CITY OF DULUTH
Planning Division

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STAFF REPORT

File Number	PL 15-002	**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					
Applicant	City of Duluth	**Contact**	John Kelley, jkelley@duluthmn.gov		
Agent	City of Duluth, 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	N/A	**Number of Letters Sent**	N/A		

Proposal

Rezone park property including Amity, Amity Creek, Lester/Amity, Kitchi Gammi and University Parks located on the eastern and northeast portions of the City from the current zoning districts of Residential- Traditional (R-1), Residential-Rural 1 (RR-1) and Residential-Rural 2 (RR-2) to Park and Open Space (P-1).

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

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

Section 50-37.3 Uniform Development Chapter (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.I, 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 Super majority Required: 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 reasonably 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.

11-0-1

City Planning

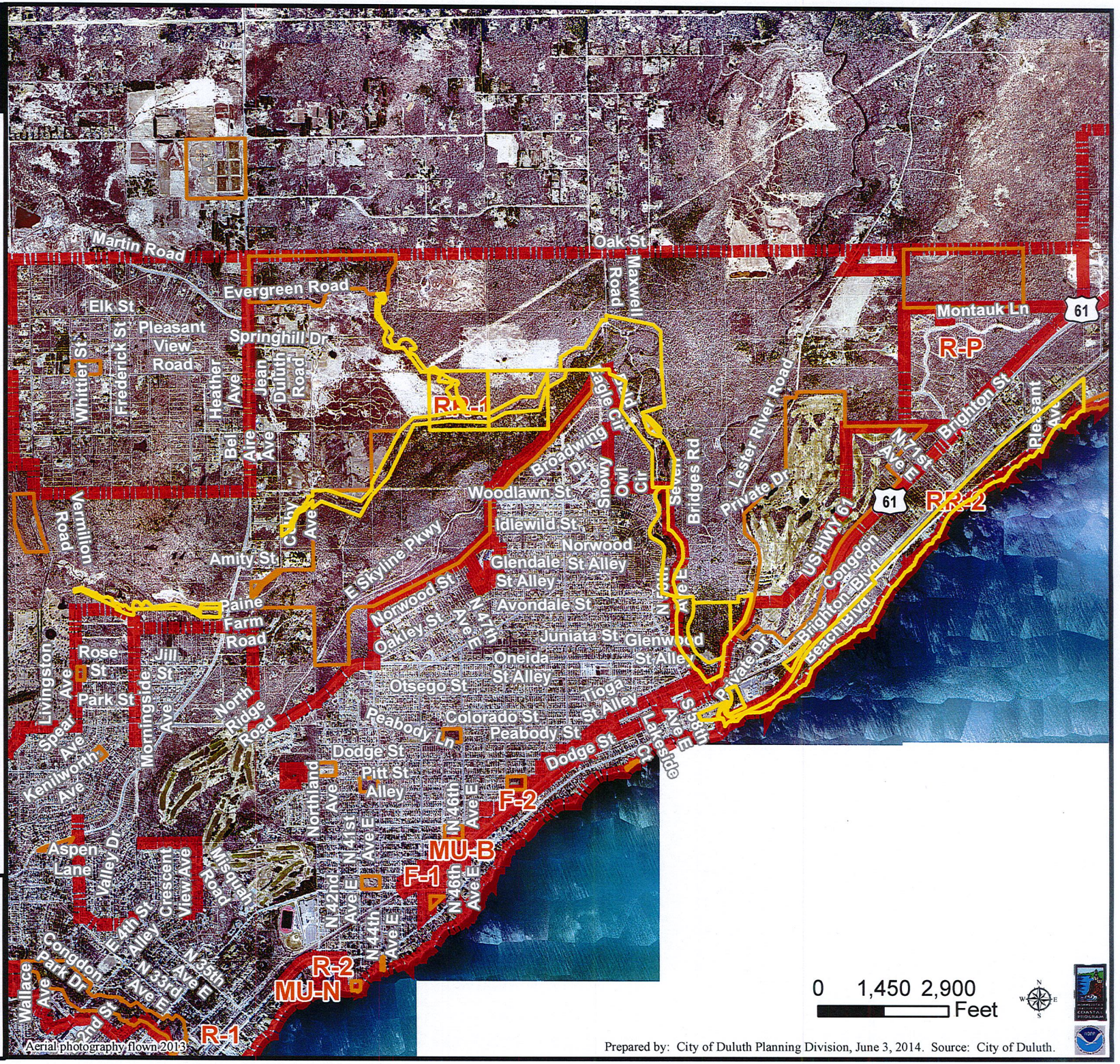
PL 15-002
Rezone RR-1, RR-2, R-1 to P-1
Zoning Map

Area to be rezoned

Legend

sde.SDE.ParkLands

Zoning Boundaries



Legend

sde.SDE.ParkLands

Zoning Boundaries

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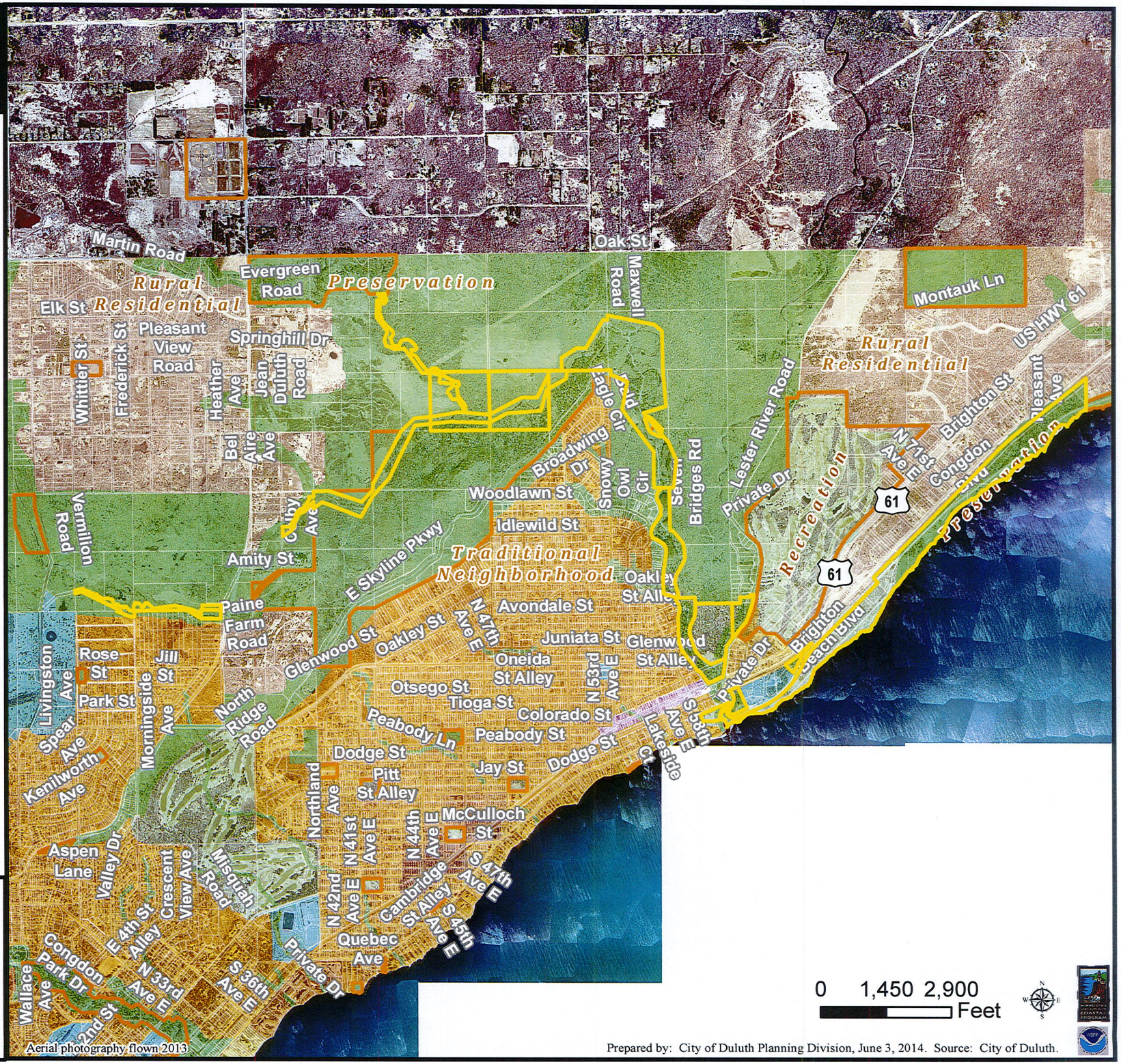
Prepared by: City of Duluth Planning Division, June 3, 2014. Source: City of Duluth.

City Planning

PL 15-002
Rezone RR-1, RR-2, R-1 to P-1
FLU Map



Legend

- sde.SDE.ParkLands

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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