



CITY OF DULUTH

Planning Division

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

STAFF REPORT

File Number	PL 15-052	Contact	Steven Robertson, 218 730-0295	
Application Type	Comprehensive Plan Amendment	Planning Commission Date	April 14, 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	Western Portion of the 1300 to 1500 Blocks of Kenwood Avenue			
Applicant	City of Duluth	Contact	Steven Robertson	
Agent	Planning Division	Contact		
Legal Description				
Site Visit Date	4/4/2015	Sign Notice Date	N/A	
Neighbor Letter Date	4/3/2015	Number of Letters Sent	11	

Proposal

Amend the Comprehensive Land Use Plan-Future Land Use Map from Traditional Neighborhood to Neighborhood Mixed Use.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1/MU-N	Residential/Undeveloped	Traditional Neighborhood
North	MU-N/R-2	Commercial/Residential	Neighborhood Mixed Use
South	R-1/MU-I	Residential/Institutional	Traditional Neighborhood/Preservation
East	MU-N	Commercial/Residential	Neighborhood Mixed Use/Trad.Neighborhood
West	R-1	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.

III. A-1

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

Principle #8 - Encourage mix of activities, uses and densities

Neighborhood Mixed Use Future Land Use. A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

In early 2011, portions of the area north of Arrowhead Road, between Kenwood and Myers was rezoned to R-2 and MU-N.

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

1) The Planning Division is proposing that the City amend the Comprehensive Land Use Plan-Future Land Use Map from Traditional Neighborhood to Neighborhood Mixed Use.

2) With the commercial node to the east, the large institutional use to the south, and the residential uses to the west, this portion of Kenwood is an area in transition. Changing the future land use would allow for the consolidation a portion of the area into a similar future land use and, eventually, zone district.

3) Based on the current development pattern and what City staff anticipate in the next 10 or 20 years, staff are recommending a change in the future land use designation to Neighborhood Mixed Use, which better reflects the nature of the area. That change would support a future rezoning from R-1 to MU-N, which allows for a mix of residential and limited commercial development.

4) The R-1 district is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas.

5) The MU-N district is established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. This district accommodates both horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood.

6) The expansion of the college campuses and other traffic generators in the area will have an impact on Kenwood, Arrowhead, and other collector streets. Rezoning some of the parcels in this area to MU-N would allow for new uses that may act as a buffer or transition from Kenwood to the residential areas to the west.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

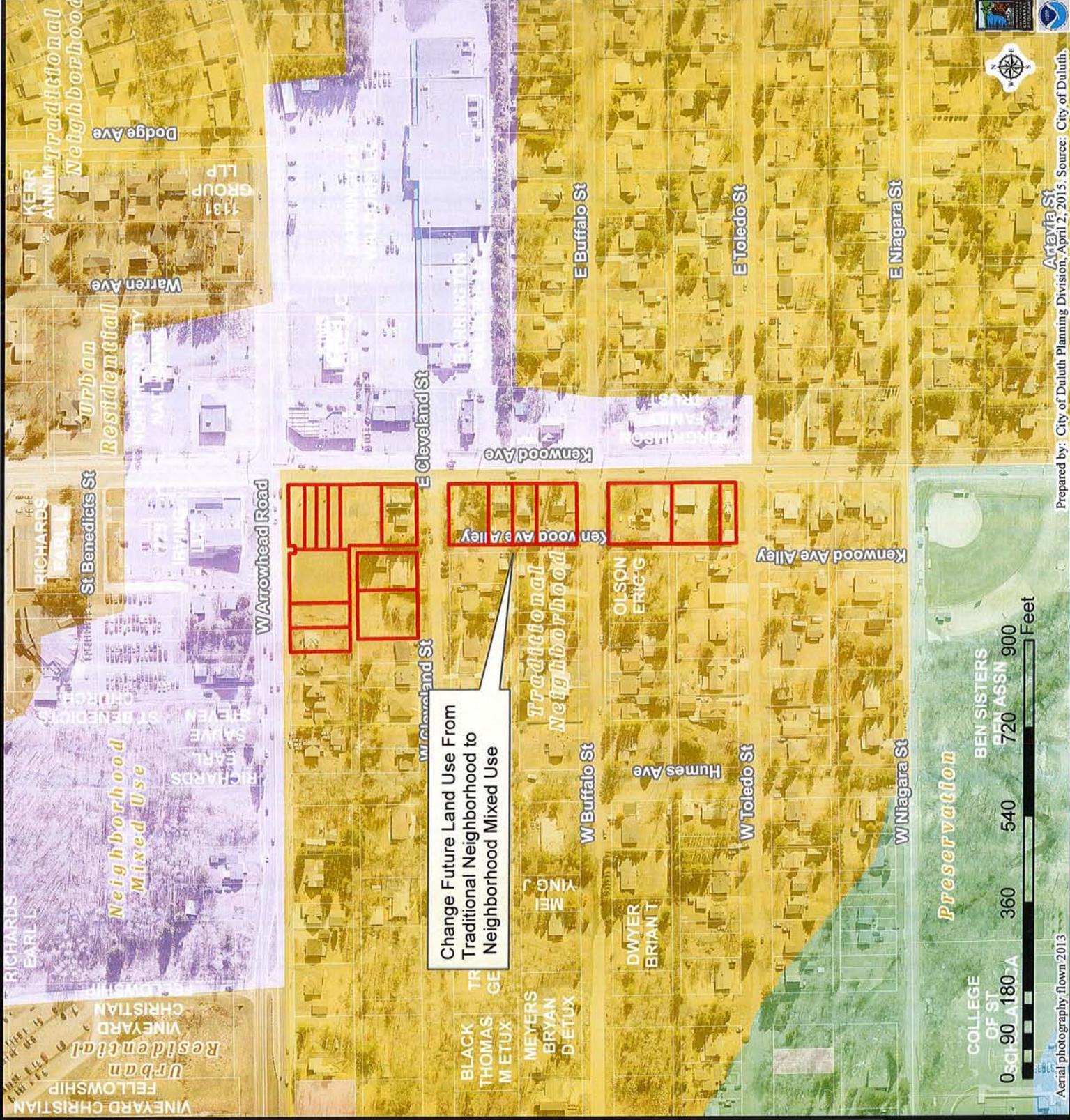
Based on the above findings, staff recommends to the Planning Commission that the following change to the Comprehensive Future Land Use Map be recommended for approval by City Council.

The Future Land Use Map be amended from Traditional Neighborhood to Neighborhood Mixed Use.

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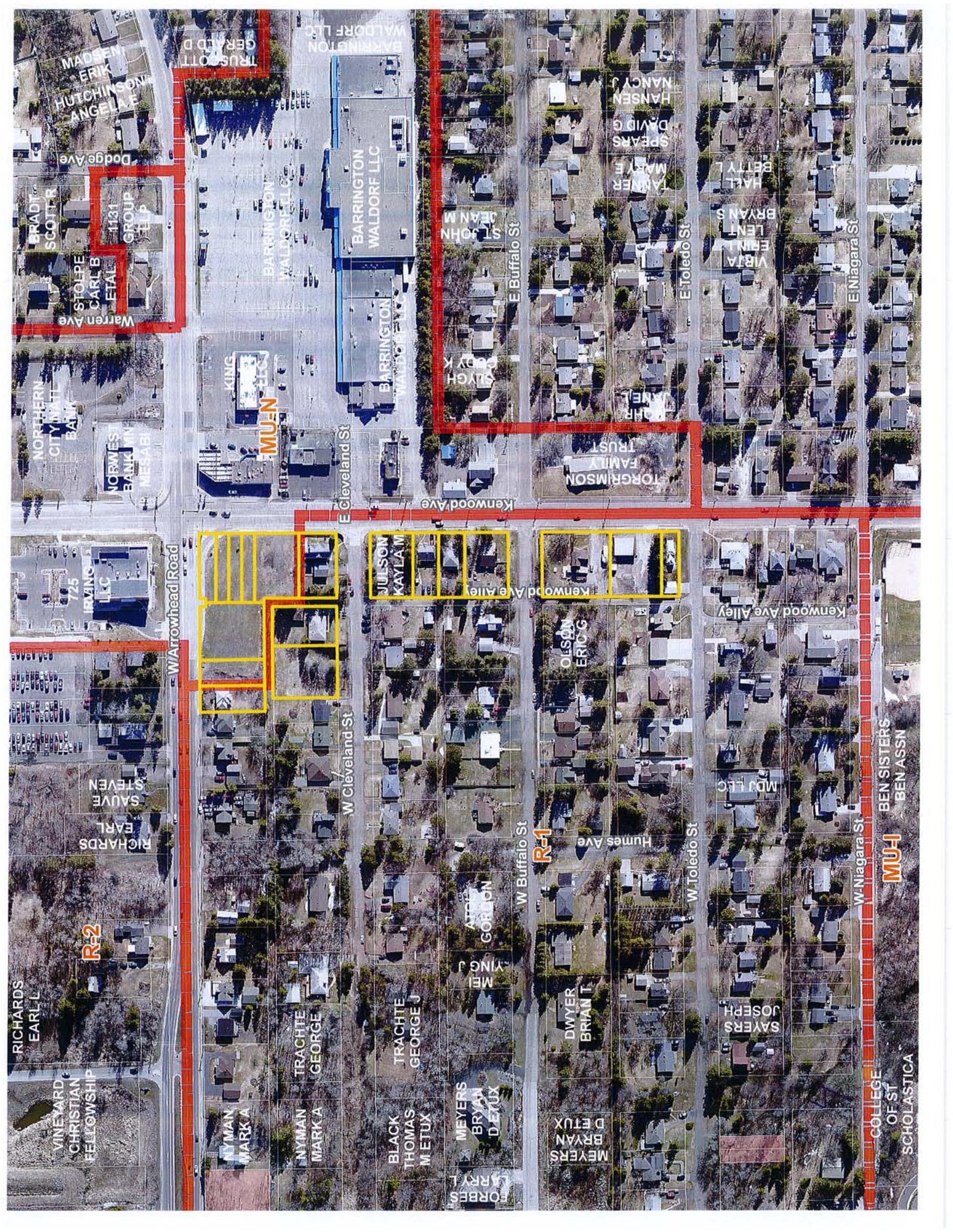
Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

Legend	
	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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ERIK
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BLACK
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FORBES
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Dodge Ave

Warren Ave

E Cleveland St

Kenwood Ave

Kenwood Ave Alley

W Arrowhead Road

W Cleveland St

W Buffalo St

Humes Ave

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**Uses Allowed in Residential-Traditional (R-1) Zone District
Revised January 5, 2015**

Permitted Uses

- Dwelling, one-family
- Dwelling, two-family
- Residential care facility/assisted Living (6 or fewer)
- Park, playground or forest reserve
- School, elementary
- Agriculture, urban
- Day care facility, small (14 or fewer)

Special or Interim Uses

- Dwelling, townhouse
- Manufactured Home Park
- Co-housing facility
- Residential care facility/assisted living (7 or more)
- Cemetery or mausoleum
- Government building or public safety facility
- Museum, library, or art gallery
- Religious assembly, small (less than 50,000 sq. ft. or more)
- Religious assembly, large (50,000 sq. ft. or more)
- School, middle or high
- Bed and breakfast
- Preschool
- Day care facility, large (15 or more)
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

Interim Uses

- Vacation dwelling unit
- Accessory vacation dwelling unit



**Uses Allowed in Mixed Use-Neighborhood (MU-N) Zone District
Revised January 5, 2015**

Permitted Uses

- Dwelling, one family
- Dwelling, two-family
- Dwelling, townhouse
- Dwelling, multi-family
- Dwelling, live-work
- Co-housing facility
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Museum, library, or art gallery
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft. or more)
- Religious assembly, large (50,000 sq. ft. or more)
- Business, art, or vocational school
- School, elementary
- Medical or dental clinic
- Nursing home
- Agricultural, Urban
- Veterinary or animal hospital
- Bed and breakfast
- Office
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Personal service and repair, small (less than 10,000 sq ft)
- Grocery store, small (less than 15,000 sq ft)
- Retail store not listed, small (less than 15,000 sq ft)

Special Uses

- Manufactured Home Park
- Cemetery or mausoleum
- School, middle or high
- Bank
- Data Center
- Restaurant (less than 5,000 sq ft)
- Theater
- Hotel or motel
- Funeral Home or Crematorium
- Personal service and repair, large (10,000 sq ft or more)
- Automobile and light vehicle repair and service
- Filling Station
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

Interim Uses

- Vacation dwelling unit