



**CITY OF DULUTH**

Planning Division

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**STAFF REPORT**

<b>File Number</b>	PL 14-089	<b>Contact</b>	John Judd, jjudd@duluthmn.gov	
<b>Application Type</b>	Comprehensive Plan Amendment	<b>Planning Commission Date</b>	August 12, 2014	
<b>Deadline for Action</b>	<b>Application Date</b>	7/8/2014	<b>60 Days</b>	N/A
	<b>Date Extension Letter Mailed</b>	N/A	<b>120 Days</b>	N/A
<b>Location of Subject</b>	Duluth Airpark, North of Kruger Road			
<b>Applicant</b>	City of Duluth	<b>Contact</b>	Charles Froseth, cfroseth@duluthmn.gov	
<b>Agent</b>	Planning Division	<b>Contact</b>	As Above	
<b>Legal Description</b>	See Attached Description.			
<b>Site Visit Date</b>	July 3, 2014	<b>Sign Notice Date</b>	N/A	
<b>Neighbor Letter Date</b>	N/A (legal notice/ utility letter)	<b>Number of Letters Sent</b>	N/A	

**Proposal**

Amend the Comprehensive Land Use Plan-Future Land Use Map for a portion of the Duluth Airpark from Business to Rural Residential.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	Mixed Use Business Pk. MU-B	Vacant	Business Park
<b>North</b>	Mixed Use Business Pk. MU-B	Commercial	Business Park
<b>South</b>	Rural Residential 1, RR-1	Residential	Rural Residential
<b>East</b>	Mixed Use Business Pk, MU-B	Residential	Business Park
<b>West</b>	Rural Residential 1, RR-1	Residential	Rural 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.

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

Business Park : Primarily office and light industrial, areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping and building design.

Rural Residential: Areas of single-family lots of at least 5 acres. Limits the extension of municipal utilities for new development. Includes existing rural density areas with lots as small as an acre now served by utilities but not planned for further subdivision.

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.

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 site's future land use is Business Park but it has remained undeveloped for that purpose due to site conditions and constraints e.g., topography and hydrology.
2. The change to Rural Residential will expand that lower density land use farther north and adjacent to the Business Park.
3. The site includes a considerable area of wetlands which will need to be delineated before any development may occur.
4. Currently the proposed development on this site includes a tree farm and single family residence.
5. A rezoning of the site would also need to be approved to allow the above uses.
6. The Airpark area, bounded by Haines Road, Airport Road, Rice Lake Road and Kruger Road, was first zoned a combination of Suburban (S) and Manufacturing District (M-1). Later the M-1 areas were rezoned to Industrial Park (I-P). With the 2010 adoption of the Unified Development Chapter (UDC) the I-P zones were merged with the Mixed Use-Business Park zone.
7. Planning staff has had discussions with officials from the Duluth Port Authority, which owns or manages the majority of the property in the adjacent Airpark development and they are supportive of this action.
8. For any other public or private agency or City Department 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 this portion of the Duluth Airpark from Business to Rural Residential.

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

Comprehensive Plan Amendment, Duluth Airpark, North of Kruger Road

August 12, 2014

PL 14-089

That part of Outlot F and Lot 1 of Block 5 of the Second Rearrangement of Part of Airpark Division, according to the recorded plat thereof on file and of record in the Office of County Recorder, St. Louis County, bounded by the following:

Beginning at the southwest corner of said Outlot F; thence North 00 degrees 25 minutes 30 seconds West (basis of bearing from said Rearrangement) 500.01 feet; thence North 89 degrees 56 minutes 30 seconds East 852.20 feet; thence North 00 degrees 12 minutes 08 seconds East 351.96 feet to the southwest corner of Lot 1, Block 4 of said Rearrangement; thence South 89 degrees 47 minutes 52 seconds East along the south line of said Lot 1, Block 4, extending easterly to the intersection of the northwesterly extension of the southwest line of Lot 5, Block 5 of said Rearrangement; thence South 45 degrees 50 minutes 55 seconds East along the northwesterly and southeasterly extension of said southwest line of Lot 5, Block 5, to the center line of Kruger Road; thence westerly along said center line of Kruger Road to the southerly extension of the west line of said Outlot F; thence North 00 degrees 25 minutes 30 seconds West 33.00 feet to the Point of Beginning.

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# City Planning

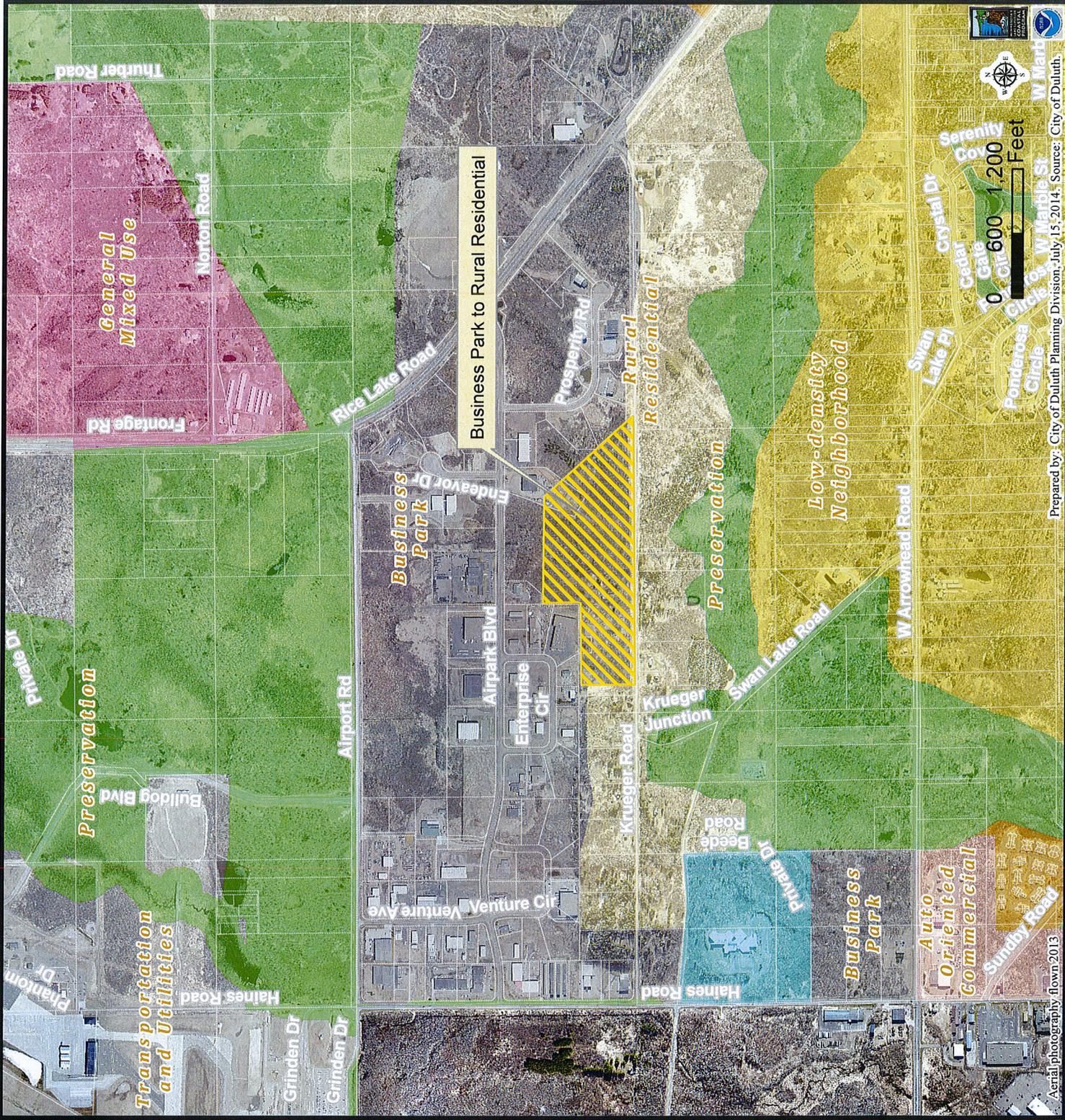
## Future Land Use Change Business Park to Rural Residential

PL-14-089

Legend	
	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 2013

Prepared by: City of Duluth Planning Division, July 15, 2014. Source: City of Duluth.

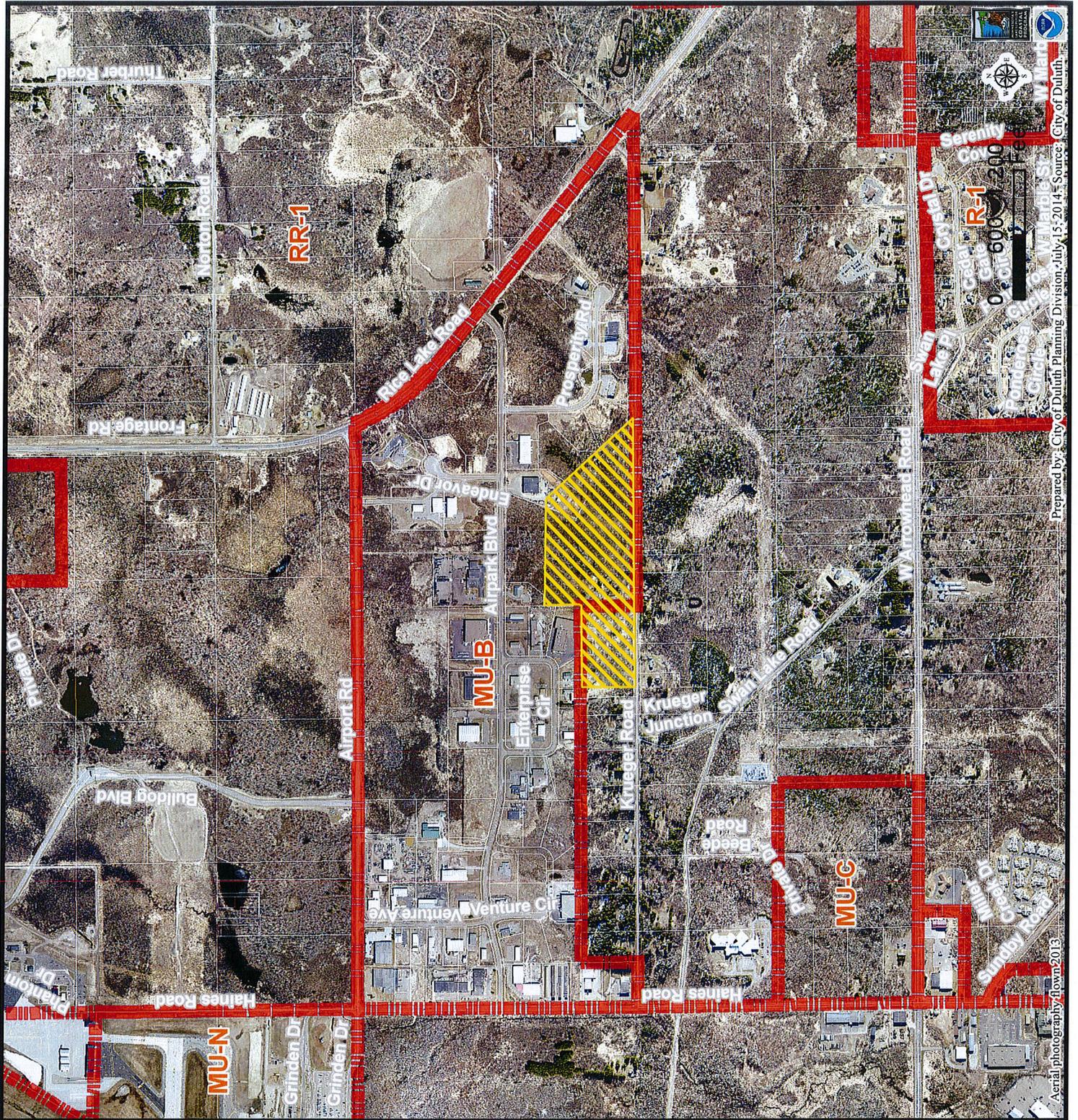


**City Planning**  
 PL 14-089  
 Future Land Use Change  
 Zoning Map

**Legend**

Zoning Boundaries

Zoning Boundaries



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Aerial photography from 2013

Prepared by: City of Duluth Planning Division, July 15, 2014. Source: City of Duluth