CITY OF DULUTH
Planning Division

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STAFF REPORT

File Number	PL 15-004		**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	North and south sides of Airport Road between Airport Approach Road and US Trunk Highway 53				
Applicant	City of Duluth		**Contact**	John Kelley, jkelley@duluthmn.gov	
Agent	Planning Division		**Contact**	John Kelley, jkelley@duluthmn.gov	
Legal Description					
Site Visit Date	January 30, 2015		**Sign Notice Date**	January 26, 2015	
Neighbor Letter Date	January 20, 2015		**Number of Letters Sent**	3	

Proposal

Rezone approximately 159 acres of land along Airport Road from Mixed Use - Neighborhood (MU-N) to Mixed Use-Business (MU-B).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-N	Airport/Commercial	General Industrial
North	MU-N	Airport	Transportation and Utilities
South	C - High Density Commercial	Commercial/Residential	Hermantown
East	MU-N	Airport	Transportation and Utilities
West	C - High Density Commercial	Commercial	Hermantown

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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City Planning

PL 15-004
Rezone MU-N to MU-B
FLU Map

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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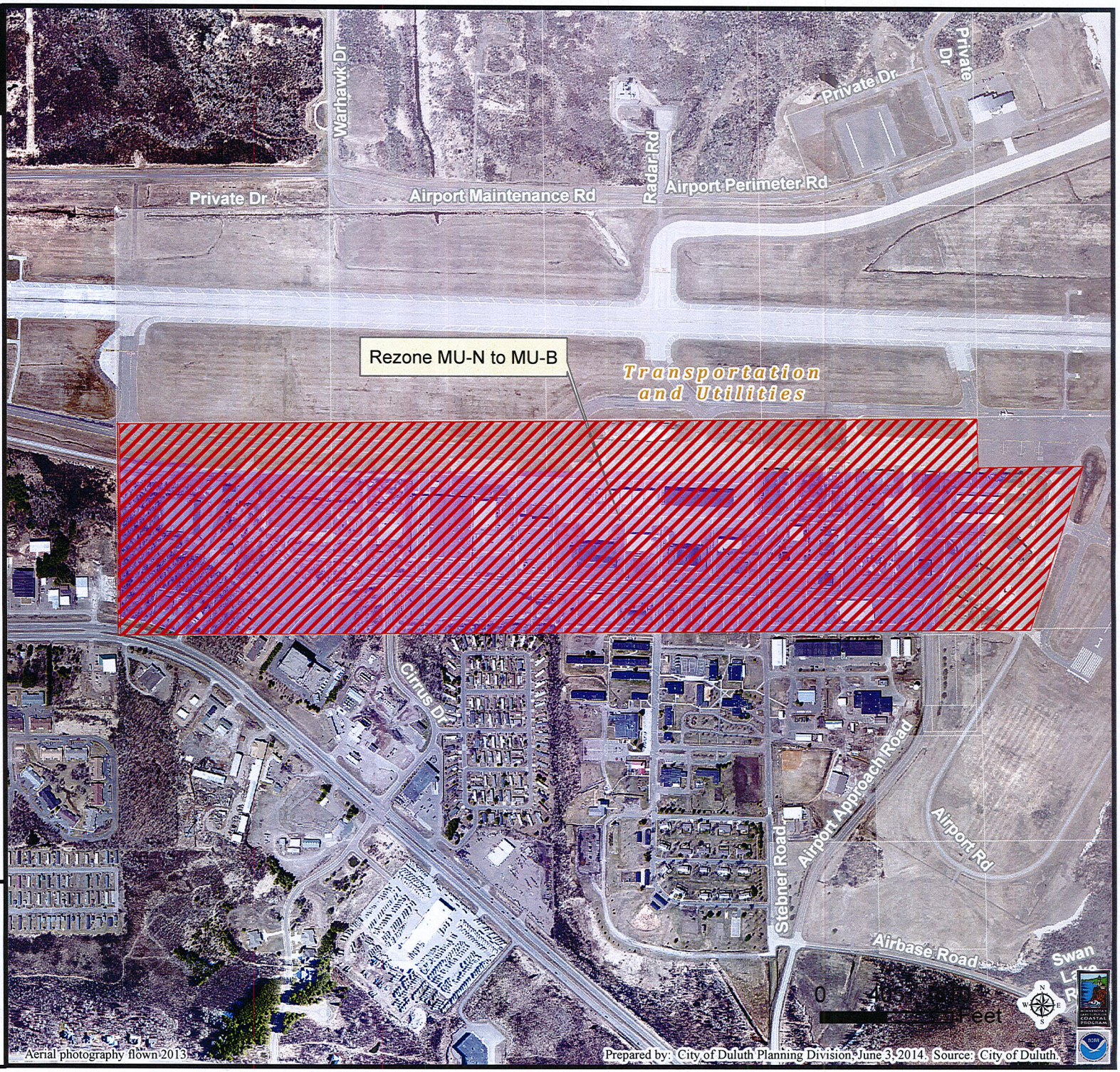
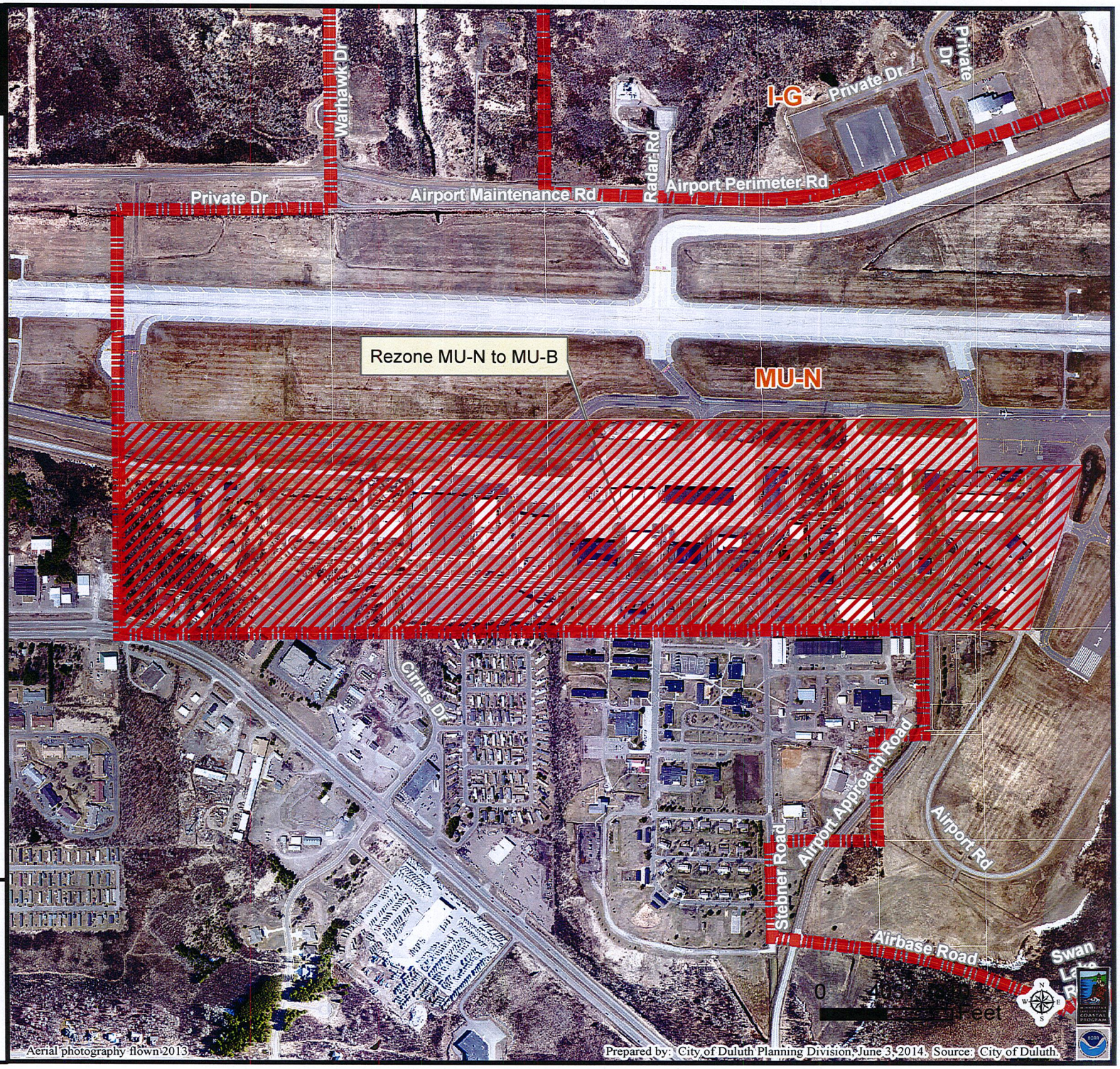


City Planning

PL 15-004
Rezone MU-N to MU-B
Zoning Map



Legend

Zoning Boundaries

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