



CITY OF DULUTH

Planning Division

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 Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 15-003	Contact	John Kelley, jkelley@duluthmn.gov	
Application Type	UDC Map Amendment	Planning Commission Date	February 10, 2015	
Deadline for Action	Application Date	N / A	60 Days	N / A
	Date Extension Letter Mailed	N / A	120 Days	N / A
Location of Subject	Fountain Gate (formerly Autumn Leaves) Townhomes- located north and west of Anderson Road.			
Applicant	City of Duluth	Contact	John Kelley, jkelley@duluthmn.gov	
Agent	Planning Division	Contact	John Kelley, jkelley@duluthmn.gov	
Legal Description	See attached Exhibit A			
Site Visit Date	January 30, 2015	Sign Notice Date	January 26, 2015	
Neighbor Letter Date	January 20, 2015	Number of Letters Sent	69	

Proposal

To rezone the Fountain Gate (formerly Autumn Leaves) Townhomes Low Density Planned Development (LDPD) for a 38-unit townhouse development located north and west of Anderson Road from Residential-Traditional (R-1) to Residential-Planned (R-P).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Urban Residential
North	R-1	Vacant land	Preservation
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential/vacant land	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.

III. B-1

Legend

Future Land Use - Plus

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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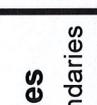


City Planning
15-003
Rezone R-1 to R-P
Zoning Map



Legend

 **Zoning Boundaries**

 **Zoning Boundaries**

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Exhibit A

Northwest Quarter of Southwest Quarter of Southwest Quarter of Section 20, Township
50 North, Range 14 West, St. Louis County.