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**DATE: 02/03/2011**

**SUBJECT: Public meeting to discuss West Duluth/Spirit Valley rezoning**

**BY: Pakou Ly**

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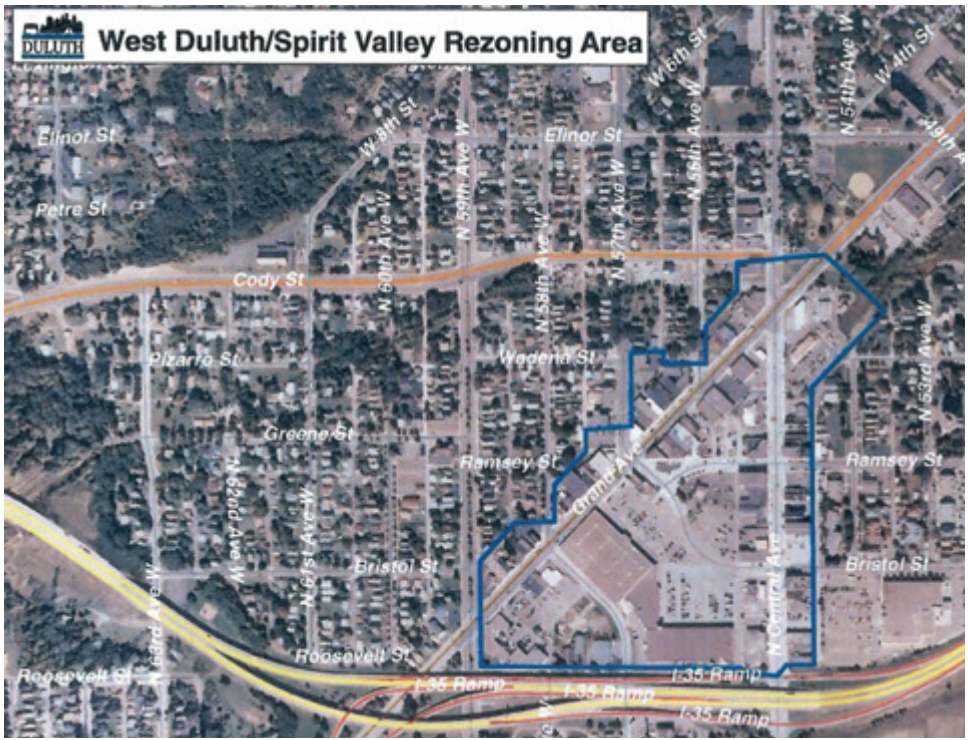
## **Public meeting to discuss West Duluth/Spirit Valley rezoning**

[Duluth, MN] - The Duluth City Planning Division proposes to rezone West Duluth/Spirit Valley from Mixed Use-Neighborhood (MU-N) to two form districts: Form District 3 (F-3) Mid-Rise Community Shopping & Form District 4 (F-4) Mid-Rise Community Mix. Form-based coding regulates the form of the building and allows for a mix of residential and commercial uses. Form districts were developed for the traditional, pedestrian-friendly shopping areas of the city; places where walkability is important

Two public meetings to discuss the proposed rezoning are scheduled for **Thursday, February 10, 2011, at 5:30 p.m.** in City Center West (5830 Grand Ave), and **Wednesday, February 23, 2011 at 12:00 p.m.** in Mr. D's Banquet Room (5622 Grand Ave). The public is encouraged to participate. The matter will then be considered by the Duluth Planning Commission at a public hearing on **Tuesday, March 8, 2011, at 5:00 p.m.** in the third floor City Council Chambers in DuluthCity Hall.

Zoning is the legal body of rules that cities create to regulate how land is developed and used. The purpose of zoning is to protect the public health, safety and welfare of its citizens. On November 19, 2010, new zoning regulations for the City of Duluth went into effect. They are officially referred to as the Unified Development Chapter of the City of Duluth Legislative Code (UDC). The UDC was drafted to implement the City's 2006 Comprehensive Land Use Plan, which is the community's vision for how Duluth should grow and develop over the next 20 years.

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West Duluth Spirit Valley map