



# City of Duluth

Council Chambers, City  
Hall

## Meeting Agenda

### Planning Commission.

*Council Chambers*

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Wednesday, January 21, 2026

5:00 PM

Council Chambers

### Special Meeting

## CALL TO ORDER AND ROLL CALL

## PUBLIC COMMENT ON ITEMS NOT ON AGENDA

## PUBLIC HEARINGS

PLUMA-2512- UDC Map Amendment from R-1 to R-P for Arris Townhomes [JM]  
0007

Attachments: [PLUMA-2512-0007 Staff Report with Attachments.pdf](#)

## COMMUNICATIONS

Land Use Supervisor Report



**Planning & Development Division**  
Planning & Economic Development Department  
Room 160  
411 West First Street  
Duluth, Minnesota 55802

218-730-5580  
planning@duluthmn.gov

<b>File Number</b>	PLUMA-2512-0007	<b>Contact</b>	Jason Mozol, jmozol@duluthmn.gov	
<b>Type</b>	UDC Map Amendment- R-1 to R-P	<b>Planning Commission Date</b>		January 21, 2026
<b>Deadline for Action</b>	<b>Application Date</b>	December 9, 2025	<b>60 Days</b>	February 7, 2026
	<b>Date Extension Letter Mailed</b>	December 17, 2025	<b>120 Days</b>	April 8, 2026
<b>Location of Subject</b>		Property between W Palm St and E Orange St		
<b>Applicant</b>	Arris IV Duluth LLC	<b>Contact</b>	Dennis Cornelius	
<b>Agent</b>	N/A	<b>Contact</b>	N/A	
<b>Legal Description</b>	010-2604-00020, part of 010-2604-00010, 010-0360-00430, 010-0360-00440			
<b>Site Visit Date</b>	January 12, 2026	<b>Sign Notice Date</b>	December 30, 2025	
<b>Neighbor Letter Date</b>	December 31, 2025	<b>Number of Letters Sent</b>	44	

#### Proposal

Applicant is requesting a UDC Map Amendment (rezoning) from R-1 to Residential-Planned (R-P) to construct townhomes on the property.

#### Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the rezoning amendment to the City Council (via ordinance).

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Undeveloped	Urban Residential
<b>North</b>	R-2	Residential (Multi-family)	Urban Residential/ Central Business Secondary
<b>South</b>	R-1	Residential/Undeveloped	Urban Residential
<b>East</b>	R-1	Residential	Urban Residential
<b>West</b>	P-1	Residential	Urban Residential

#### Summary of Code Requirements

UDC Sec. 50-14.7.E: The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P regulating plan per Section 50-37.11. that governs the uses, location, density, dimensional standards and character of the proposed project.

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 Principles

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

Duluth residents require diverse housing opportunities based on an array of living situations and life stages. To best address these needs, a diverse mix of housing types must be available. The proposed townhomes in this project are an underutilized housing type in Duluth that adds diversity to the available housing opportunities.

#### **Governing Principle #10- Take actions that enhance the environment, economic, and social well-being of the community.**

The dense nature of this development preserves green space and wetlands on the property. A publicly accessible, pedestrian/bike trail will provide connection and recreational opportunities for the neighborhood. A primary bus line runs one block away on Central Entrance and provides residents an opportunity to minimize transportation related greenhouse emissions.

#### **Governing Principle #12- Create efficiencies in delivery of public services.**

Townhomes provide a type of housing similar to single family homes but in a denser manner. This density inherently reduces the cost of roads and utilities by increasing the number of units per foot of infrastructure. This density also creates more properties connected to a utility to disperse maintenance costs amongst, resulting in a more sustainable model for delivering services.

### Future Land Use

**Urban Residential-** Greatest variety of residential 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.

### History

The bulk of the proposed district is property that was replatted into two lots as part of the Kara-Mia Addition of Duluth (PL22-086) in 2022. Apartments were developed on Lot 1 in 2023/24. The northwestern portion of this district includes two parcels from the Car Line Gardens plat. These parcels are currently undeveloped and do not appear to have ever been previously developed.

### **Review and Discussion Items:**

Staff finds that:

1. The subject property incorporates a total of 9.66 acres. The area is currently zoned R-1 (Residential-Traditional).
2. Applicant proposes rezoning to Residential-Planned (R-P). The R-1 district is identified in Table 50-14.7-2 as eligible to be rezoned to R-P.
3. As part of the R-P Map Amendment process, an R-P plan identifying allowable density, uses, height, and public benefits is required. Requested modifications to the base zone district standards are additionally included.
4. **Density:** The comprehensive plan primarily identifies this area as “Urban Residential” with a goal density of 8+ units per acre. 6.74 acres of the applicant’s property is identified as developable with a proposed density of 17.06 units per acre. This allows for a maximum of 115 units. The remaining 2.92 acres would be kept as common open space. Taken as a whole, the total density for the 9.66 acre site would be no greater than 11.91 units per acre
5. **Uses:** All permitted uses are residential in nature and include single-family, two-family, and townhouse dwellings.
6. **Modifications:**
  - a. **Height:** The maximum height allowed is 45 feet. This is a 50% modification from the underlying R-1 standard as permitted in Table 50-14.7-1 provided there are not substantial impacts to views from uphill sites. Uphill properties are largely forested without panoramic or expansive views and will not be substantially impacted by this development.
  - b. There will not be minimum setbacks or minimum lot frontages as permitted in R-P districts. Allowing this modification supports the intent of increased density in the development.
  - c. Lot area minimums are not required in R-P districts. The applicant proposes maintaining an average lot area per unit equal to the minimum requirement in the underlying R-1 zone district.
  - d. Alternative or off-site landscaping is a permitted modification to R-P districts. Any alternative plan must provide landscaping of equal or greater value to the minimum required on the site. Any trees required for replacement may be offset via contributions to the City’s tree fund. Tree fund contributions are the only allowable form of off-site landscaping.
  - e. Private streets are permitted in R-P districts. Any section of public street included as part of the project must be constructed to City standards determined by the City Engineer. Any private street designs must be

approved by the Land Use Supervisor.

7. An R-P district requires a minimum of 30% of the area of the project be kept in open space; the applicant is proposing to preserve 30.2% of the project as open space. This area includes wetlands, a stand of protected special trees, and naturally vegetated uplands.
8. **Public Benefit:** An R-P district requires a level of public benefit that exceeds what would be required in the underlying zone district. To meet this standard, the proposed R-P district includes preservation of 30.2% of the area as permanent open space, a publicly accessible pedestrian and bike trail through the development from S Blackman Ave to E Orange St, and dense residential development above the minimum recommended by the future land use.
9. As adopted with the comprehensive plan (Imagine Duluth 2035), the Future Land Use for the area is urban residential. Urban residential districts are intended to provide medium to high density residential development (minimally 8 units per acre) with pedestrian connections and commercial uses that serve the neighborhood. The proposed district is consistent with this future land use definition by proposing dense residential development and providing connections for pedestrians. Taken within the neighborhood context, the townhomes contribute to the diversity of residential dwellings in the area and are a suitable transitional land use between the adjacent single-family homes and the apartment building.
10. A public meeting is required in advance of an application for a UDC Map Amendment to R-P. A meeting was held on December 3rd, 2025, with approximately 52 people in attendance. A summary of the public meeting can be found within the attached project narrative.
11. Attached are two public comments. One in opposition to the project and one without a stated position.
12. This amendment will not create material adverse impacts on nearby properties due to the requirements contained in City ordinances such as stormwater, landscaping, screening of trash containers, and the establishment of a vegetated buffer surrounding the site.
13. The development must receive approval of a regulating plan in accordance with Sec 50-14.7.H and follow all applicable building and fire code standards and other regulations related to life safety.

#### **Staff Recommendation:**

Based on the above findings, staff recommends to Planning Commission that the proposed amendment to the UDC Map creating an R-P district as described above and in the attached documents be recommended for approval by City Council with the following reasons and standards:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed R-P District is consistent with the future land use category "Urban Residential".
- 3) Material adverse impacts on nearby properties are not anticipated or will be mitigated.
- 4) The Land Use Supervisor shall not approve the regulating plan until the development agreement has been approved by Council and recorded.
- 5) The district provides public benefit through preserved open space, a publicly accessible pedestrian and bike trail, and dense residential development above the minimum recommended by the future land use.
- 6) The maximum density within the entire 9.66 acre development is 11.91 units per acre.
- 7) The permitted uses for the district are single-family, two-family, and townhouse dwellings.
- 8) The maximum height for structures in the development is 45'.
- 9) Modifications in the Regulating Plan are permitted as described in item 6 above.



**PLUMA-2512-0007**

## Rezone R-1 to R-P Arris Townhomes

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.

Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025, Source: City of Duluth.



# ARRIS TOWNHOMES

## R-P Rezone Narrative

Prepared for:

Arris IV Duluth, LLC

December 9, 2025

**REVISED: January 7, 2026**



SUBMITTED TO  
City of Duluth Planning & Development  
411 West First Street  
Duluth, MN 55802

PREPARED BY  
Landform Professional Services, LLC

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## Introduction

Building on the success of the Arris Apartment project, Arris IV Duluth, LLC is pleased to submit this application for a Unified Development Code (UDC) Map Amendment (rezoning) from R-1 to Residential-Planned (R-P) to construct approximately 115 rental townhomes. This quality rental product will be professionally leased and managed by the existing Arris Team, offering expanded housing options to both existing and new residents of the community.

This project includes three parcels with the following PIDs:

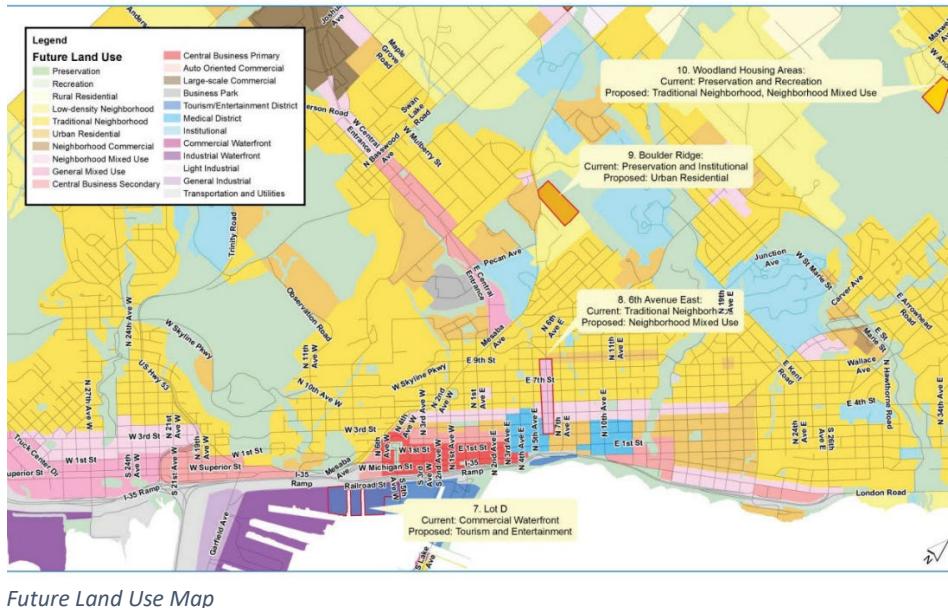
1. **#010-2604-00020**
2. **#010-0360-00440**
3. **#010-0360-00430**

We have chosen this path to entitlement to address the unique topographical conditions on the site and to balance the preservation of the natural amenities while ensuring a viable housing development within the city. The rezoning from R-1 to R-P will allow for greater flexibility than the underlying zoning, promoting a more creative and enhanced development of this site.

Arris is already a proud member of the Duluth Community and looks to build on its quality development of both a much-needed housing product and associated improvements, while setting aside a significant portion of the site for open space in perpetuity. We believe this phase of the project will build on the relationships Arris has with neighbors and community members, and we look forward to your review and comments on our application.

# Comprehensive Plan

The subject site is currently guided Urban Residential in the 2035 Duluth Comprehensive Plan. The Urban Residential designation allows for the development of the proposed housing product with required densities of 8 or more units per acre. It is estimated that the site will yield a density consistent with this requirement at roughly 12 units per gross acre. Given the unique topographic standards and related challenges, it is likely that no additional density is feasible.



Future Land Use Map

In exploring the zoning options most appropriate to the Urban Residential land use, we considered. The following zoning designations:

- **R-1: Residential Traditional:**  
*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.*
- **R-2: Residential-Urban:**  
*The R-2 district is established 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. 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.*
- **R-P: Residential Planned:**  
*The R-P district is established to provide a flexible development option for residential projects that integrate creative site design, provide a variety of housing types, provide unique onsite amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district.*

After careful consideration we chose the R-P zoning for all the reasons described above and have summarized the specific details of our request below.

## Development Overview

### Site and Project Information

The following is a summary of site metrics and information required for the R-P rezoning request:

Summary		
	Existing Property	R-P Boundary (Includes ROW)
<b>Total Site Area</b>	9.42 acres	9.66 acres
	<b>Required</b>	<b>Proposed</b>
<b>Common Open Space</b>	2.90 acres (30%)	2.92 acres (30.2%)
<b>Residential Site Area</b>	N/A	6.74 acres (69.8%)
<b>Density per acre (Total Site)</b>	8 units or up (Urban Residential)	11.91 units per acre
<b>Density per acre (Residential Area)</b>	8 units or up (Urban Residential)	17.06 units per acre

Pursuant to the R-P Application requirements, the following are the specific items applicant is requesting modifications (as allowed) from Table 50-14.7.1:

Requirement	Modification Requested
Requirement	Modification Requested
Distance from Property Lines	No Modification Requested
Lot Frontage	Requesting no required lot frontages
Lot Area, General	Requesting the use of lot averaging to meet minimum lot sizes
Building Height	Requesting 50% increase from 30 ft. to 45 ft. as measured from grade.
Parking	No Modification Requested
Landscaping	Requesting Alternative and partial off-site landscaping
Street Cross-Section	Requesting Private streets throughout the development Requesting Off-site Improvement of Harding Ave. at narrower section.

With the above modifications requested, we are seeking to provide additional clarity below:

- The townhomes will not sit on individual lots but rather on one large lot. To accommodate this and determine appropriate placement and density, the RP Plan will have lot averaging that meets the minimum lot sizes of the R-1 zone. This means that the total number of units provided multiplied by the minimum lot size (2,500 sq. ft.) will not exceed the area set aside for residential development (6.74 acres).
- The intent for the landscape modification is to allow flexibility in the event it is not feasible to plant all required landscaping on site given the maximized open space, landscape space constraints, and unique geological conditions. Rather, it would give us the option to place landscaping elsewhere in the city or on nearby sites and still maintain the code requirements. A new tree preservation study is underway that will more precisely direct this effort, but we are requesting the flexibility in the event it becomes necessary.
- All natural open space, including that surrounding the existing stormwater pond south of the apartment building, is intended to be preserved as, or returned to a natural state. This includes natural restoration procedures such as new plantings, prairie restorations, and ceasing of maintenance of existing areas with non-native plantings. The intent is to reflect natural conditions and enhance both the natural conditions and the public experience.
- We propose that all segments of the trail, walk, and drive that comprises the connection from the existing apartment site to Orange Street, and any on-trail amenities (benches, signage, etc.) would be open to the

general public. A number of private amenities may be located adjacent to the trail that the developer understands will be accessible to the general public with little to no delineation from the public trail, but are proposed to be subject to the developer's discretion as to the extent of public use, and to owner's rules and regulations

- We are requesting the flexibility to allow Harding Street be constructed as a 24-foot wide roadway with no parking, or 32-foot wide roadway with one-sided parking. The topography and short length of this street does not make this street suitable as a full width roadway with parking on both sides.

### **Permitted Uses**

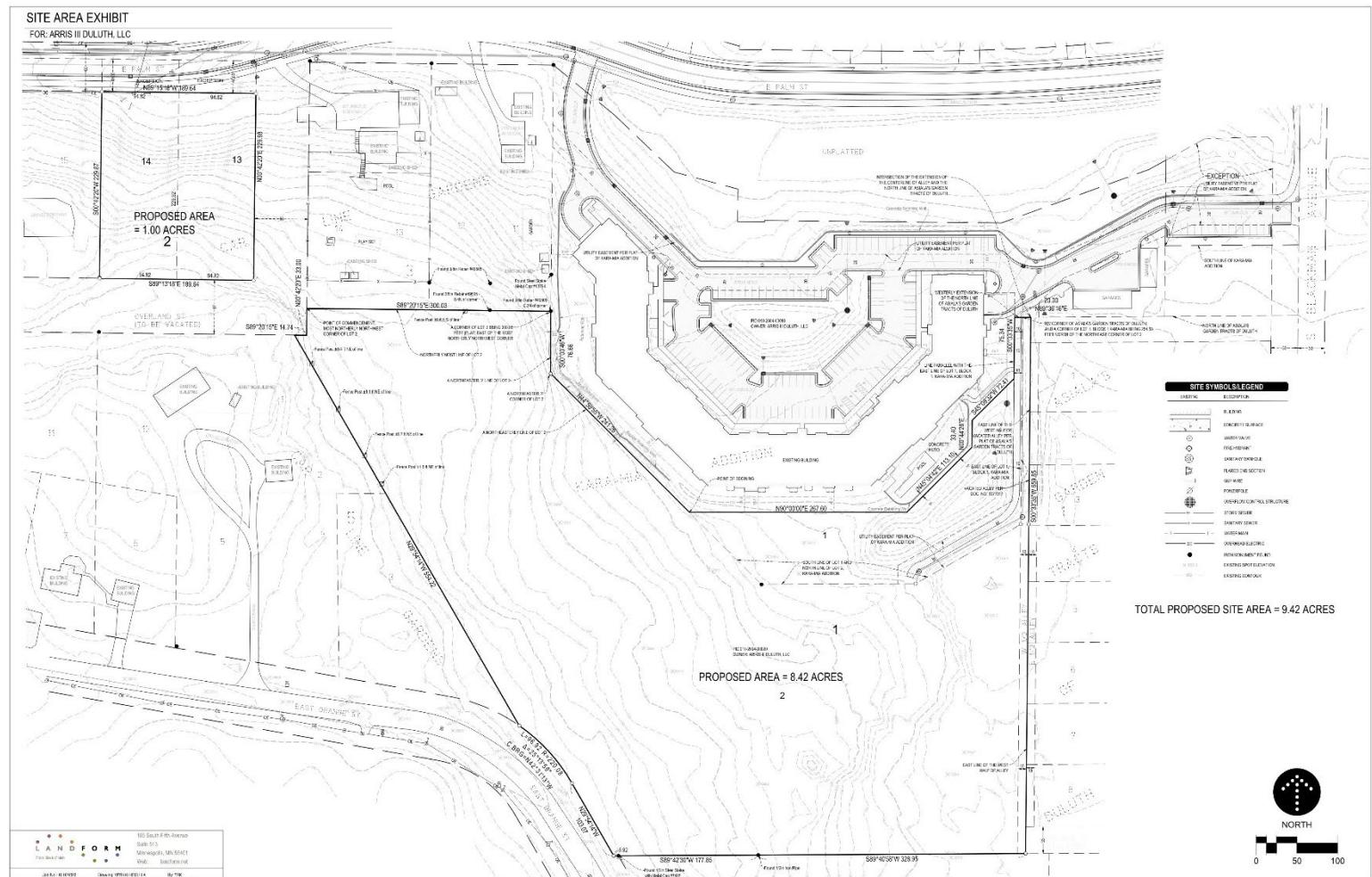
Pursuant to the R-P Application requirements, the applicant proposes the following uses be permitted in this R-P district:

#### **Household Living:**

- Dwelling Single-Family
- Dwelling, Two Family
- Dwelling, Townhouse

Any other applicable accessory uses that are customary and clearly subordinate to the uses above will be permitted. No other uses are proposed as permitted based on Table 50-19.8.

## Existing Conditions

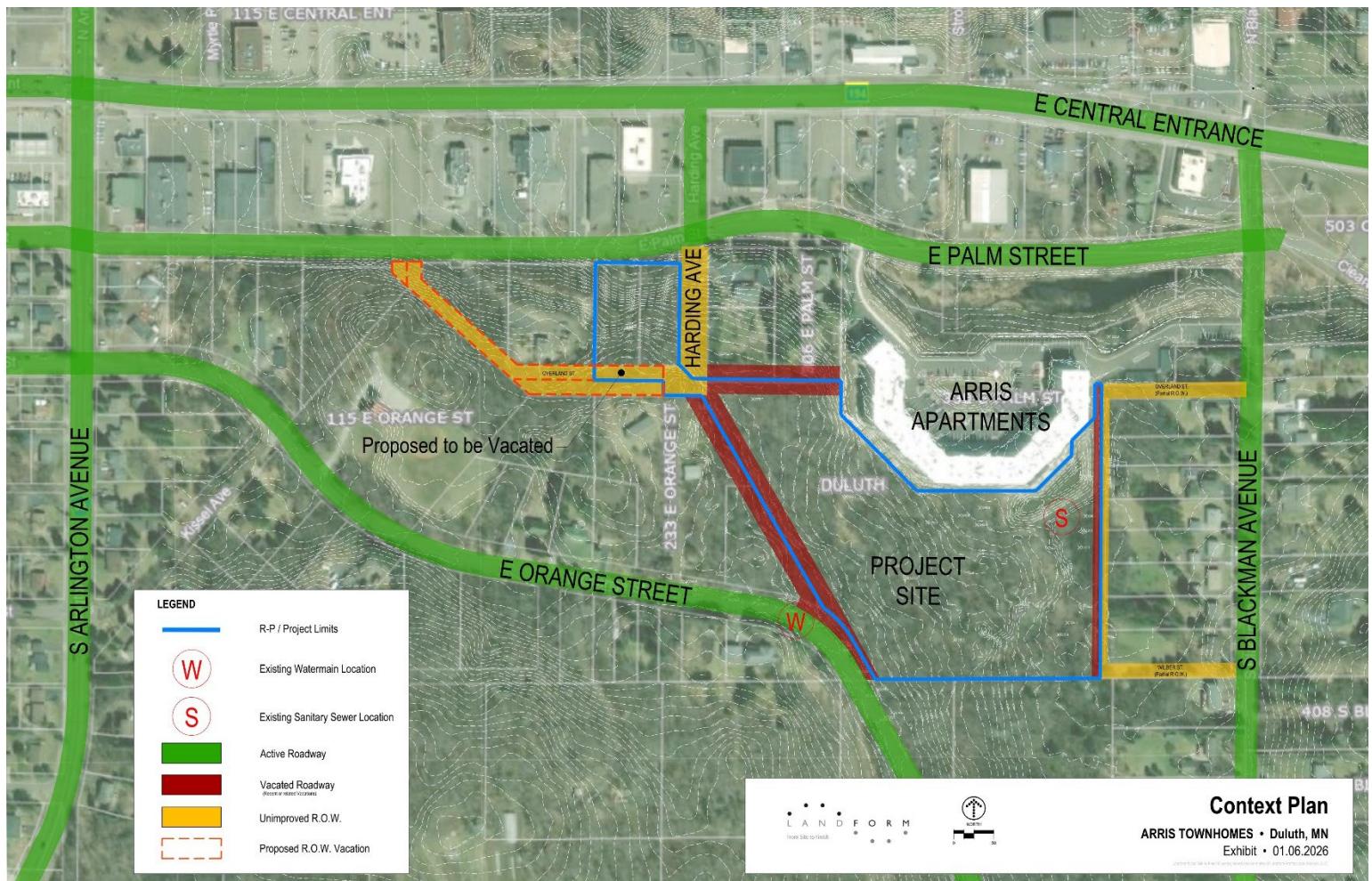


Arris Townhomes, Duluth, MN  
KHL24003

December 9, 2025

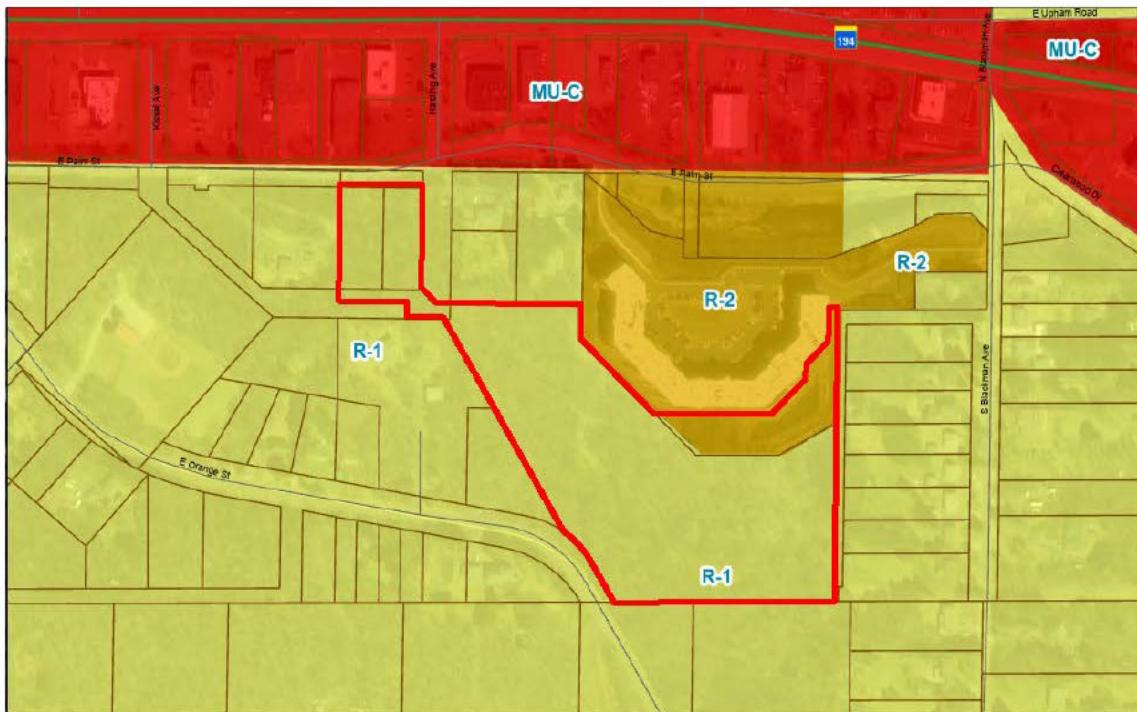
5

## Contextual Plan

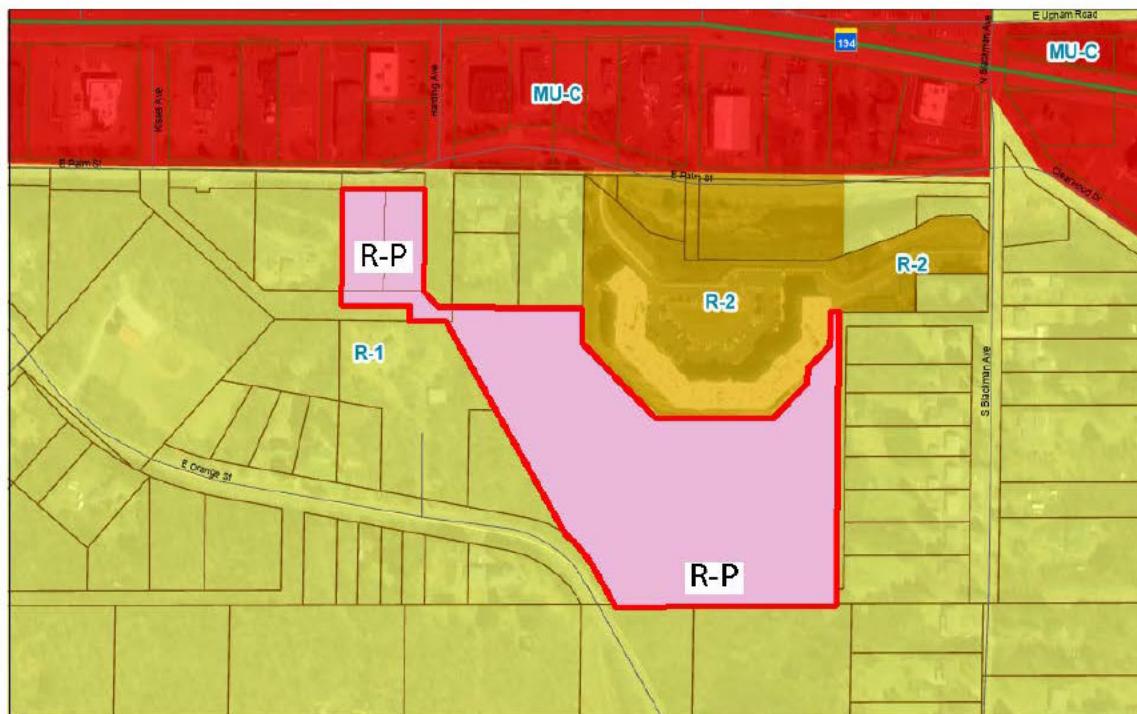


## Existing and Proposed Zoning

Existing Zoning



Proposed Zoning



November 12, 2025

Duluth Streets Duluth Parcels

MN Highway Zoning

Local Roads

Project Boundary

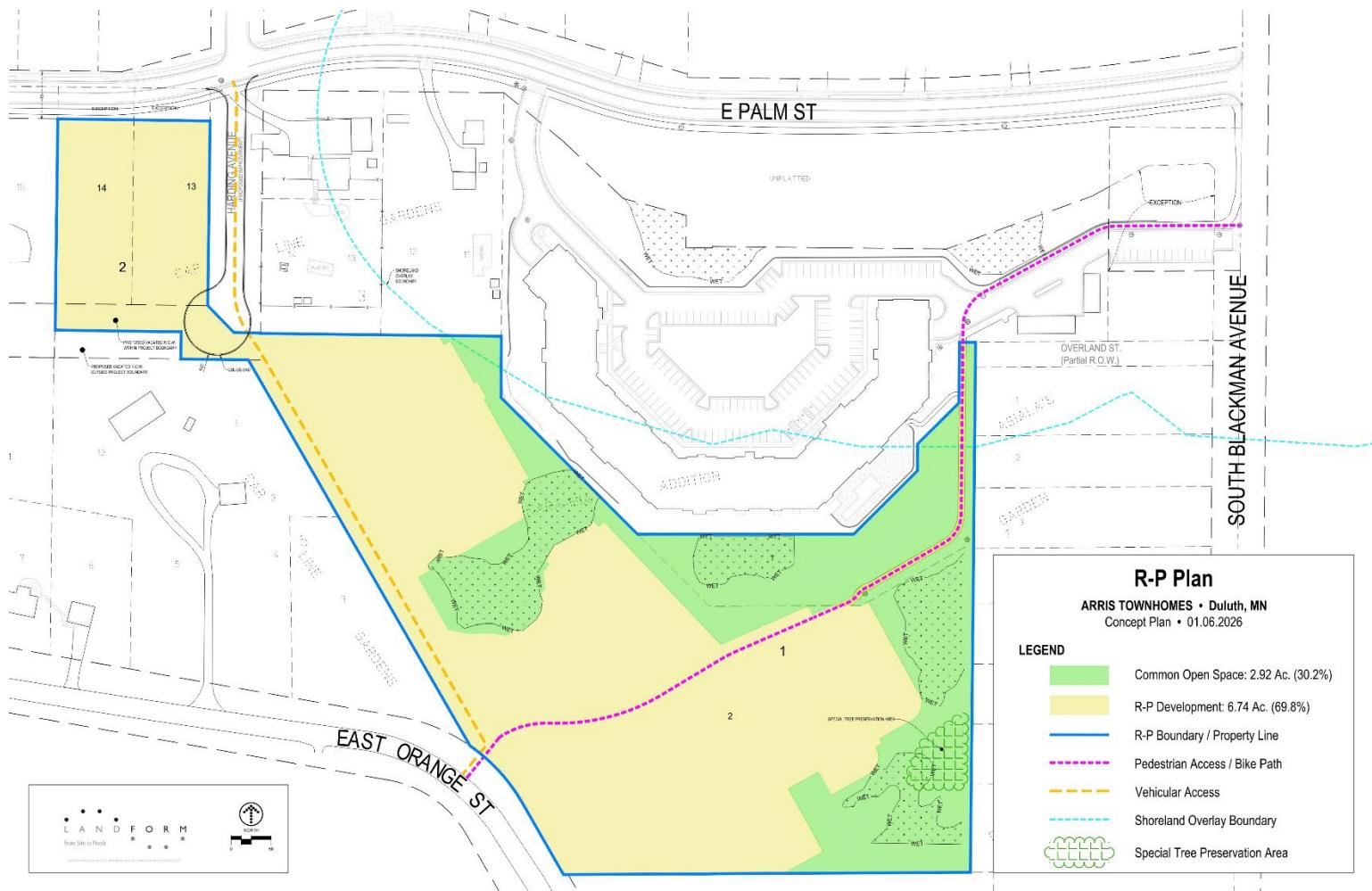
R-2 (Residential Urban)

MU-C (Mixed Use Commercial)

R-P (Residential - Planned)

0 0.03 0.06 0.09 0.12 0.15 0.18  
0 0.04 0.08 0.12 0.16 km  
0 0.03 0.06 0.09 0.12 0.15 0.18 mi

## Proposed R-P Plan



## Townhouse Rendering



 Duluth Townhouses  
Duluth, Minnesota

COLOR OPT 1 | 1 LEVEL | 2 BEDROOM

CONCEPT RENDERING



 Duluth Townhouses  
Duluth, Minnesota

COLOR OPT 3 | 2 LEVEL | 2 BEDROOM

CONCEPT RENDERING



 Duluth Townhouses  
Duluth, Minnesota

COLOR OPT 2 | 3 LEVEL | 2 BEDROOM

CONCEPT RENDERING



 Duluth Townhouses  
Duluth, Minnesota

COLOR OPT 2 | 3 LEVEL | 3 BEDROOM

CONCEPT RENDERING

## Public Benefits

To be considered for an R-P Zoning district, a project must demonstrate the public benefit of the proposed project in consideration of requested modifications to underlying zoning standards. Our proposed R-P district provides public benefit in several ways.

- The project proposes increased production of a housing type that is both in high demand and need in Duluth and the surrounding area.
- The proposed plan will set aside 30% of the gross project area for public open space in perpetuity. This area will include existing wooded areas, existing wooded wetlands, high value tree inventories, as well as several enhanced restorative areas with upland prairie restoration, pollinator gardens, migratory bird-friendly plantings, and other components that may be helpful in creating a quality natural open space for the community.
- The proposed plan will provide a much-needed pedestrian/bike trail connecting East Orange Street on the south through the proposed housing project and portions of the open space, ultimately connecting the new Arris Apartment site, South Blackman Avenue, East Palm Street, and existing multi-purpose trail entrance on Central Avenue, and ultimately to the existing public transportation stop.

The existing site borders a newly constructed apartment project to the north and lower density existing residential uses to the south, east and west. The site presents significant challenges to development with existing topographic features, wetlands and other environmental features on site. By allowing the rezoning to the R-P district, the site can be developed in a way that takes advantage of the unique environmental factors on site and allows a much-needed housing type to be constructed in a way that minimizes grading and excavations into existing subsurface rock. This product type in particular allows the site to 'step down' the steeper terrain using floor transitions in lieu of massive earthwork efforts.

Section 50-14.7.C lists seven priorities that any project seeking the R-P rezoning must demonstrate. To meet the standard, a minimum of three must be met. These include:

1. *Significant preservation and protection of natural resources and undeveloped areas, including wetlands, trees, key habitat, and wildlife areas.*
2. *A higher level of sustainability, demonstrated in buildings, site design, and transportation, than required by Section 50-28.*
3. *More efficient and effective use of streets, utilities, and public facilities to support high quality development at a lesser cost.*
4. *Recreational facilities that are available for regular public use, such as parks, trails, and playgrounds. Accommodations for and linkages to mass transit.*
5. *Compact residential development that incorporates small lots and significant density (for single-family developments this would be 4-10 units/acre).*
6. *Bike lanes and trails within the development that connect to other trails and destinations in the city's transportation system.*
7. *Pedestrian services such as benches, plazas, pedestrian-scaled lighting, traffic calming, and art.*

For this R-P request we have identified four areas, we believe we have met five of the standards, and some of the proposed benefits showing alignment with the above requirements:

1. **Unique Housing Types (Item 5):**
  - a. The project proposed a blend of rental townhome sites featuring three distinct configurations.
  - b. Products include two- and three-bedroom configurations as well as single-level living opportunities.
  - c. The townhomes will be varying in size and design and will be in blocks of 2 to 6 units.

- d. Each townhome will provide an attached private garage dramatically reducing or eliminating both off- and on-site parking demand.
- e. The proposed plan meets the required eight unit/acre minimum density required in the Urban Residential Future Land Use.

2. **Pedestrian Access to Recreation Facilities (Item 6):**

- a. The plan connects East Orange Street and the existing site to the trail provided on the existing apartment project to the north, linking to Palm, Blackman and Central Entrance providing off-street pedestrian options for existing and new residents.
- b. This pedestrian connection will also directly link over 100 existing and new homes to existing public transportation.
- c. The internal private street design will allow for traffic calming and enhancement of pedestrian movement and access to the surrounding neighborhoods.

3. **Preservation of Trees and Greenspace (Items 1 and 4):**

- a. The R-P district requires the dedication of open space and that we endeavor to create it as a unified area rather than fractured elements.
- b. The proposed plan will enhance and preserve existing wetlands on site, adding more protection and buffering than what is required for normal development.
- c. Pollinator gardens and prairie grasses will be established following grading in areas that need to be enhanced to bring back and establish a natural state on the site and encourage new wildlife habitat growth.
- d. The proposed plan will identify and preserve additional special trees within the development site.

4. **Compact Residential Development (Item 5):**

- a. The R-P district will allow private streets and internal connections that promote unique placement and orientation of the buildings not typically feasible with public streets.
- b. The private streets and proposing a smaller street section for Harding Avenue will create less impervious surfaces and less required mitigation of those surfaces and the impacts that brings to the development.
- c. The modifications to allow for less frontage on each townhome will allow better alignment with existing natural topography, create better viewsheds, allow better placement of required parking than typical street sections street would allow. Less public street footage also reduces the demand on city resources for maintenance and future replacement.
- d. The more efficient development areas facilitate the open space requirements and will create a larger buffer between the site and surrounding less intense residential uses.

We believe the above components more than meet the required elements for an R-P district, allow for an efficient development that minimizes both construction disturbances and elimination of natural amenities, provides considerable public benefit, and meets both the technical and intent of the R-P Zoning District.

# Neighborhood Meeting

## Details

A neighborhood meeting was held on December 3<sup>rd</sup>, 2025, at the Arris Apartments located at 330 E Palm Street. Notices were sent to all residents within 350 feet of the development site using a list received from the City on November 7<sup>th</sup>, 2025. A full scan and typed version of sign-in sheets and written comments are provided as a separate PDF.

A total of 32 people signed in, and six written comments were received at the meeting. A total of 52 people were counted to be at the event at one point.

## Feedback

Using the feedback received from the neighborhood, we summarized the findings into the following list:

1. Many attendees expressed pleasure with the project and appreciated being informed about this update early in the process.
2. There is a desire for more green space enhancement, such as pollinator gardens, fruit trees, or usable areas like dog parks.
3. Many residents in the apartment building shared general agreement and excitement about the new and different housing type offered (size, shape, and locations).
4. Concerns were expressed about noise and light during and after construction.
5. There were many comments related to the current apartment building. The management group addressed many of those items during the meeting and are working to follow-up with those residents.

Analyzing this feedback with our development plan for the area we plan to implement the comments by providing the following:

1. The construction information about the project, and schedules when known, for days of the loudest construction (drilling, blasting if needed, etc.) will be given in advance to the surrounding residents. It was explained that there are requirements regarding noise and light that must be followed, however, this additional step is practical given the request and closeness of so many residents.
2. In addition to the 30% untouched natural spaces, we intend to enhance other finished areas to improve landscaping, views, and plant variety. This enhancement will include pollinator gardens and improved wetland buffers. This focus on public benefit was a key point discussed with attendees regarding the R-P application.



Neighborhood Meeting Presentation



Neighborhood Meeting Presentation

A question (both verbal and written) was asked concerning density and the use of the R-P zone “to increase density on the site.” This question was discussed using exhibits and the Comprehensive Plan to provide clarity that the project is designed to take advantage of the natural spaces it currently has. The current Future Land Use requires a minimum of 8 units per acre, and this project averages 10 units per acre (counting required green spaces), and that this density was consistent with the Future Land Use designation. Attendees were informed that the R-P Zoning District was a valid entitlement path within city code, and the intent of the R-P designation is not to circumvent density rules, but rather to provide the public benefits mentioned above while meeting the minimum required densities guided for this area.

## Summary

We respectfully request approval of the UDC Map Amendment (rezoning) from R-1 to R-P to allow development of approximately 115 townhomes at the following PIDs:

1. #010-2604-00020
2. #010-0360-00440
3. #010-0360-00430

The applicant, their representatives, and their design and planning professionals are excited to work with the City to develop this application, and commence construction in 2026.

## Contact Information

### Project Contact Information

All questions, comments or correspondence related to this application should be directed at Dennis Cornerlius.

Email: [REDACTED].  
Phone: [REDACTED]

This document was prepared by:

Zeke Peters, AICP  
Landform Professional Services, LLC  
[REDACTED]

# MEETING NOTES



DATE December 3, 2025  
FROM Zeke Peters, AICP  
RE Arris Townhomes Neighborhood Meeting Summary

The neighborhood meeting was held on December 3, 2025, at the Arris Apartment building. A total of 32 people signed-in, 6 provided written comment, and a total of 52 people were counted in attendance.

Overall, the project was well received, and many questions were answered by residents and neighbors. All written comments and sign in sheets have been scanned and attached to this package. To help with usability, both items have been digitized, including the written comments are provided below:

1. [REDACTED]

As a resident of Orange St, I'm not fully convinced that an RP rezoning would best serve the area. While I appreciate that the mandated minimum amount of green space is being preserved, it seems the primary purpose for the shift from R-1 is to effectively cram in dozens (hundred +) of dwellings that would otherwise not be allowed within the current zoning type.

2. [REDACTED]

Please add fruiting trees/shrubs to plan. As a bird migration route, the Malus family of trees supports the pollinators in spring with added beauty. In the late summer/fall, it provides calories, anti-oxidants, Vitamins A&C, and fiber to diets. Edible apple trees for humans such as Dolud Crab Kinder and Honey Crisp add value and food to residents. It also provides food for white tailed deer, black bears, squirrels, and of course, song birds.

3. [REDACTED]

Very concerned about noise. One of the reasons I moved here was the natural space in the back. I work nights as a nurse, long 12-hour shifts, construction noise for three years would be pretty disrupting. Leave the natural area as it is. If this project went through, I would confidently say I would move out.

4. [REDACTED]

Looking for a townhome that is 1 level w/ 2 bedrooms. Looking for sidewalks to walk pets & preservation of natural plants/trees. I would need a garage. I do not need other amenities.

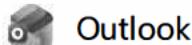
5. [REDACTED]

Letting current residents know in advance about louder construction projects (rock excavation, paving, landscaping) would be really helpful. Thank you! (we're on the back-west corner of the building).

6. [REDACTED]

There needs to be more space to walk dogs without being on a road without a sidewalk or lights or being in the parking lot.





## FW: Rezoning for East Orange-East Palm from R-1 to R-P

**From:** Peggy Radosevich [REDACTED]  
**Sent:** Thursday, January 8, 2026 7:53 PM  
**To:** planning <planning@DuluthMN.gov>  
**Subject:** Rezoning for East Orange-East Palm from R-1 to R-P

Dear Jason Mozol,

Good evening. I am writing in response to the letter I received regarding the proposed rezoning on E. Palm and E. Orange St. As a resident at 303 S. Blackman Ave, I would like to formally voice my opposition to this matter.

Our neighborhood previously raised concerns regarding a prior development, citing potential issues with increased traffic, loss of privacy, and the displacement of local wildlife. Unfortunately, those concerns have since become a reality. Traffic has become significantly heavier, and cars are frequently parked along South Blackman Ave. Since the road consists of only two lanes, residents must often wait for a clear pass to navigate their own street.

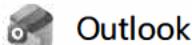
Additionally, the lack of privacy is a major concern, as noise from the existing complex is clearly audible in our backyards. The displacement of wildlife has also been a significant loss; one of the primary reasons I purchased my home ten years ago was the presence of the woods and the deer. Had the complex existed then, I would not have moved here.

Since the initial construction, several neighbors have sold their homes. We have also seen an increase in foot traffic on South Blackman Ave, which has coincided with incidents of vehicle tampering in our neighborhood.

Based on these ongoing issues, my proposal is to vote against the construction of another complex. Thank you for your time and for considering the concerns of the residents.

Best regards,

Peggy Radosevich



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**FW: Harding Avenue extension**

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**From:** Larry Theivagt [REDACTED]**Sent:** Friday, December 19, 2025 10:42 AM**To:** [REDACTED]

[REDACTED] planning &lt;planning@DuluthMN.gov&gt;; Leah Theivagt

**Subject:** Harding Avenue extension

Mr. Gonzalo Medina Perez,

We attended the December 3<sup>rd</sup> neighborhood meeting about development plans to build access roads and additional housing in the area next to our property at 233 E. Orange Street. We were told by one of the speakers that the City of Duluth would be extending Harding Avenue up the hill from Palm Street and constructing a cul-de-sac. He also said that the original plan was to vacate the Harding Avenue ROW but that the neighbors to the east, Mr. & Mrs. Derek Nash, declined to vacate. However, Mrs. Nash informed us they have contacted the City of Duluth wanting to vacate the ROW.

Plans show the cul-de-sac would be built adjacent to our property—a short distance from our house. This would be a major impact on our privacy and we have no need whatsoever of public road access to the back of our property. This would also significantly lower the value of our property--especially the placement of a cul-de-sac so near our home.

The speaker at the neighborhood meeting also informed that plans are to seek to vacate the Overland ROW which we are very much in favor of. The additional 33' we would gain from vacating the ROW would provide us a buffer to the proposed development.

We understand the need for additional housing in Duluth and do not oppose the project, but we respectfully request that you reconsider vacating the Harding Avenue ROW and construct a smaller, private road with no cul-de-sac. This would significantly lessen the impact to our privacy and the value of our property.

Sincerely,

Larry & Leah Theivagt

[REDACTED]  
[REDACTED]