



Legislation Details (With Text)

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Title: AN ORDINANCE AMENDING SECTIONS 50-14.7, 50-15.7, AND 50-33.6, RELATED TO PLANNED DEVELOPMENTS.

Sponsors:

Indexes:

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Attachments: 1. Attachment 1, 2. Attachment 2, 3. Attachment 3, 4. Attachment 4

Date	Ver.	Action By	Action	Result
4/11/2022	1	City Council	adopted	
3/28/2022	1	City Council	read for the first time	

AN ORDINANCE AMENDING SECTIONS 50-14.7, 50-15.7, AND 50-33.6, RELATED TO PLANNED DEVELOPMENTS.

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That Section 50-14.7, Residential Planned (R-P) of the Duluth City Code, 1959, as amended, be repealed and replaced, as shown in Attachment 1;

Section 2. That Section 50-15.7, Mixed-Use Planned (MU-P), of the Duluth City Code, 1959, as amended, be amended as follows, as shown in Attachment 2;

Section 3. That Section 50-33.6, Streets, of the Duluth City Code, 1959, as amended, be amended as follows, as shown in Attachment 3;

Section 4. That this ordinance shall take effect 30 days after its passage and publication.

STATEMENT OF PURPOSE: This ordinance implements several minor text amendments related to planned developments (residential planned or mixed use planned) within chapter 50 of the City Code, known as the Unified Development Chapter (UDC).

The proposed amendments would allow additional flexibility in site or plan development. That flexibility is proposed to be expanded, through broader options in property setbacks, frontage, and lot area, as well as through additional options for height and parking.

The standards for 'common open space' are also streamlined, as this area of the requirements has resulted in substantial challenge in its utility for development sites because it is written in a highly proscriptive way.

The minimum lot size for R-P districts would also be reduced, to match MU-P at a minimum size of one acre.

Finally, the proposed language clarifies that private streets are possible for planned developments. Generally,

streets built to city standards and maintained by the public are preferred by city staff, but in some cases private streets maintained by residents of a specific development may be an appropriate alternative

The proposed changes were initially discussed at a planning commission meeting in the fall of 2021. The planning commission held a public hearing and considered the changes at a March 8, 2022, planning commission meeting. Following discussion, the commission voted with 7 yeas, 0 nays, and 0 abstentions, to recommend that the city council approve the proposed text changes to the Unified Development Chapter of the City Code.