

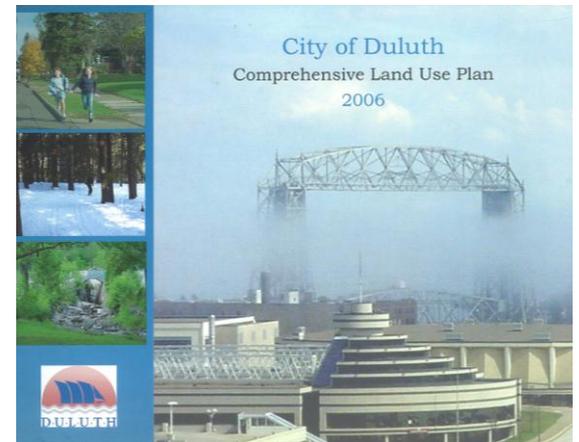
Welcome Neighbors!



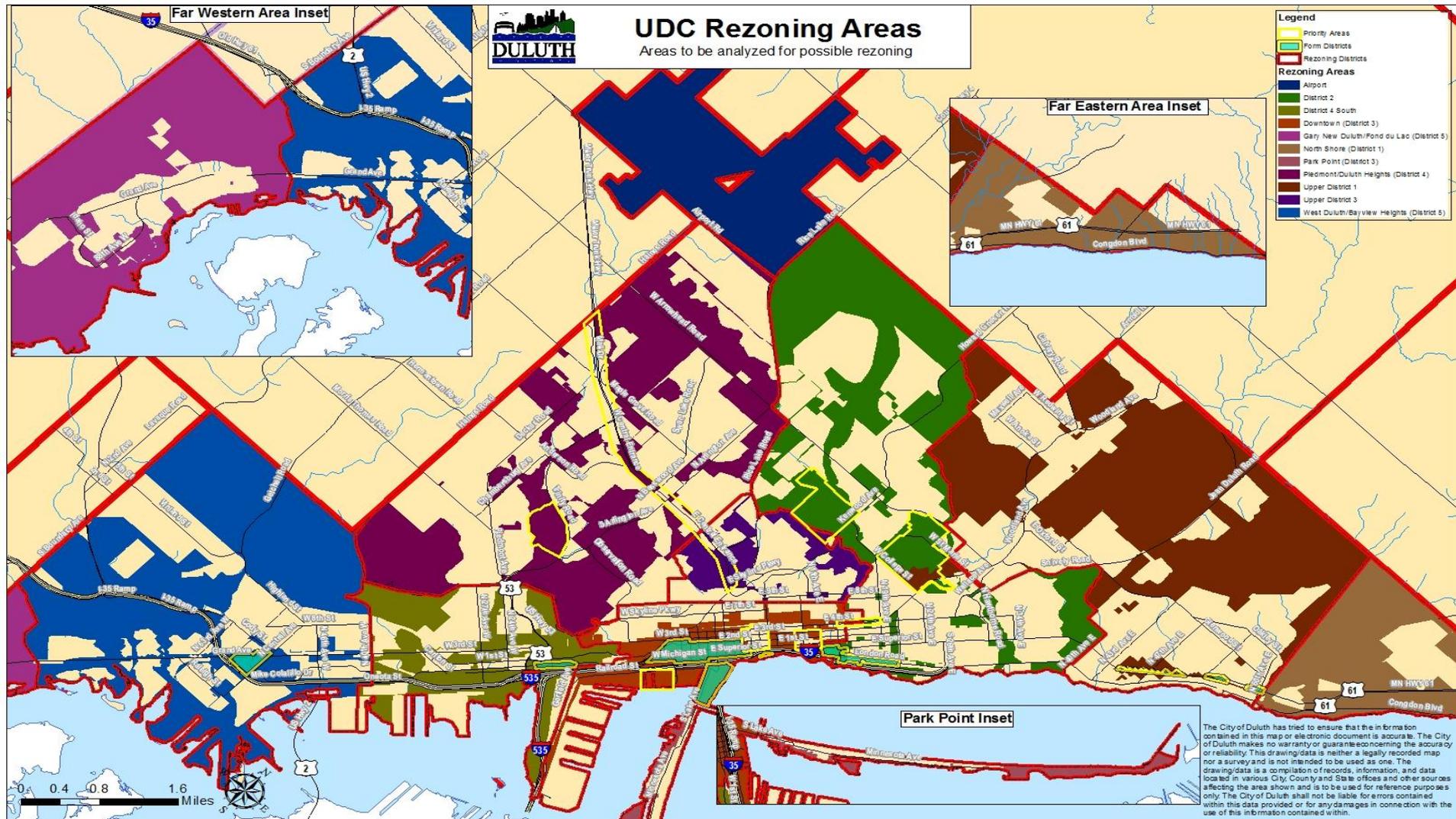
**Public Meeting
Proposed Rezoning
From Mixed Use-Neighborhood
to Form District Mid-Rise Neighborhood Shopping F-6
4th Street from Mesaba to 4th Ave. East
Wednesday, May 30, 2012**

Unified Development Chapter

- **The Unified Development Chapter of the City of Duluth Legislative Code (UDC) is the new set of zoning regulations for the City of Duluth**
- **The UDC was drafted to implement the City's 2006 Comprehensive Land Use Plan, which is the community's vision for growth and development in Duluth over the next 20 years.**



UDC Rezoning Areas Map



Rezoning

- **Zoning is the legal body of rules that cities create to regulate how land is developed and used.**
- **There are several areas of the city where existing zoning is inconsistent with the Comprehensive Land Use Plan.**
- **Over the next year, the City will be reviewing those areas closely to determine if they need to be rezoned.**
- **The 4th street corridor, Mesaba to 14th Ave. East is one area being considered for possible rezoning.**

Duluth Form Districts

Form Based Zoning Districts are intended to:

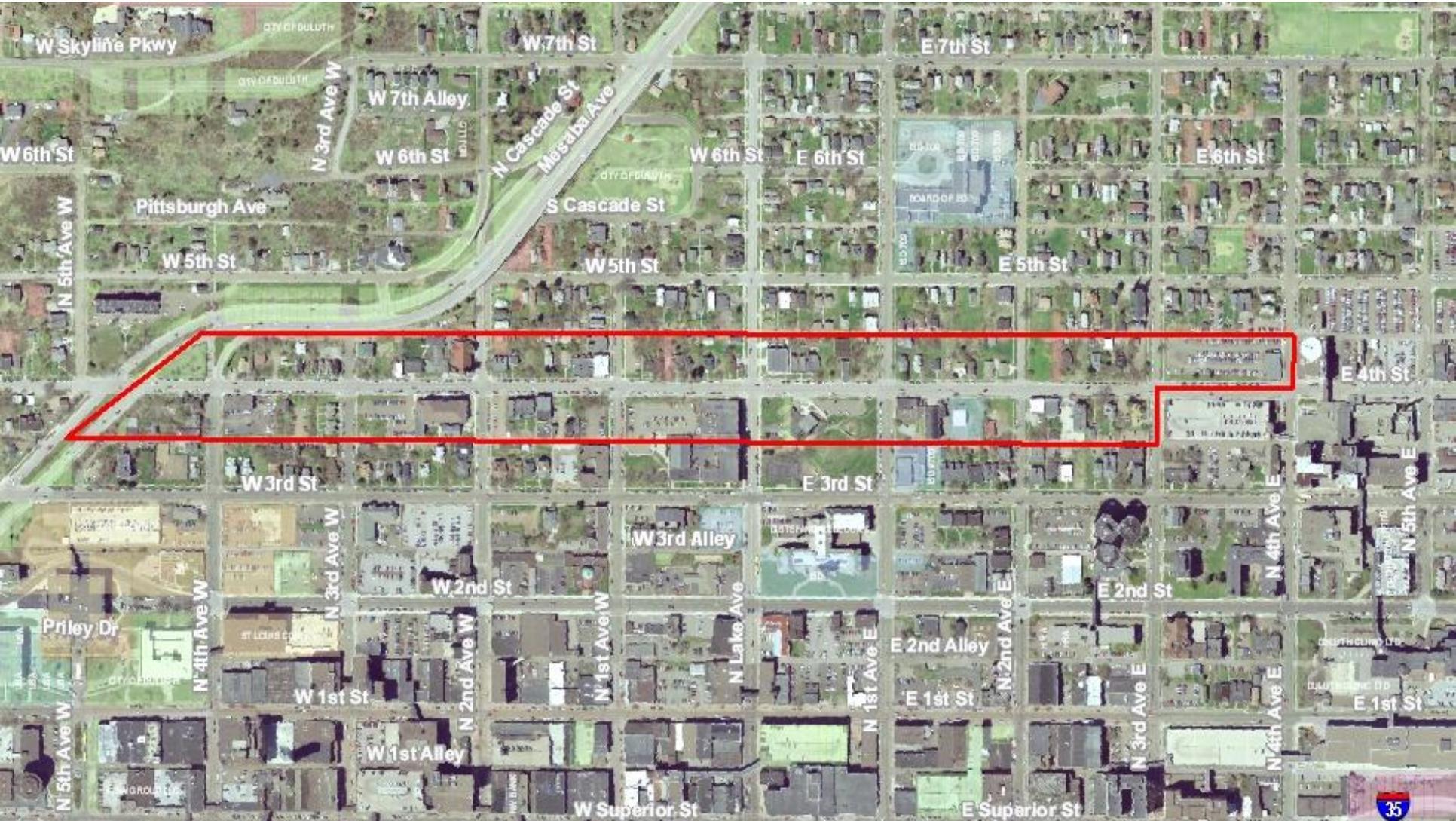
- ❑ **Recognize and reflect neighborhood building patterns, promoting infill and redevelopment that is compatible with the surrounding area**
- ❑ **Allow for a variety of land use(s) to coexist within individual buildings when the building is of appropriate size and character**
- ❑ **Provide adequate transitions to lower-density areas of the neighborhoods**

4th Street Rezoning Area

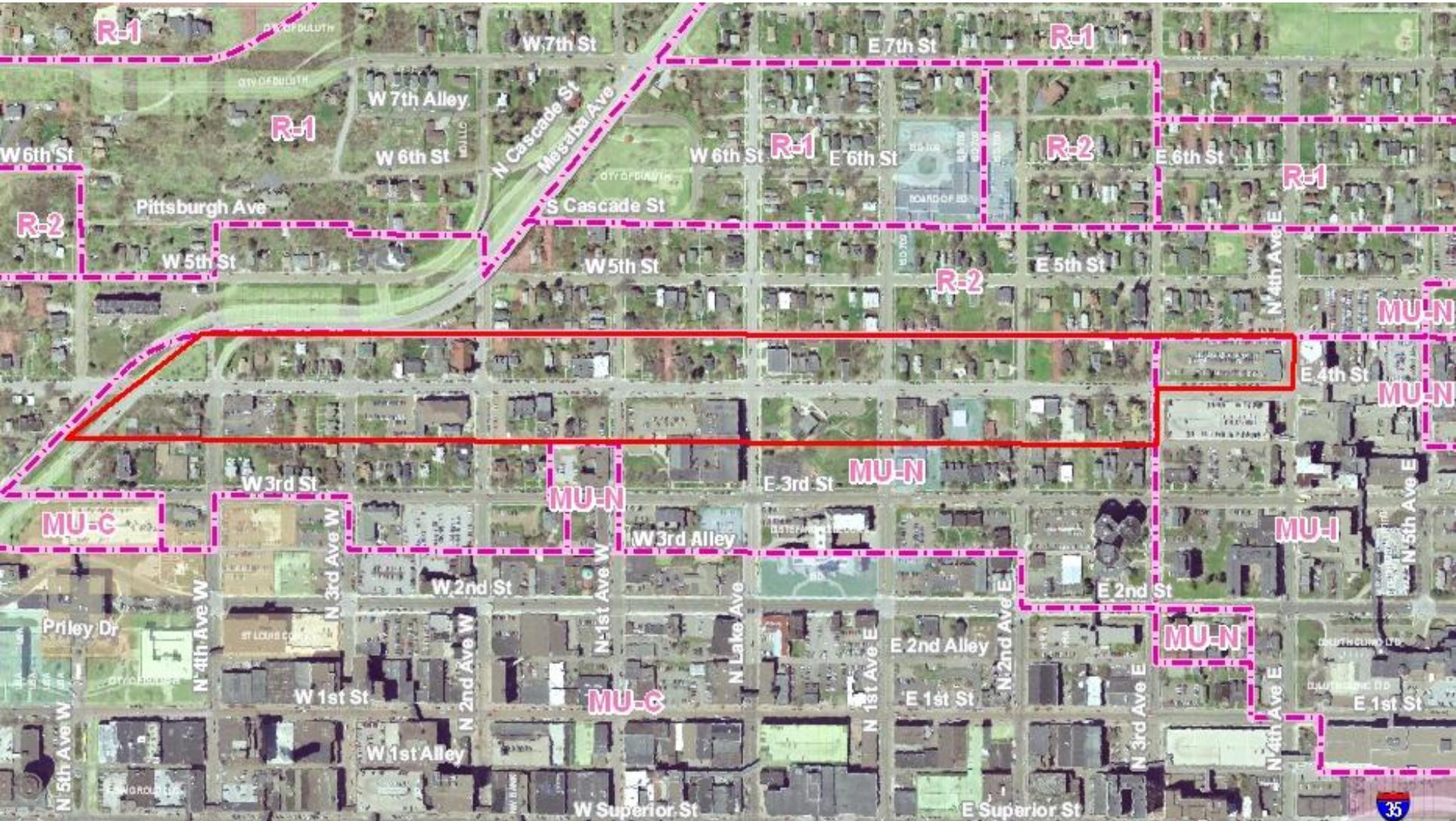
Mesaba to 4th Avenue East

- The Duluth City Planning Division proposes to rezone the 4th Street from Mesaba Avenue to 4th Avenue East, from the Alley below 4th Street to the Alley above 4th Street , from Mixed Use-Neighborhood (MU-N) to Form District Mid-Rise Neighborhood Shopping (F-6)
- F-6, Mid-Rise Neighborhood Shopping: Created to respond to the commercial nodes present in the Central Hillside neighborhood. Main Street II and Cottage Commercial Building I provide flexibility in the style of commercial building, with Cottage Commercial type especially applicable when it is located adjacent to residential development.

4th Street Rezoning Area Mesaba to 4th Avenue East



4th Street Rezoning Area Mesaba to 4th Avenue East



Duluth Form Districts

Duluth has 9 Form Districts, one (F-6) is proposed for 4th Street

F1: Low Rise Neighborhood Shopping

East Superior

F2: Low Rise Neighborhood Mix

East Superior, London Road

F3: Mid Rise Community Shopping

Central & Grand, Canal Park

F4: Mid Rise Community Mix

Central & Grand, London Road

F5: Mid Rise Community Shopping/Office

West Superior, Canal Park

F6: Mid Rise Neighborhood Shopping

4th Street

F7: Downtown Shopping

Downtown

F8: Downtown Mix

Downtown

F9: Canal Park Lakefront

Canal Park

4th Street Form District

F-6: Mid-Rise Neighborhood Shopping



Main Street Building II



Cottage Commercial I



Iconic Building

4th Street Form District

What is a Main Street Building?



4th Street Form District

What is a Cottage Commercial Building?



4th Street Form District

What is an Iconic Building?



Form District standards address the following:

Design standards – Building forms for new construction and major renovations to existing structures.

Dimensional standards - lot size, building height, setbacks or build to zone

Development standards - parking, buffers, landscaping

Permitted Uses

F-6 Form District

- Dwelling, one & two-family
- Dwelling, multi-family
- Dwelling, live-work
- Assisted living facility (U)
- Rooming House
- Bus or rail transit station
- Club or Lodge
- Government Admin/Civic Bldg.
- Museum, library or art gallery
- Park, Playground
- Religious Assembly
- Business, art or vocational school
- School, elementary, middle, high (U)
- University or college
- Medical or dental clinic
- Restaurant no drive-in/through
- Bed & Breakfast
- Bank
- Office
- Data Center (U)
- Pre-school
- Day Care Facility
- Funeral Home / Crematorium
- Personal service and repair
- Grocery Store, small
- Retail store, small
- Automobile & light vehicle repair & service
- Filling Station

Next Steps

Public Hearing:

Duluth Planning Commission Meeting

5:00 pm Tuesday, June 12, 2012

Third floor, City Council Chambers at City Hall

Written comments on this proposal should be sent to the Duluth Planning Commission 411 West First Street, Duluth, MN 55802

or email to jjudd@duluthmn.gov

The Planning Commission's recommendation is subject to City Council Approval.