

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

12-027-0

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH AS REFERENCED IN CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, TO PROVIDE FOR THE RECLASSIFICATION FROM MU-C, MIXED USE-COMMERCIAL, TO FORM DISTRICTS, MID-RISE COMMUNITY SHOPPING/OFFICE (F-5), DOWNTOWN SHOPPING (F-7) AND DOWNTOWN MIX (F-8), THE DOWNTOWN BUSINESS DISTRICT, THE PROPERTY LOCATED FROM MESABA AVENUE TO NORTH NINTH AVENUE EAST AND FROM MICHIGAN STREET TO THE ALLEY ABOVE 2ND STREET (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property located in the Downtown Business District from Mesaba Avenue to North Ninth Avenue East and from Michigan Street to the alley above Second Street (PL 11-134) and as more particularly described as:

Downtown F-5 Zoning

Those parts of Duluth Proper First Division and Duluth Proper Third Division, according to the recorded plats thereof at St. Louis County recorder's office, Minnesota, described as follows:

Beginning at the intersection of Third Avenue East centerline and East Second Street centerline;

Thence northwesterly along Third Avenue East centerline to the northeasterly extension of the Third Street Alley centerline;

Thence southwesterly along said Third Street Alley centerline and its extension to the Third Avenue West centerline;

Thence northwesterly along said Third Avenue West center line to the West Third Street centerline;

Thence southwesterly along said West Third Street centerline line to the Mesaba Avenue centerline (State Route 194);

Thence southerly along said Mesaba Avenue centerline to the Second Street Alley centerline;

Thence northeasterly along said Second Street Alley centerline to the Third Avenue East centerline;

Thence northwesterly along said Third Avenue East centerline to the point of beginning.

Downtown F-7 Zoning

Those parts of Duluth Proper First Division, Central Division of Duluth, and Portland Division, according to the recorded plats thereof at St. Louis County recorder's office, Minnesota, described as follows:

Beginning at the intersection of Third Avenue East centerline and East Superior Street centerline;

Thence northwest along Third Avenue East centerline to the northeasterly extension of the First Street Alley centerline;

Thence southwest along said First Street Alley centerline and its extension to the First Avenue West centerline;

Thence southeast along said First Avenue West center line to the West Superior Street centerline;

Thence northeast along said West Superior Street centerline line to the northeasterly extension of Lake Avenue centerline as platted in Industrial Division;

Thence southeasterly along said extension of Lake Avenue centerline to the Michigan Avenue centerline;

Thence northeasterly along said Michigan Avenue centerline to the southeasterly extension of the northeast line of Lot 21, Block 5 of Portland Division;

Thence northwest along said northeast line of Lot 21 and its extension to East Superior Street centerline;

Thence southwest along the East Superior Street centerline to the point of beginning.

Downtown F-8 Zoning

Those parts of Duluth Proper First Division, Duluth Proper Third Division, Central Division of Duluth, Fitgers Division and Portland Division, according to the recorded plats thereof at St. Louis County recorder's office, Minnesota, described as follows:

Beginning at the intersection of Third Avenue East centerline and East First Street centerline;

Thence southeast along Third Avenue East centerline to the northeasterly extension of the First Street Alley centerline;

Thence southwest along said First Street Alley centerline and its extension to the First Avenue West centerline;

Thence southeast along said First Avenue West centerline to the West Superior Street centerline;

Thence northeast along said West Superior Street centerline to the northwesterly extension of Lake Avenue centerline as platted in Industrial Division;

Thence southeasterly along said extension of Lake Avenue centerline to the West Michigan Avenue centerline;

Thence southwest along said West Michigan Avenue centerline to Fifth Avenue West centerline;

Thence southeast along said Fifth Avenue West centerline to the northwest edge of the southbound lane of Interstate 35 (Highway Plan No. S.P. 6982);

Thence southwest along said northwest edge of the southbound lane of Interstate 35 to the southerly extension on the Mesaba Avenue centerline (State Highway 194);

Thence northerly along said Mesaba Avenue centerline and its extension to the southwesterly extension of the West Second Street Alley centerline;

Thence northeast along said Second Street Alley centerline and

its extension to said Third Avenue East centerline;

Thence southeast along said Third Avenue East centerline to the East Superior Street centerline;

Thence northeast along said East Superior Street centerline to the northwesterly extension of the northeast line of Lot 17, Block 5, Portland Division;

Thence southeast along said northeast line of Lot 17 to the southeast line of Block 5, Portland Division;

Thence northeast along said southeast line of Block 5, Portland Division to the northwesterly extension of a line that is southwesterly 143.2 feet parallel and distant from the southwest line of Fitgers Addition;

Thence southeasterly along said line 97.2 feet to a line that is perpendicular to and extended 143.2 feet from the southwest line of Fitgers Addition;

Thence northeasterly along said line to the southwest line of Fitgers Addition;

Thence southeast along said southwest line of Fitgers Addition to the southeast line of Fitgers Addition;

Thence northeast along said southeast line of Fitgers Addition to the southwesterly extension of the southeast line of Block 3, Portland Division;

Thence northeast along said southeast line of Block 3 and its northeasterly extension to the to the southwest line of Block 2, Portland Division;

Thence northwest along said southwest line of said Block 2 to the northwest line of Block 2, Portland Division;

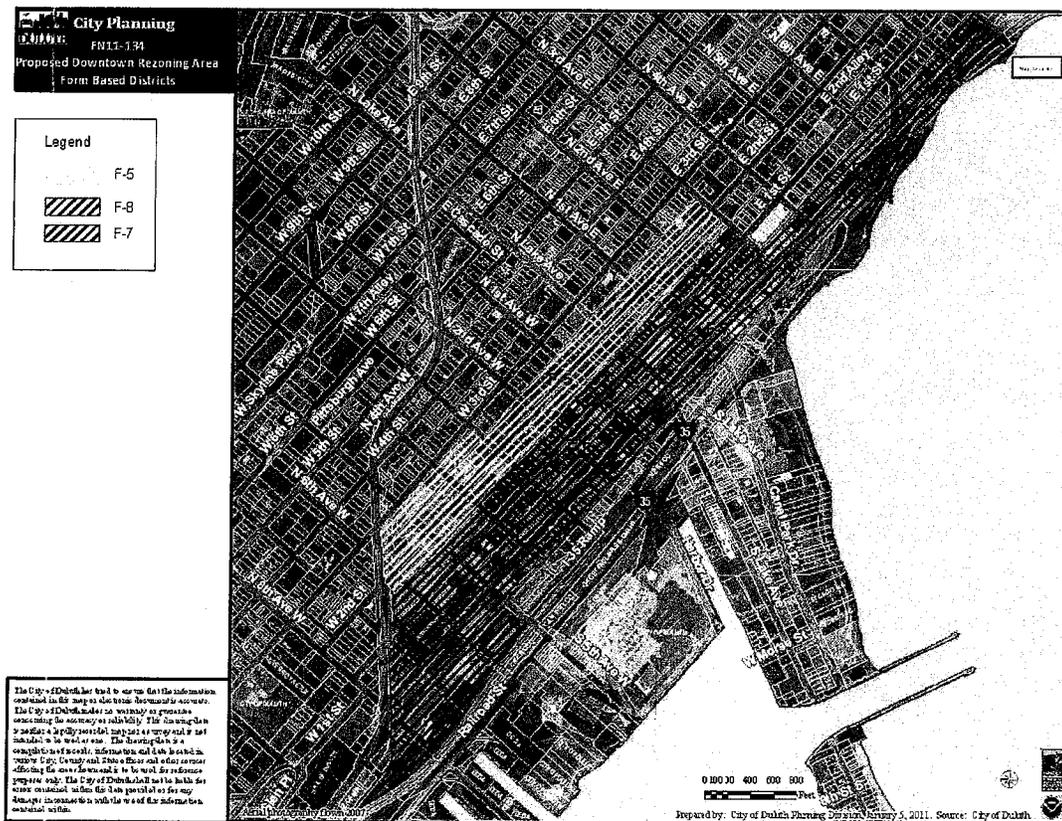
Thence northeast along said northwest line of Block 2 and its northeasterly extension to the southeasterly extension of the Ninth Avenue East centerline;

Thence northwest along said Ninth Avenue East centerline and its extension to the northeast extension of the East First Street Alley centerline;

Thence southwest along said First Street Alley centerline and its extension to said Third Avenue East centerline;

Thence northwest along said Third Avenue East centerline to the point of beginning;

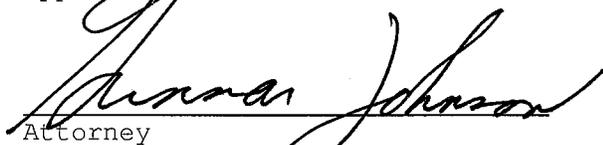
be reclassified from its current designation as Mixed Use-Commercial (MU-C) to Form Districts, Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7) and Downtown Mix (F-8) and that the official zoning map of the city of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:



(Ref. File No. PL 11-134)

Section 2. That this ordinance shall take effect 30 days after its passage and publication.

Approved as to form:


Attorney

PC/PLNG JJ:ed 4/13/2012

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change for the Downtown Business District from its current designation as Mixed Use-Commercial (MU-C) to Form Districts, Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7) and Downtown Mix (F-8).

On December 13, 2011, the Duluth city planning commission held a public hearing on the proposal. At the conclusion of the public hearing and subsequent discussion this matter the planning commission voted 8-0 to table this recommend pending approval of a text amendment to the Unified Development Chapter (UDC) that would permit office uses on the first floor (street level) of buildings within the Downtown Shopping (F-7) district.

On April 10, 2012, the Duluth city planning commission held a public hearing on the proposal to make a number of text amendments to the UDC, including a change that would permit office uses on the first floor (street level) of buildings within the Downtown Shopping (F-7) district. The planning commission voted 7-0 to recommend the UDC text amendments.

Following the vote to recommend approval of the text amendments to the UDC, the planning commission removes PL 11-134 from the table and voted 7-0 to recommend that the city council approve the rezoning request for following reasons:

(1) The rezoning request is consistent with the comprehensive land use plan;

(2) A form-based code is a regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of "place";

(3) Form-based standards described in comprehensive land use plan for the city were targeted for specific districts and corridors where higher intensities, a diversity of uses, or a more pedestrian-oriented environment are desired, including shopping and commercial corridors such as the Downtown Business District; and

(4) During the development of the UDC, the city and its project consultants surveyed, measured, and analyzed the areas identified in the Comprehensive land use plan for consideration as form-based districts. A visual preference survey was conducted in each of the neighborhoods and additional research was performed to provide the guidelines for the form-based building types and regulations for each individual district.

The motion to approve the rezoning from Mixed Use-Commercial (MU-C) to Form Districts, Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7) and Downtown Mix (F-8) by the city council must prevail with a simple majority.

Date of application: October 24, 2011

Action deadline: not applicable

Petitioner:

City of Duluth

Planning Division

Room 208

City Hall

Duluth, Minnesota 55802

PL 11-134



CITY OF DULUTH
 Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
 Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 11-134	Contact	John Judd, jjudd@duluthmn.gov	
Application Type	Rezoning Downtown	Planning Commission Date	December 13, 2011	
Deadline for Action	Application Date	October 24, 2011	60 Days	N / A
	Date Extension Letter Mailed	N / A	120 Days	N / A
Location of Subject	Mesaba Avenue to North 9th Avenue East & from Michigan Street to the alley above 2nd Steet.			
Applicant	City of Duluth	Contact	John Judd, jjudd@duluthmn.gov	
Agent	Planning Division	Contact	John Judd, jjudd@duluthmn.gov	
Legal Description	See attachment - Exhibit A			
Site Visit Date	May 2010 & July 2011	Sign Notice Date	November 29, 2011	
Neighbor Letter Date	November 8 & 22, 2011	Number of Letters Sent	330, plus GDC & Chamber notice	

Proposal

To rezone the Downtown area from approximately Mesaba Avenue to North 9th Avenue East and from Michigan Street to the alley above 2nd Street from the current Mixed Use-Commercial (MU-C) to Form Districts, Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7), and Downtown Mix (F-8).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Mixed Use-Commercial	Central Business Primary	Central Business Primary & Secondary
North	Mixed Use-Neighborhood	Residential-Urban	Residential Urban
South	Mixed Use Commercial	Transportation & Utility (I-35)	Transportation & Utility
East	Mixed Use-Neighborhood	Residential-Urban	Mixed Use-Institutional
West	Residential-Urban	Residential-Urban	Residential-Urban

Summary of Code Requirements (reference section with a brief description):

Section 50-37.3 UDC Text or Zoning Map Amendments
 A. Application 1. The planning commission may, upon its own motion, propose and hear amendments to the text of the UDC or the boundaries of the official zoning map.
 B. Procedure 1. Planning Commission Review - The planning commission shall review the application, conduct a public hearing pursuant to Section 50-37.1, with public notice as required by Section 50-37.1.H, and make a written recommendation to council based on the criteria in subsection C below. 3. When Written Consent or Supermajority Required The following provisions shall apply after the initial adoption of the zoning map reflecting the zone district consolidations reflected in this UDC. In addition, the affirmative vote of 2/3 of the council shall be required if: (ii) The planning commission has completed a study of an area containing at least 40 acres of land surrounding the applicant's property and the proposed rezoning is a result of that study, and a finding is made that it would be impractical to obtain the required written consent.
 C. Criteria - 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 reasonable 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.

III A.1

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

Governing Principles:

Principle #3 Support traditional economic base, Principal #5 Strengthen neighborhoods, Principal #6 Reinforce the place-specific, Principal #8 Encourage mix of activities, uses and densities, Principal #10 Take sustainable actions

Urban Design (UD) Policies

UD#1. To ensure that different land uses "mix well," compatible building scale and sensitivity to neighborhood context is essential. The Comprehensive Land Use Plan calls for the City to develop form-based standards and design guidelines for some of the higher density, mixed-use areas of the City that:

- A. Allow a variety of land uses to coexist within buildings when the building is of appropriate size and character.
- B. Recognize and reflect unique or traditional neighborhood building patterns and street and block layouts.
- C. Provide adequate transitions to lower-density neighborhoods and districts.
- D. Keep sufficient separation between clearly incompatible uses, such as between intensive industrial or auto-oriented commercial and residential neighborhoods.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

- 1) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan, and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or be considered arbitrary and capricious.
- 2) A form-based code is a regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of "place."
- 3) In the Comprehensive Land Use Plan, Form-based standards for the City were targeted for specific districts and corridors where higher intensities, a diversity of uses, or a more pedestrian-oriented environment are desired. These include:
 - A. Central Business Primary and Secondary areas.
 - B. Urban Residential areas in and around Duluth's downtown and East Hillside, in keeping with the Duluth East Downtown, Hillside and Waterfront recommendations.
 - C. Commercial corridors such as London Road between 10th and 21st Avenues or the West Duluth-Spirit Valley business district.
- 4) During the development of the UDC, the City and its project consultants surveyed, measured and analyzed the areas identified in the Comprehensive Plan for consideration as form-based districts. A visual preference survey was conducted in each of the neighborhoods and additional research was performed to provide the guidelines for the form-based building types and regulations for each individual district.
- 5) Permitted uses in the Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7), and Downtown Mix (F-8) Form Districts are listed on the attached Exhibits B, C, & D. All of these Form Districts continue to allow for the current uses in a Mixed Use-Commercial (MU-C) zone. However, the new Form Districts allow for a wider range of residential uses in the upper stories of buildings in the Downtown including: one-family, two-family, and small assisted living facilities. Parking lots as a primary use are allowed as a Special use.
- 6) Comments from other neighbors, public agencies and City departments: None from public agencies/City departments. Note public meetings were held regarding this proposal on November 17th (15) and 22nd (4) (see attachment for public comments).

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council the rezoning from Mixed Use-Commercial (MU-C) to Form Districts, Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7), and Downtown Mix (F-8) that property along the Downtown area as described above and in the attached Exhibit A and shown on the attached map titled FN 11-134 (Proposed Downtown Rezoning Area).

III A 2

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

Legend

F-5

F-8

F-7

Zoning (Final)

III
A3

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.





City Planning

FN11-134

Proposed Downtown Rezoning Area
Future Land Use

Legend

- F-5
- F-8
- F-7

Future Land Use - Plus 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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Aerial photography flown 2007

0 100 200 400 600 800
Feet



Prepared by: City of Duluth Planning Division, January 5, 2011. Source: City of Duluth.



City Planning

FN11-134

Proposed Downtown Rezoning Area
Form Based Districts

Legend

-  F-5
-  F-8
-  F-7

III
AS



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Aerial photography flown 2007



Prepared by: City of Duluth Planning Division, January 5, 2011. Source: City of Duluth.

EXHIBIT A

PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PL 11-134)

Proposed Downtown F-5 Zoning

Those parts of Duluth Proper First Division and Duluth Proper Third Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at the intersection of Third Avenue East centerline and East Second Street centerline;

Thence northwesterly along Third Avenue East centerline to the northeasterly extension of the Third Street Alley centerline;

Thence southwesterly along said Third Street Alley centerline and its extension to the Third Avenue West centerline;

Thence northwesterly along said Third Avenue West center line to the West Third Street centerline;

Thence southwesterly along said West Third Street centerline line to the Mesaba Avenue centerline (State Route 194);

Thence southerly along said Mesaba Avenue centerline to the Second Street Alley centerline;

Thence northeasterly along said Second Street Alley centerline to the Third Avenue East centerline;

Thence northwesterly along said Third Avenue East centerline to the Point of Beginning.

EXHIBIT A

PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PL 11-134)

Proposed Downtown F-7 Zoning

Those parts of Duluth Proper First Division, Central Division of Duluth and Portland Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at the intersection of Third Avenue East centerline and East Superior Street centerline;
Thence northwest along Third Avenue East centerline to the northeasterly extension of the First Street Alley centerline;
Thence southwest along said First Street Alley centerline and its extension to the First Avenue West centerline;
Thence southeast along said First Avenue West center line to the West Superior Street centerline;
Thence northeast along said West Superior Street centerline line to the northeasterly extension of Lake Avenue centerline as platted in Industrial Division;
Thence southeasterly along said extension of Lake Avenue centerline to the Michigan Avenue centerline;
Thence northeasterly along said Michigan Avenue centerline to the southeasterly extension of the northeast line of Lot 21, Block 5 of Portland Division;
Thence northwest along said northeast line of Lot 21 and its extension to East Superior Street centerline;
Thence southwest along the East Superior Street centerline to the Point of Beginning.

EXHIBIT A

PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PN 11-134)

Proposed Downtown F-8 Zoning

Those parts of Duluth Proper First Division, Duluth Proper Third Division, Central Division of Duluth, Fitgers Division and Portland Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at the intersection of Third Avenue East centerline and East First Street centerline;
Thence southeast along Third Avenue East centerline to the northeasterly extension of the First Street Alley centerline;
Thence southwest along said First Street Alley centerline and its extension to the First Avenue West centerline;
Thence southeast along said First Avenue West centerline to the West Superior Street centerline;
Thence northeast along said West Superior Street centerline line to the northwesterly extension of Lake Avenue centerline as platted in Industrial Division;
Thence southeasterly along said extension of Lake Avenue centerline to the West Michigan Avenue centerline;
Thence southwest along said West Michigan Avenue centerline to Fifth Avenue West centerline;
Thence southeast along said Fifth Avenue West centerline to the northwest edge of the southbound lane of Interstate 35 (Highway Plan No. S.P. 6982);
Thence southwest along said northwest edge of the southbound lane of Interstate 35 to the southerly extension on the Mesaba Avenue centerline (State Highway 194);
Thence northerly along said Mesaba Avenue centerline and its extension to the southwesterly extension of the West Second Street Alley centerline;
Thence northeast along said Second Street Alley centerline and its extension to said Third Avenue East centerline;
Thence southeast along said Third Avenue East centerline to the East Superior Street centerline;
Thence northeast along said East Superior Street centerline to the northwesterly extension of the northeast line of Lot 17, Block 5, Portland Division;
Thence southeast along said northeast line of Lot 17 to the southeast line of Block 5, Portland Division;
Thence northeast along said southeast line of Block 5, Portland Division to the northwesterly extension of a line that is southwesterly 143.2 feet parallel and distant from the southwest line of Fitgers Addition;

EXHIBIT A

PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PN 11-134)

Proposed Downtown F-8 Zoning (continued)

Thence southeasterly along said line 97.2 feet to a line that is perpendicular to and extended 143.2 feet from the southwest line of Fitgers Addition;
Thence northeasterly along said line to the southwest line of Fitgers Addition;
Thence southeast along said southwest line of Fitgers Addition to the southeast line of Fitgers Addition;
Thence northeast along said southeast line of Fitgers Addition to the southwesterly extension of the southeast line of Block 3, Portland Division;
Thence northeast along said southeast line of Block 3 and its northeasterly extension to the southwest line of Block 2, Portland Division;
Thence northwest along said southwest line of said Block 2 to the northwest line of Block 2, Portland Division;
Thence northeast along said northwest line of Block 2 and its northeasterly extension to the southeasterly extension of the Ninth Avenue East centerline;
Thence northwest along said Ninth Avenue East centerline and its extension to the northeast extension of the East First Street Alley centerline;
Thence southwest along said First Street Alley centerline and its extension to said Third Avenue East centerline;
Thence northwest along said Third Avenue East centerline to the Point of Beginning.

Permitted Uses

F-5 District

- Dwelling, one-family (U)
- Dwelling, two-family (U)
- Dwelling, multi-family
- Dwelling, live-work
- Residential care/Assisted living
- Rooming house
- Bus or rail transit station
- Club or Lodge (private)
- Government Admin/Civic Bldg.
- Museum, library or art gallery
- Park, Playground
- Religious Assembly
- Business, art or vocational school
- School, elementary, middle, high
- University or College (U)
- Medical or dental clinic
- Veterinarian or animal hospital
- Convention or event center
- Indoor entertainment facility
- Restaurant, no drive-in/through
- Theater
- Hotel or motel
- Bank
- Office
- Data Center (U)
- Preschool
- Day Care Facility
- Personal service and repair (small)
- Grocery store (small)
- Retail Store
- Automobile/light vehicle repair and service
- Filling station
- Parking lot/structure (primary use) (S)
- Contractors shop and storage yard
- Manufacturing, light
- Storage warehouse
- Wholesaling

Permitted Uses

F-7 District

- Dwelling, one-family (U)
- Dwelling, two-family (U)
- Dwelling, multi-family (U)
- Dwelling, live-work
- Residential care/Assisted living (U)
- Rooming house (U)
- Bus or rail transit station
- Club or Lodge (private)
- Government Admin/Civic Bldg.
- Museum, library or art gallery
- Park, Playground
- Religious Assembly
- Business, art or vocational school
- School, elementary, middle, high
University or College (U)
- Medical or dental clinic (U)
- Convention / Event Center
- Indoor Entertainment
- Restaurant no drive-in/through
- Theater
- Hotel or Motel
- Bank
- Office (U)
- Data Center (U)
- Preschool (S)
- Day care facility, small
- Day care facility, large (S)
- Personal service and repair
- Grocery store, small
- Retail Store
- Parking lot or garage (primary use) (S)

Permitted Uses

F-8 District

- Dwelling, one-family (U)
- Dwelling, two-family (U)
- Dwelling, multi-family
- Dwelling, live-work
- Residential Care / Assisted living
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government Admin/Civic Bldg.
- Museum, library or art gallery
- Park, Playground
- Religious Assembly
- Business, art or vocational school
- School, elementary, middle, high
University or College (U)
- Medical or dental clinic (U)
- Convention or event center
- Indoor entertainment facility
- Restaurant no drive-in/through
- Theater
- Hotel or motel
- Bank
- Office
- Data Center (U)
- Preschool
- Day Care Facility
- Personal service and repair
- Grocery store (small)
- Retail Store not listed
- Parking lot or structure (primary use) (S)



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
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PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PL 11-134)

November 17, 2011 Public Meeting

1. Will there be Signage changes?
2. How would the Skywalk Look
3. Parking Ramp Construction
4. Will there be Parking Requirements
5. Office Space on Street Level for F-7
6. Choice of Building Types in F-8
7. Pedestrian access across Mesaba
8. Survey on 1st Street - 2 way traffic
9. Zoning to form Base Below Michigan Street
10. Pocket park Space in F-7, F-8
11. Window coverage versus Wall coverage
12. Wieland Block - example of open area in Front Building



City of Duluth
Planning Division

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PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PL 11-134)

November 22, 2011 Public Meeting

1. Building height on the lower side of Superior Street
(Obstruction of views of the lake from the upper side)
2. How will Roof top repairs and maintenance be treated?

From: "Heilig, Jim" <jheilig@duluthtransit.com>
To: "John Judd (JJUDD@duluthmn.gov)" <JJUDD@duluthmn.gov>
Date: 11/10/2011 12:53 PM
Subject: Rezoning Info

PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PL 11-134)

Hi John - Since I do not get to play planner much anymore, and since I am already booked on the 17th and 22nd, I have a few questions. Does the new code impact our existing centers or shelters on Superior street? Are we grandfathered in, can shelters be moved, change lights, replace when damaged as they are now?

Does it affect the lower side of Michigan Street? As you may or may not have heard we are currently talking with Sandy Hoff's group and Wells Fargo about our Multimodal Center there at the Wells Fargo Auto bank & ramp. We are still looking at preliminary designs. One option puts the bus operation on the Michigan Street level - the bank operation on the skywalk level and parking on all three levels. Is that something that fits into the new code? Lots of other stuff tied into this in terms of skywalk improvements and additions as well as a perpetual easement.

Jim Heilig, DTA
(218) 623-4316

III A15

PROPOSAL TO REZONE PROPERTY IN DOWNTOWN (PL 11-134)

Hello John,

I can't make the meeting tonight but thought I'd let you know I am supportive of the form based changes, so you can add my comments to the mix if need be on behalf of the zeitgeist arts building and the gardner hotel.

Thanks.

Tony Cuneo
Executive Director
A.H. Zeppa Family Foundation
218-726-5430
Tony@Zeppa.org