Date	November 29, 2012		**Sign Notice Date**		
Neighbor Letter Date	Not Applicable		**Number of Letters Sent**	Not Applicable	

Proposal

Amend the Comprehensive Land Use Plan-Future Land Use Map as follows: From Urban Residential to Medical District the area from North 8th Avenue East to North 9th Avenue between East 1st Street to East 1st Street Alley (See attached map)

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Mixed Use-Institutional	Commercial & Public	Urban Residential
North	Mixed Use-Institutional	Residential	Medical District
South	Form Based (F-8)	Commercial / Residential	Transportation & Utilities
East	Form Based (F-8)	Commercial / Medical	Medical District
West	Mixed Use-Neighborhood	Commercial / Residential	Urban Residential

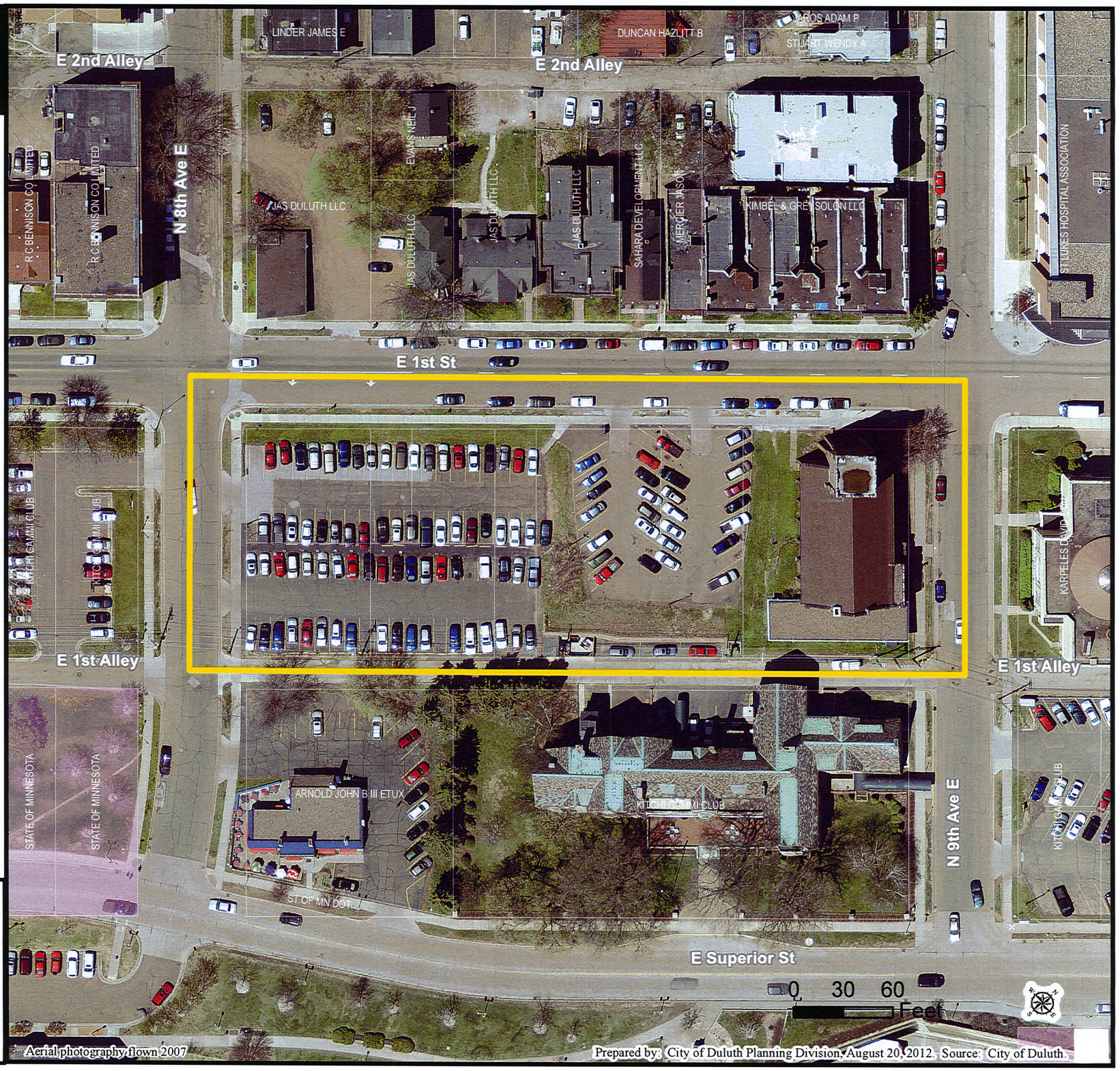
Summary of Code Requirements (reference section with a brief description):

- 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.

City Planning

PL 12-177
Comprehensive Land Use Plan
Change to Future Land Use

Subject Property



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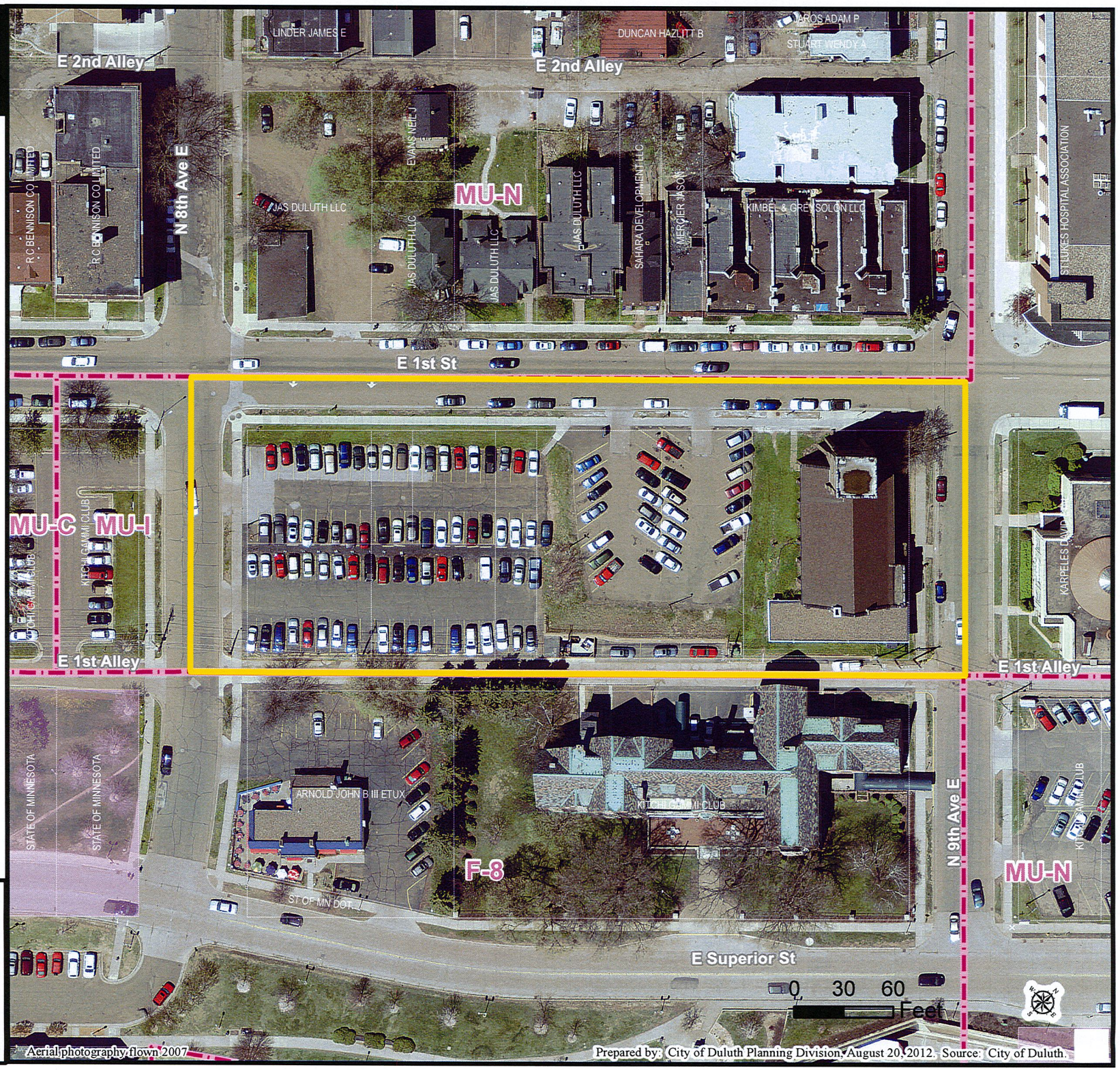
City Planning

PL 12-177

Comprehensive Land Use Plan
Change to Future Land Use
Zoning Map

Subject Property



Aerial photography flown 2007

Prepared by: City of Duluth Planning Division, August 20, 2012. Source: City of Duluth.

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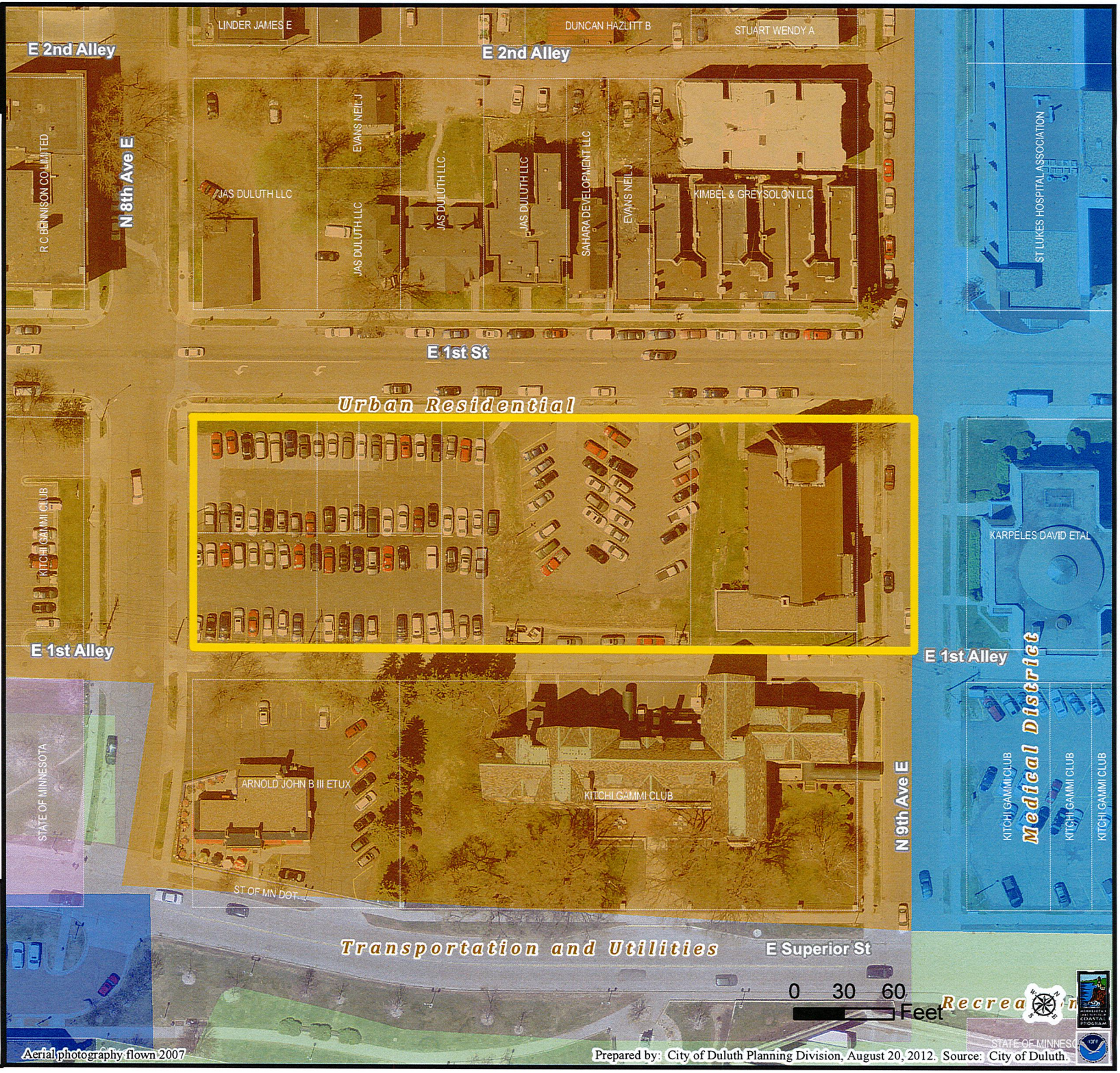
City Planning

PL 12-177

Comprehensive Land Use Plan
Change to Future Land Use
FLU Map

Subject Property



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