

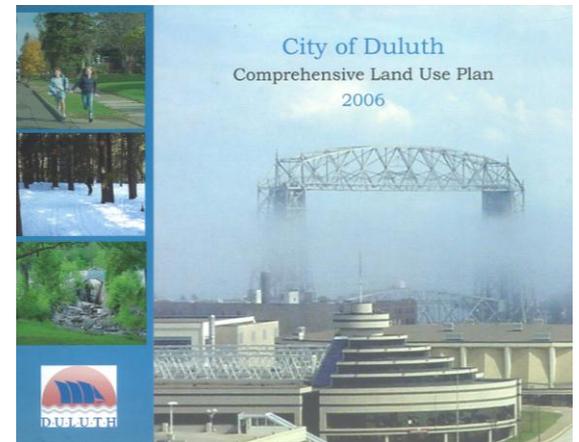
Welcome Neighbors!



**Public Meeting Regarding the Proposed Rezoning
for a portion of Central Entrance
June 4, 2012**

Unified Development Chapter

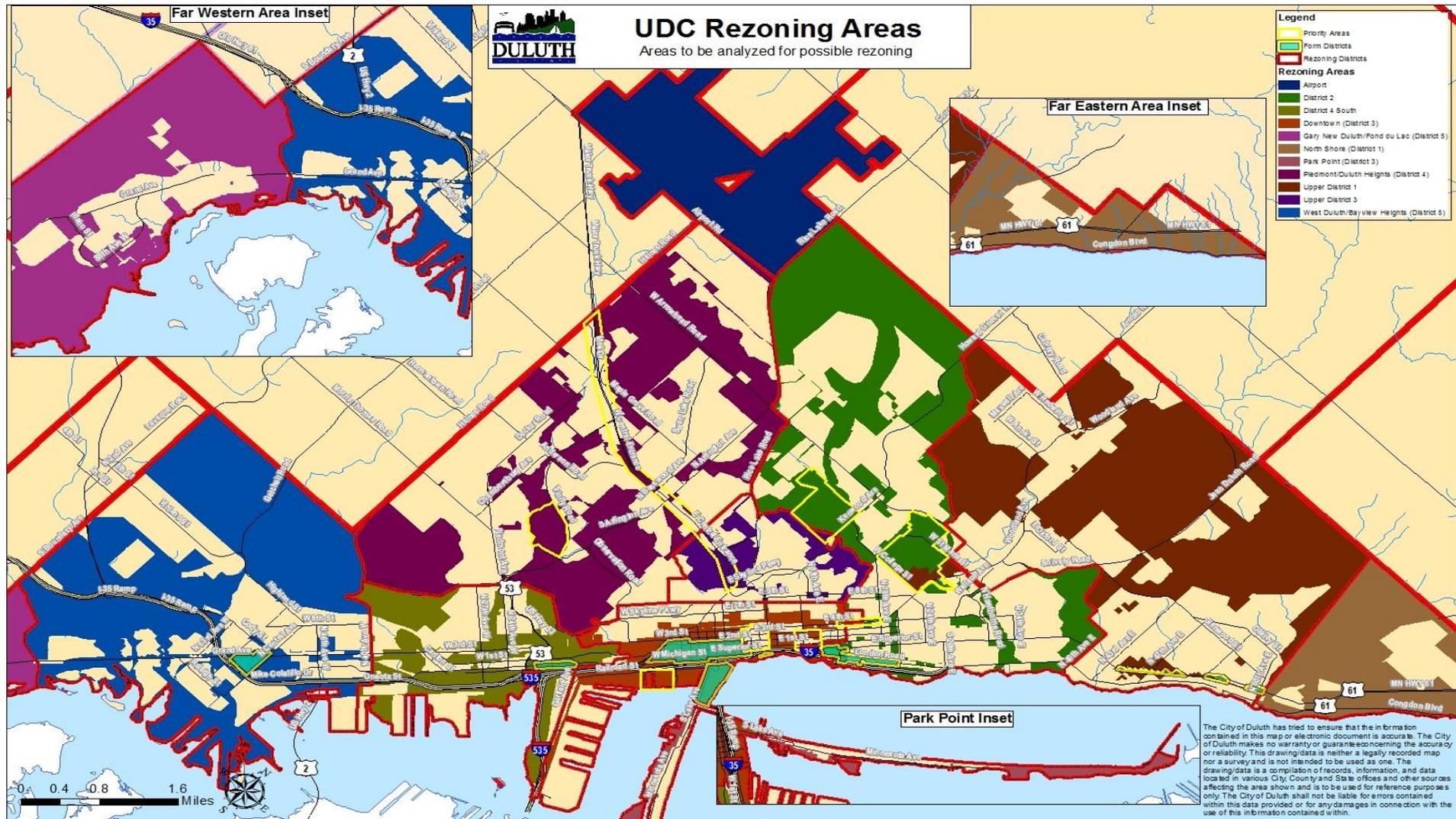
- **The Unified Development Chapter of the City of Duluth Legislative Code (UDC) is the new set of zoning regulations for the City of Duluth**
- **The UDC was drafted to implement the City's 2006 Comprehensive Land Use Plan, which is the community's vision for growth and development in Duluth over the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



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 few years, the City will be reviewing those areas closely to determine if they need to be rezoned.**

UDC Rezoning Areas Map



Central Entrance Rezoning

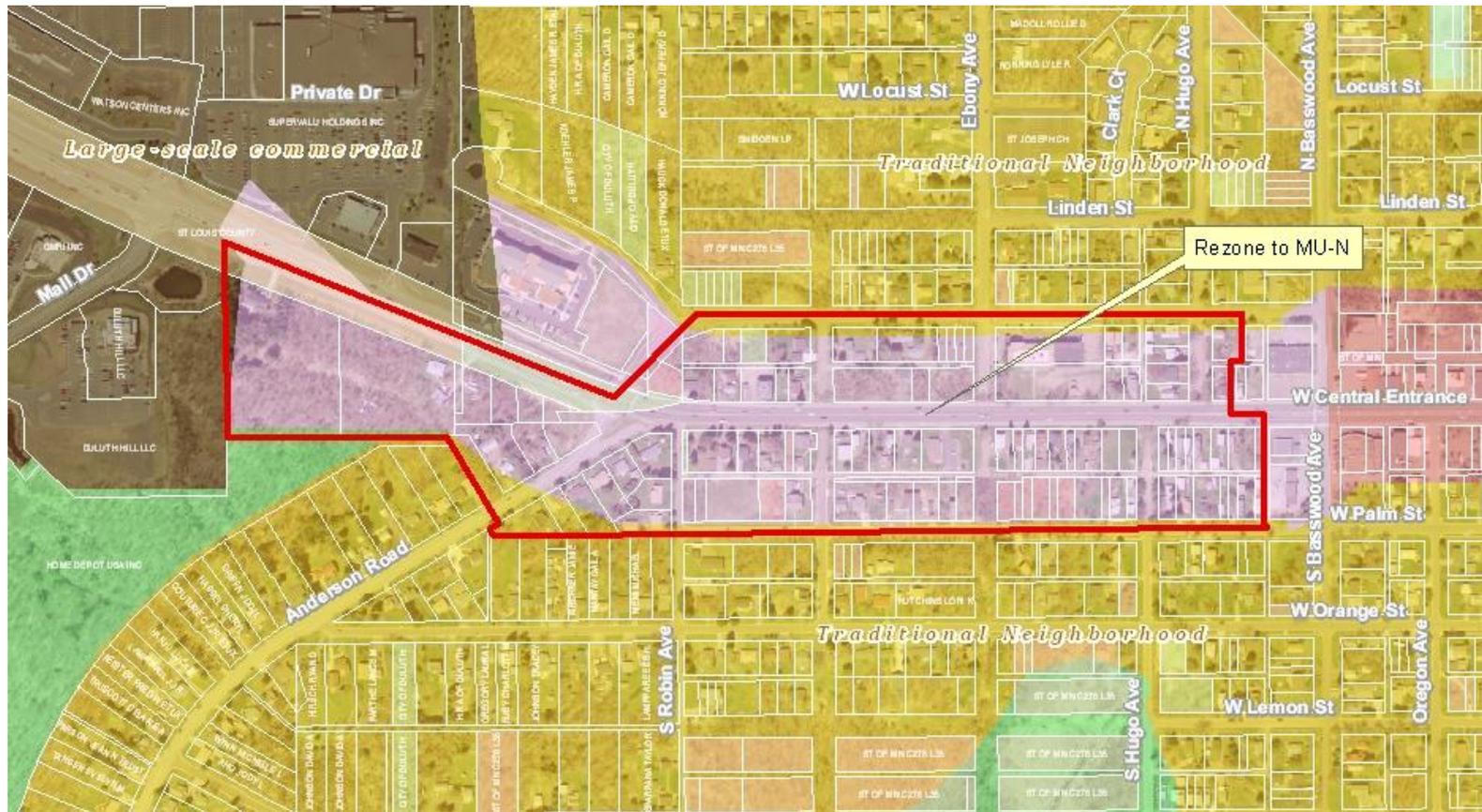
Central Entrance-Miller Hill Small Area Plan

- ❑ On September 14, 2009 the Duluth City Council adopted the Central Entrance-Miller Hill Small Area Plan.
- ❑ The need for this study was identified in the Comprehensive Land Use Plan.
- ❑ Guide new development opportunities that compliment existing development while minimizing impacts.
- ❑ Enhance the appearance of the area.

Central Entrance Rezoning Area

- The Duluth City Planning Division proposes to rezone a portion of Central Entrance from Basswood Avenue (north to Myrtle Street and south to Palm Street) to west of Anderson Road. The area west of Anderson Road will only be rezoned on the south side of Central Entrance. The area will be rezoned from Residential-Traditional (R-1) to Mixed Use-Neighborhood (MU-N). This rezoning will bring the subject properties into compliance with the City's Comprehensive Land Use Plan.

Comprehensive Land Use Plan-Future Land Use Map



Central Entrance Rezoning

Mixed Use-Neighborhood (MU-N)

- ❑ The MU-N district is established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in-close proximity.
- ❑ This district accommodates both horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use.
- ❑ Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to residents of the surrounding neighborhood.

Permitted Uses

Mixed Use-Neighborhood (MU-N)

- Dwelling, one & two-family
- Dwelling, multi-family
- Dwelling, live-work
- Assisted living facility
- Rooming House
- Bus or rail transit station
- Club or Lodge
- Government Admin/Civic Bldg.
- Museum, library or art gallery
- Park, Playground
- Religious Assembly
- Medical or dental clinic
- Restaurant no drive-in/through
- Office
- Funeral Home
- Personal service and repair
- Grocery Store, small
- Retail store, small
- Filling Station
- Business, art or vocational school
- School, elementary

Central Entrance Rezoning

West of Basswood Avenue to west of Anderson Road



Central Entrance Rezoning

West of Basswood Avenue to west of Anderson Road



Central Entrance Rezoning

West of Basswood Avenue to west of Anderson Road



Next Steps

Public Hearing:

Duluth Planning Commission Meeting

5:00 pm Tuesday, July 10, 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 jkelly@duluthmn.gov

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