

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

14-0072R

RESOLUTION AMENDING THE COMPREHENSIVE LANDS USE PLAN -
FUTURE LAND USE MAP FOR NETTLETON SCHOOL SITE FROM
INSTITUTIONAL TO NEIGHBORHOOD MIXED USE.

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) The city planning division, which is implementing the Comprehensive Land Use Plan by implementing new zoning regulations, has studied how zoning could encourage new and appropriate development along major transit lines, encourage the reuse of previously developed lands and the adaptive reuse of existing building stock; and

(c) The city planning division held a public meeting on November 25, 2013 on the proposed amendment to the Comprehensive Land Use Plan - Future Land Use Map, to discuss the opportunities for the future use of the Nettleton School site, and to gather feedback from the community; and

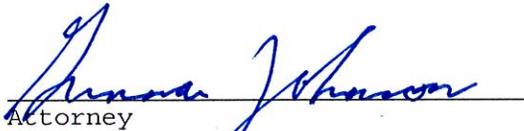
(d) Based on public comments received and the review of the area completed by the city planning division, staff recommended to the city planning commission that the future land use map be amended for the Nettleton School site from North First Avenue East to North Second Avenue East between the East Seventh Street Alley and the East Sixth Street Alley, from Institutional to Neighborhood Mixed-Use; and

(e) The city planning commission has reviewed this future land use amendment, conducted a public hearing on January 14, 2014 at their regular planning commission meeting, and recommends city council adoption of the proposed future land use map amendment; and

(f) 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:cs 1/30/2014

STATEMENT OF PURPOSE: This resolution amends the Comprehensive Land Use Plan - Future Land Use Map for the Nettleton School site, from North First Avenue East to North Second Avenue East between the East Seventh Street Alley and the East Sixth Street Alley, from Institutional to Neighborhood Mixed-Use as shown on the attached map.

A guiding principle from the City's Comprehensive Land Use Plan is the reuse of previously developed lands and the adaptive reuse of the existing building stock. A public meeting on this matter was held on November 25, 2013. At their regular public meeting on January 14, 2014, the city planning commission held a public hearing and voted unanimously (8-0) to recommend adoption of the map amendment.

Date of application: Not Applicable
Action deadline: Not Applicable



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 13-147	Contact	John Judd, jjudd@duluthmn.gov	
Application Type	Comprehensive Plan Amendment	Planning Commission Date	January 14, 2014	
Deadline for Action	Application Date	N/A	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	108 E 6th St			
Applicant	City of Duluth	Contact	Charles Froseth, cfroseth@duluthmn.gov	
Agent	Planning Division	Contact		
Legal Description	010-1030-01060,01180,01160,01120,00180,00230,00240,00250,			
Site Visit Date		Sign Notice Date	N/A	
Neighbor Letter Date	November 18, 2013	Number of Letters Sent	118	

Proposal

Amend the Comprehensive Land Use Plan-Future Land Use Map for the Nettleton School site from Institutional to Neighborhood Mixed Use.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1, R-2	Institutional	Institutional/Traditional Neighborhood
North	R-1, R-2	Residential	Traditional Neighborhood
South	R-2	Residential	Traditional Neighborhood
East	R-2	Residential	Traditional Neighborhood
West	R-1, R-2	Residential	Traditional Neighborhood

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.

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

Traditional Neighborhood Future Land Use. Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Principle #1- Reuse previously developed lands

Adaptive reuse of existing building stock

Principle #5- Strengthen neighborhoods

Strengthen neighborhood identity through neighborhood scale commercial areas, neighborhood parks with links to the larger city- wide parks and trails system, varieties of housing.

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. Consistent with existing neighborhood character.

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

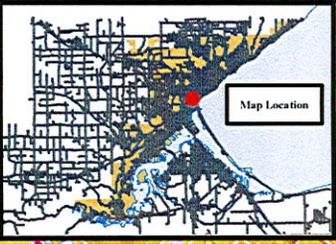
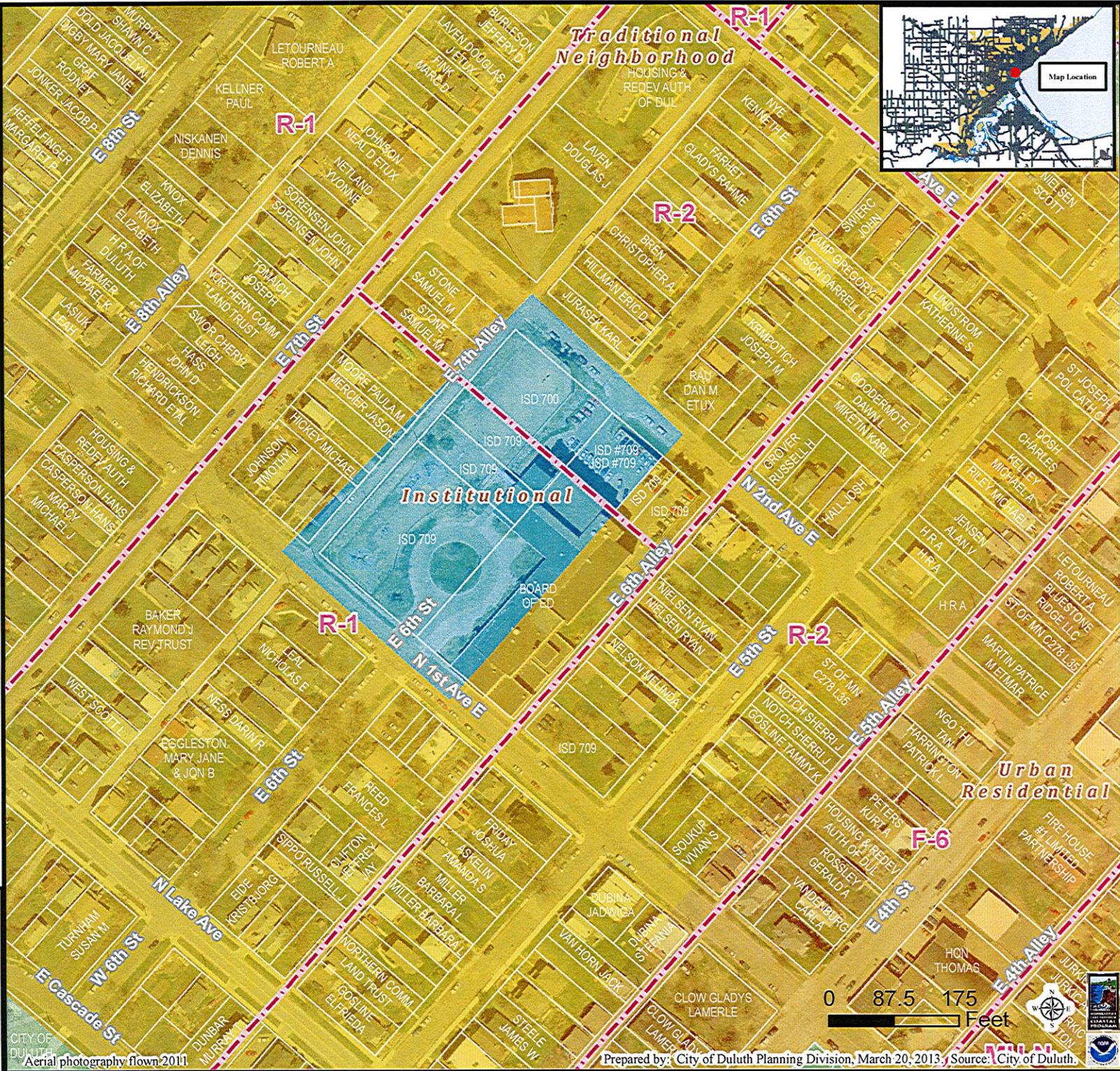
1. Currently the school site future land use is Institutional.
2. As Part of the Duluth Schools ISD 709 long range facilities plan implementation the Nettleton School was closed and the School District has been seeking a buyer for the property.
3. ISD 709 would like to see the existing building reused and keeping this property as a viable asset for the community.
4. Following public notice, the Planning Division held a community meeting to discuss this matter is on Monday, November 25, 2013, at 5:00 p.m. in the School Board Room, Historic Central High School at 215 N. 1st Avenue East. At the meeting City staff explained the change to the future land use category process, discussed the opportunities for future use of the Nettleton School site, and gathered feedback from the community. Several future uses for the site were discussed and compared with possible Comprehensive Plan future land use categories. The general consensus of the attendees was the future land use category of Neighborhood Mixed Use.
5. Other public comment (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 Nettleton School site be amended from Institutional to Neighborhood Mixed Use.

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



Legend

DuluthStream_cl
TROUT_FLAG

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning (Final)

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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Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, March 20, 2013; Source: City of Duluth.



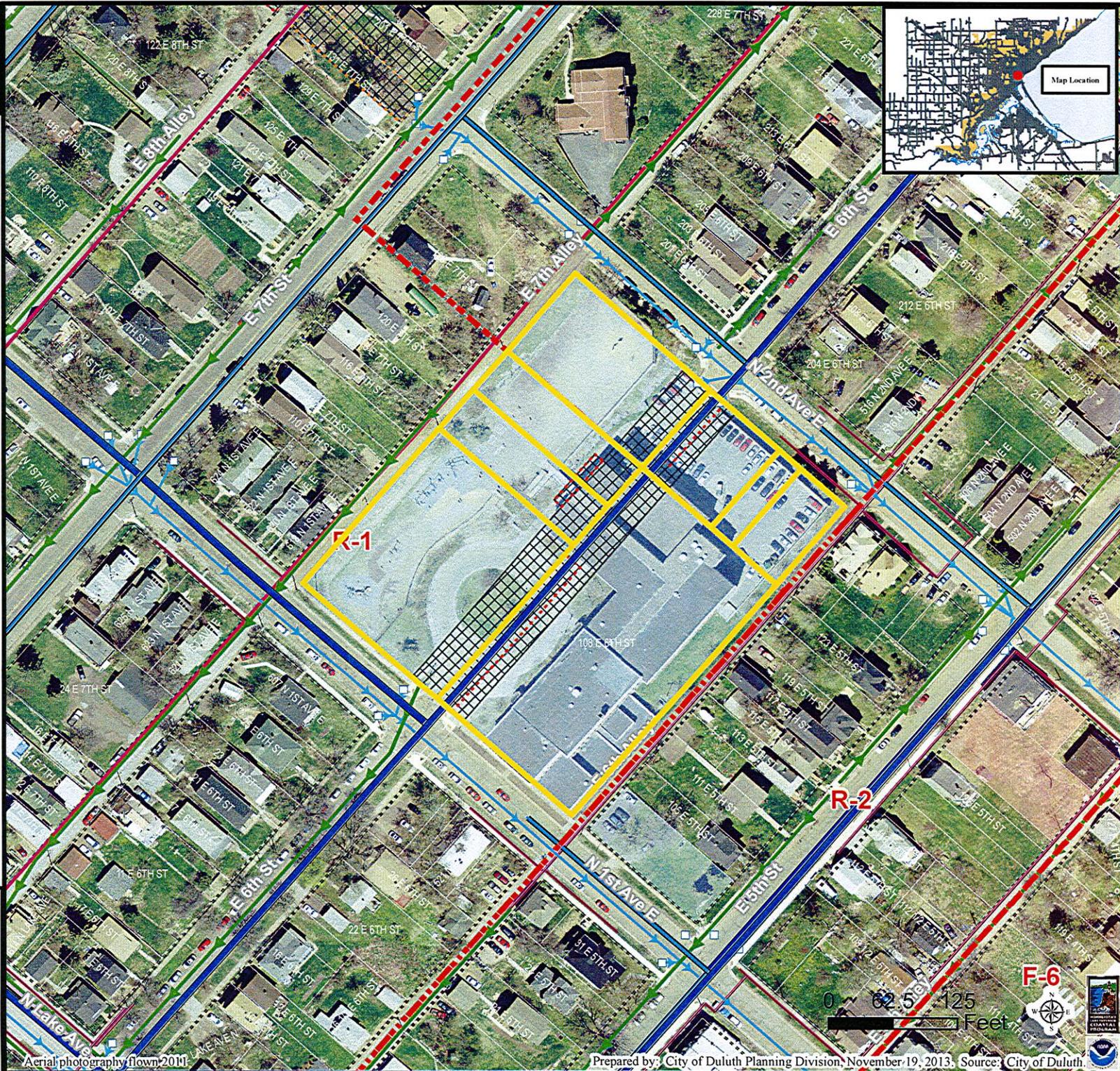
City Planning

PL 13-147

Comprehensive Plan Amendment
Nettleton School
108 E 6th Street

Legend

- Zoning Boundaries
- Stream Type**
- Trout Stream (GPS)
- Other Stream (GPS)
- Water Distribution System**
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes
- Storm Sewer Collection System**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Discharge Points
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe



Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, November 19, 2013. Source: City of Duluth.

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