



City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

**DATE:** December 7, 2012

**RE: Zoning Map Amendment**, proposal to rezone several parcels of land between North 9th Avenue East & North 12<sup>th</sup> Avenue East and between East Superior Street and East 3rd from Mixed Use-Neighborhood (MU-N) and Residential-Urban (R-2) to Mixed Use-Institutional (MU-I) (**PL 12-178**)

Dear Sir or Madam,

You are receiving this letter in order to inform you of a planning activity on or near your property. On November 19, 2010, new zoning regulations for the City of Duluth went into effect and 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 policy plan that presents a vision for how Duluth should grow and develop over the next 20 years.

There are several areas of the city where existing zoning is inconsistent with the Comprehensive Land Use Plan. Therefore, the City is currently conducting a city-wide rezoning process that includes reviewing those areas in order to determine if they need to be rezoned in order to comply with the City's 2006 Comprehensive Land Use Plan.

Several parcels of land between North 9th Avenue East and North 12<sup>th</sup> Avenue East, East Superior Street and East 3rd Street are just such areas being considered for rezoning. In this instance it is proposed to rezone the parcels from Mixed Use-Neighborhood (MU-N) and Residential-Urban (R-2) to Mixed Use-Institutional (MU-I) (please see attached map of the properties proposed to be rezoned).

**Special meeting and Public Hearing scheduled.**

A **special public meeting** to discuss the proposed rezoning is scheduled for Wednesday, **December 19, 2012, at 5:30 p.m.** in St Luke's Hospital 2<sup>nd</sup> Floor Auditorium (please see attached map of the St. Luke's Campus).

Following the City's presentation and discussion regarding the proposed rezoning, staff from St. Luke's, that is currently part of the MU-I district, will be sharing details of their draft plans and ideas to move forward to develop a modern, urban, health care campus in the East Hillside neighborhood. Among the items the plan will address are current ideas on walkability, traffic, parking and other amenities including traffic calming, lighting and signage.



City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • [www.duluthmn.gov](http://www.duluthmn.gov)

An Equal Opportunity Employer

Your participation in the discussion of the City's proposed rezoning and St. Luke's District Plan is strongly encouraged. Both of these proposals are scheduled to be considered by the Duluth Planning Commission at a **public hearing during the Commissions regular meeting at 5:00 pm on Tuesday, January 8, 2012**, in the third floor City Council Chambers at City Hall. If you have an interest in this matter, it is suggested that you attend the public hearing or send your written comments to the Planning Commission at 411 West First Street, Duluth, MN 55802.

Please note that staff reports on agenda items, including more detailed information such as public agency comments and staff conclusions, are typically available on the Planning Division's Web Site, [www.duluthmn.gov/planning](http://www.duluthmn.gov/planning), the Friday before the Planning Commission hearing date. In addition, the agenda is typically posted the Wednesday before the hearing date, and the public is encouraged to review the agenda.

If you have any questions or comments, please email me at [jjudd@duluthmn.gov](mailto:jjudd@duluthmn.gov) or call me at 730-5301.

Respectfully,

John Judd  
Senior Planner