



CITY OF DULUTH

DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division
411 W 1st St., Rm 208 ● Duluth, Minnesota 55802-1197
Phone: 218/730-5580 Fax: 218/723-3559

Keith A. Hamre, Director
khamre@duluthmn.gov

MEMO

TO: Planning Commission

FROM: Charles Froseth, Land Use Supervisor

DATE: May 5, 2015

RE: Conformance of Development District for Point of Rocks to Comprehensive Plan (PL15-074)

In order to facilitate development of housing in the area commonly called the Point of Rocks, the project proposer is asking for Tax Increment Financing. The proposal calls for construction of 114 units of multi-family rental housing. Tax Increment Financing (TIF) is a financing tool which uses the increment in property tax increase due to site improvements to pay for those improvements.

The role of the Planning Commission to make sure the proposed development and uses are consistent with the Comprehensive Plan and Unified Development Code (UDC).

The property is zoned R-2, Residential Urban. The purpose statement of the R-2 zone is: "...to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations as shown in Table 50-19.8. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods".

The Future Land Use Designation is Urban Residential. The description of this land use is: "Greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space".

D. A-1

This project implements the following Comprehensive Plan Principle's.

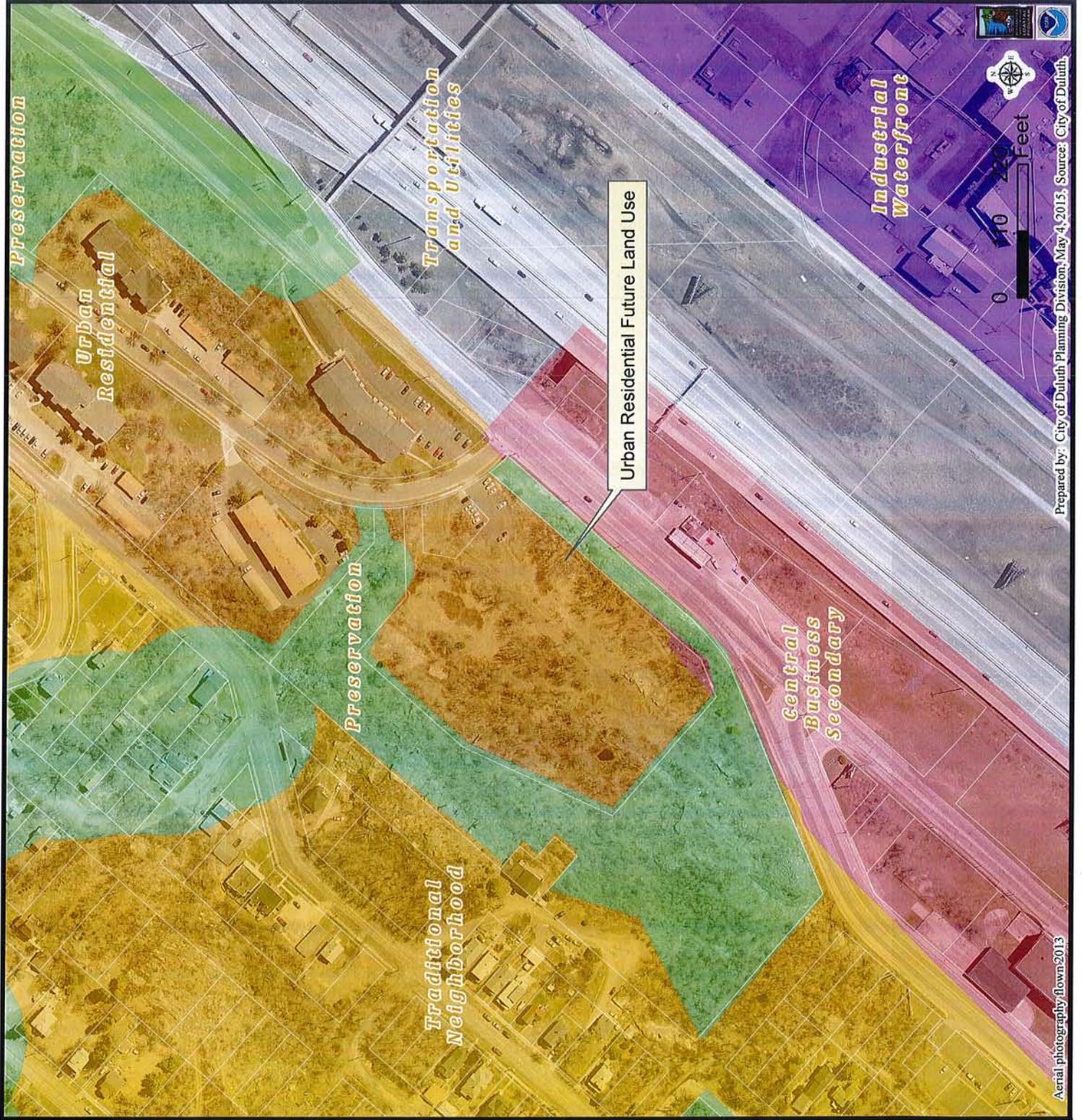
Principle #8 – Encourage mix of activities, uses and densities – Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

The proposed development conforms to and implements the Comprehensive Plan principles and the Unified Development Code. Staff recommends the Planning Commission make a finding as such as shown on the attached resolution dated May 12, 2015.



City Planning

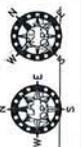
1115 W Michigan St



Aerial photography: frown2013

Prepared by: City of Duluth Planning Division, May 4, 2015; Source: City of Duluth.

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.



SITE PLAN

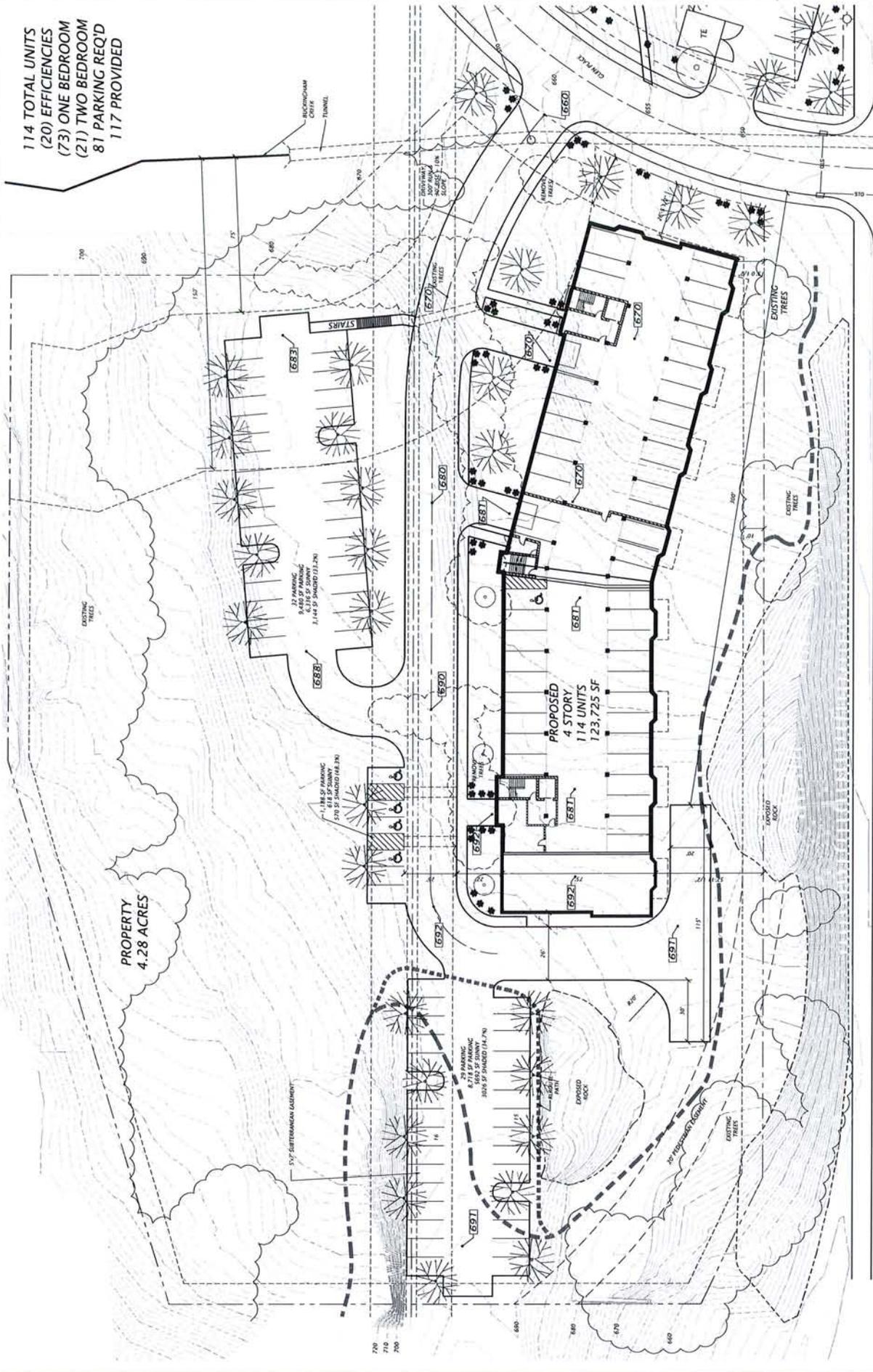
POINT OF ROCKS
GLEN PLACE
DULUTH, MN 55806

ARCHITECT OF RECORD:
ROBERT D. JOHNSON ARCHITECT
5201 STONEMOOD DRIVE, BAU CLAIRE, WI 54203
715.838.8330 RJDARCHITECT@GMAIL.COM

114 TOTAL UNITS
(20) EFFICIENCIES
(73) ONE BEDROOM
(21) TWO BEDROOM
81 PARKING REQ'D
117 PROVIDED

SCALE: 1" = 20'-0"
0 10' 20' 40'

MICHIGAN STREET
1 SITE
1" = 20'-0"



PROPERTY
4.28 ACRES

PROPOSED
4 STORY
114 UNITS
123,725 SF

12 PARKING
6,138 SF SUNNY
1,140 SF SHADDED (14.2%)

11 BIKES PARKING
570 SF SHADDED (8.3%)

29 PARKING
6,718 SF SUNNY
3,026 SF SHADDED (14.2%)

50' SUTTERMAN CASHEW

30' SUTTERMAN CASHEW

STAIRS

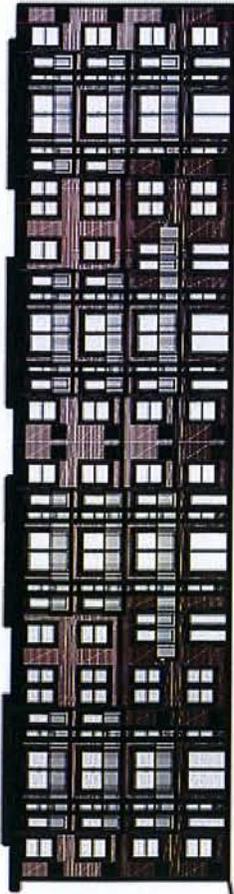
BICYCLE RACK

EXISTING TREES

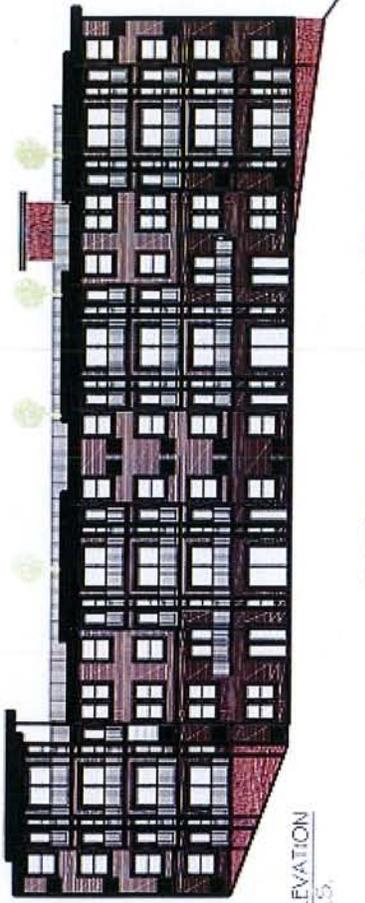
EXISTING TREES

EXISTING TREES

EXISTING TREES



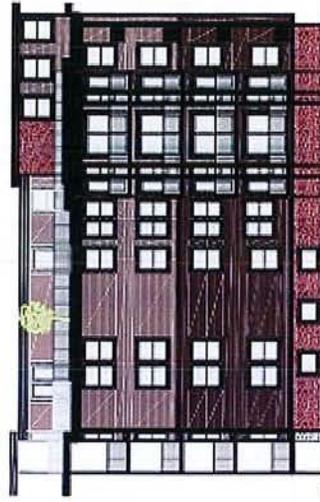
SOUTH ELEVATION
N.T.S.



EAST ELEVATION
N.T.S.



WEST ELEVATION
N.T.S.



NORTH ELEVATION
N.T.S.



ROBERT D. JOHNSON ARCHITECT
5201 STONEWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.8330

POINT OF ROGIES
6124 PLACE
SOUTH, WI 53088

COLOR ELEVATION

3/20/05
CLR1



Tax Increment Financing District Overview

City of Duluth

Point of Rocks Tax Increment Financing District

The following summary contains an overview of the basic elements of the Tax Increment Financing Plan for the Point of Rocks Tax Increment Financing District (the "District"). More detailed information on each of these topics can be found in the complete Tax Increment Financing Plan.

Proposed action:	Establishment of the District and the adoption of a Tax Increment Financing Plan (the "TIF Plan"). Decertification of a parcel from Tax Increment Financing District No. 13 to be included in the District. Modification of the Redevelopment Plan for Redevelopment Project No. 1 includes the establishment of the District, which represents a continuation of the goals and objectives set forth in the Redevelopment Plan for Redevelopment Project No. 1.
Type of TIF District:	A housing district
Parcel Numbers:	010-1913-00070*
	*This parcel is currently in the DEDA TIF District No. 13 and will be decertified contingent on approval of the District by the HRA and City of Duluth.
Proposed Development:	The Duluth Housing and Redevelopment Authority and the City of Duluth are creating the District to facilitate the construction of 114 units of multi-family rental housing in the City.
Maximum duration:	The maximum duration of the District will be 25 years from the date of receipt of the first increment (26 years of increment). The date of receipt by the City of the first tax increment is expected to be 2017. It is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2042. The intent, however, is to provide no more than 16 years of increment for the proposed development, which means the actual duration of the district will likely be shorter
Estimated annual tax increment:	Up to \$334,429

**PLANNING COMMISSION
CITY OF DULUTH, MINNESOTA**

**RESOLUTION OF THE CITY OF DULUTH PLANNING COMMISSION
FINDING THAT A MODIFICATION TO THE REDEVELOPMENT PLAN FOR
PROJECT AREA NO. 1 AND A TAX INCREMENT FINANCING PLAN FOR
THE POINT OF ROCKS TAX INCREMENT FINANCING DISTRICT
CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT AND
REDEVELOPMENT OF THE CITY.**

WHEREAS, the Housing and Redevelopment Authority of Duluth (the "HRA") and the City of Duluth (the "City") have proposed to adopt a Modification to the Redevelopment Plan for Project Area No. 1 (the "Redevelopment Plan Modification") and a Tax Increment Financing Plan for the Point of Rocks Tax Increment Financing District (the "TIF Plan") therefor (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Plans") and have submitted the Plans to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Plans to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Plans conform to the general plans for the development and redevelopment of the City as a whole.

Dated: May 12, 2015

Chair

ATTEST:

Secretary

