CITY OF DULUTH
Community Planning Division

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File Number	PL 16-081		**Contact**	Chris Lee, clee@duluthmn.gov	
Type	UDC Map Amendment		**Planning Commission Date**		August 9, 2016
Deadline for Action	**Application Date**	June 26, 2016	**60 Days**		August 25, 2016
	Date Extension Letter Mailed	July 22, 2016	**120 Days**		October 24, 2016
Location of Subject	3727 West Arrowhead Road				
Applicant	Tom Asbury		**Contact**	218-722-1545, tom@eastridgechurchduluth.com	
Agent	Jeff Watczak		**Contact**	jeffwatczak@gmail.com	
Legal Description	PINs: 010-2710-02441, 010-2710-02500, and 010-2710-02505				
Site Visit Date	July 15, 2016		**Sign Notice Date**		July 26, 2016
Neighbor Letter Date	July 22, 2016		**Number of Letters Sent**		15

Proposal
Applicant requests rezoning of parcels at 3727 West Arrowhead Road from Rural Residential (RR-1) to Urban Residential (R-2).

The proposed rezoning will allow Eastridge Church to better utilize their property in alignment with their ministry goals and will allow for growth in the suburban campus of the church.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1	Rural residential	Urban Residential/Preservation
North	RR-1	Rural residential	Rural Residential/Preservation
South	R-1	Single-family residential	Low-Density Neighborhood
East	RR-1	Rural residential	Urban Residential/Preservation
West	RR-1	Rural residential	Rural Residential/Preservation

Summary of Code Requirements

UDC Sec. 50-37.3. A: Any property owner may petition the planning commission to amend the district boundaries in which the property is located.

UDC Sec. 50-37.3. B: Planning commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.

UDC Sec. 50-37.3. C: 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.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

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

Future Land Use – Urban Residential: 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.

The proposal is consistent with the recently adopted Land Use Study considered by the Planning Commission on 4/12/2016 and approved by the City Council on 4/25/2016 Proposed (uses) will be required to comply with the requirements of the R-2 district.

Review and Discussion Items

Staff finds that:

1.) The Minnesota Planning Act (cite statute #) provides that zoning (an "official control") should implement the general objectives of a Comprehensive Plan.

2.) Good zoning practice calls for zone districts be consistent with the future land use category identified for the area. The areas proposed for R-2 are consistent with the future land use designation of Urban Residential and are related to the existing adjacent suburban land uses.

3.) The purpose of the R-2 district is to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses that are located in close proximity. Rezoning these parcels will provide a transition between neighborhood-scale uses to the west and the suburban uses to the east.

4.) St. Louis County Public Works commented that any new entrances or modifications to existing entrances onto West Arrowhead must be permitted by St. Louis County Public Works Department.

5.) No other public, or private, agency/organizations comments have been received.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission recommend approval of the UDC Map Amendment, for the following reasons:

1.) This proposal is consistent with the Comprehensive Land Use Plan.

2.) The proposed R-2 zone district is consistent with the future land use category of Urban Residential.

3.) Negative impacts to nearby properties are not anticipated as a result of this rezoning and associated land use changes to the Eastridge Church property.

City Planning

PL 16-081
3727 W Arrowhead Rd

Legend

Zoning Boundaries

- Zoning Boundaries

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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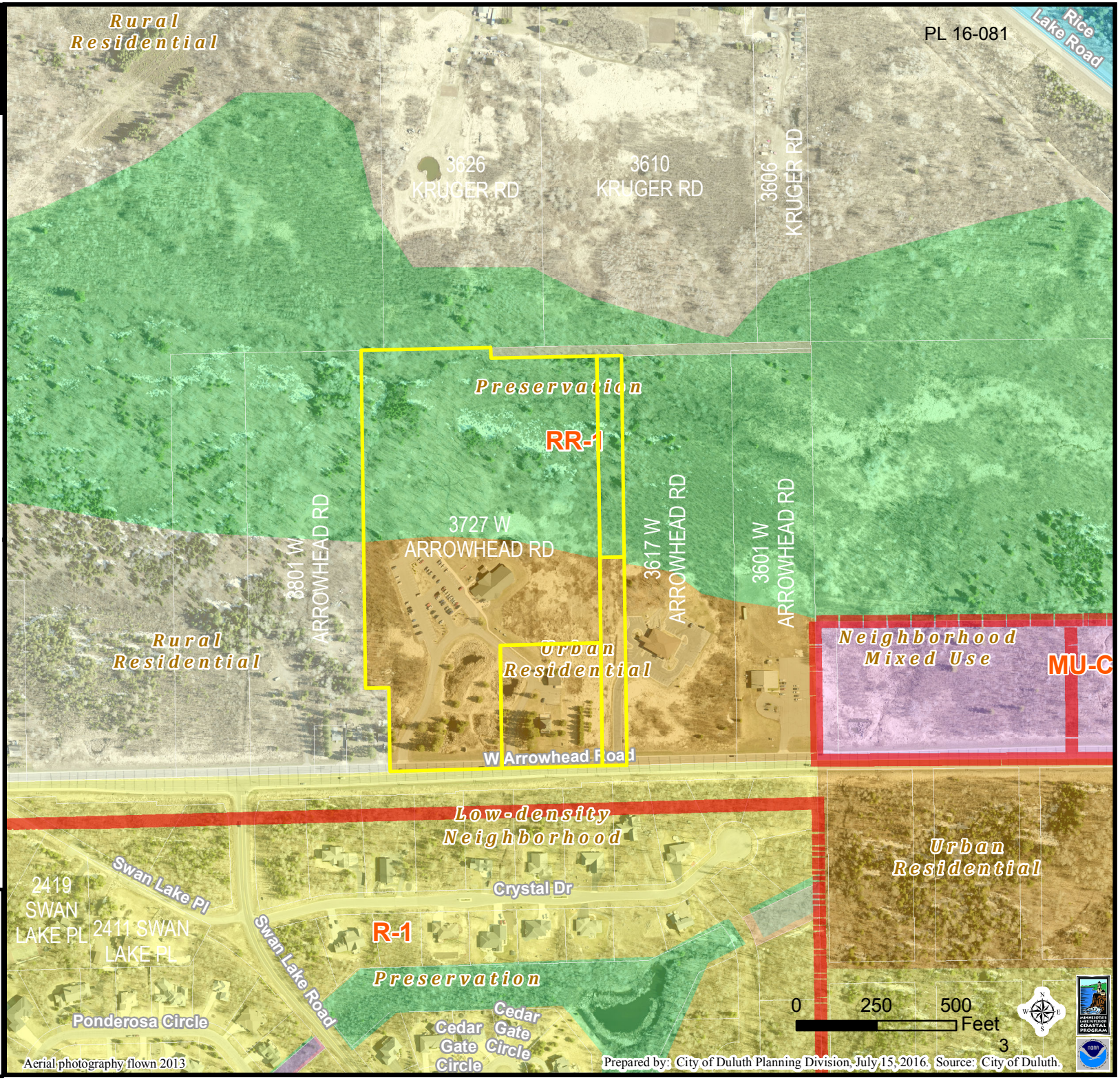

City Planning

PL 16-081:
3727 West Arrowhead Road

Legend

Zoning Boundaries

- Zoning Boundaries
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement

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Swan Lake Rd
Swan Lake Pl
West Arrowhead Road (104)
Workspaces
100 ft

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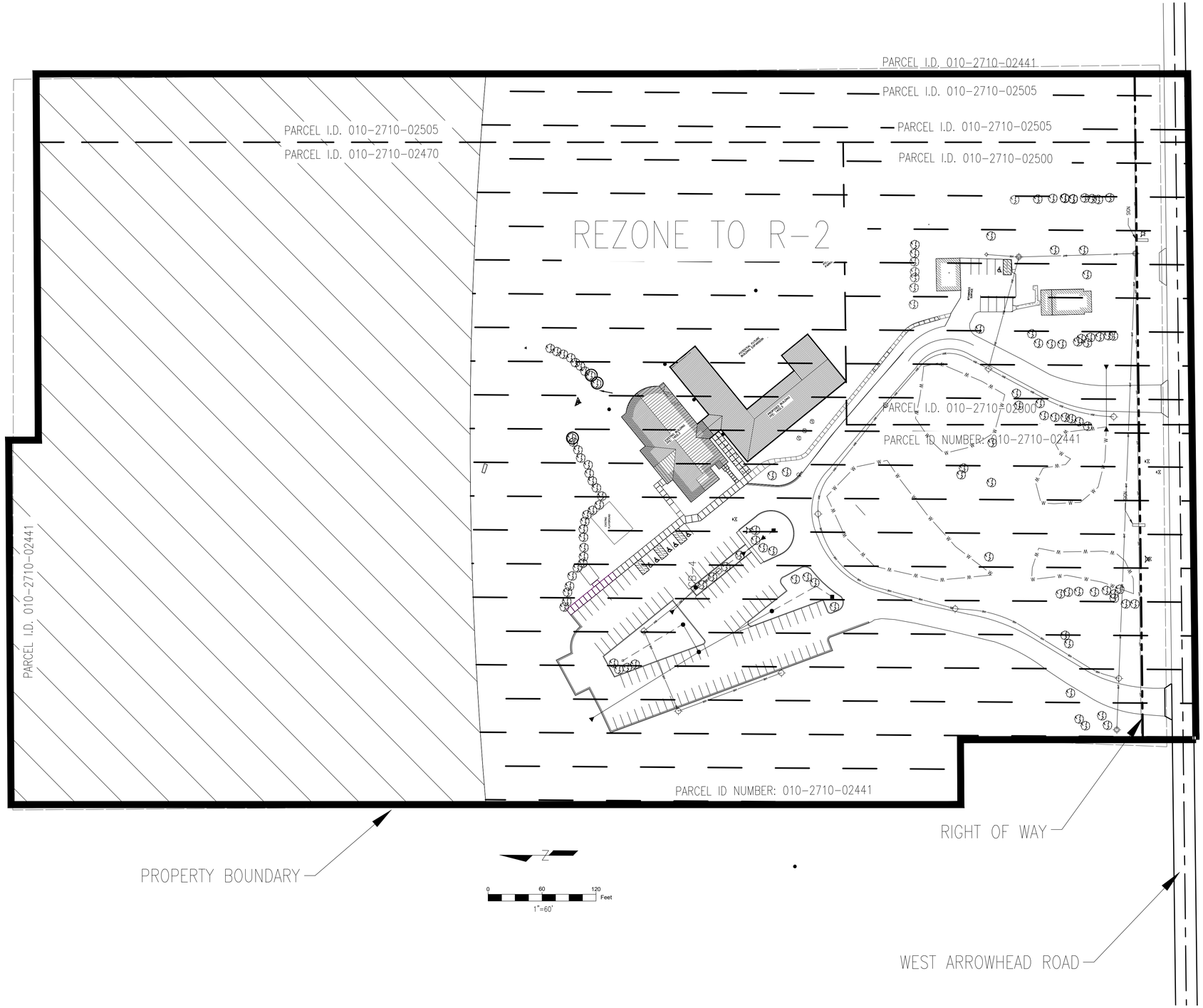

AMI
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TWIN CITIES - IRON RANGE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: ELI C. RUPNOW

SIGNATURE:

DATE: 02/27/2016

LIC. No: 46681

DATE:	REV:	DESCRIPTION	REV. BY:

141195 EASTRIDGE COMMUNITY CHURCH ADDITION
DULUTH, MN

PROPOSED ZONING

JOB No: 141195
DATE: 02/27/2016
DRAWN BY: BMS
DESIGNED BY: ECR

SHEET:

Z1.2

3/21/2016 9:36:37 AM
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