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**City of Duluth Communications Office**

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**DATE: 03/17/2011**

**SUBJECT: Plaza/London Road to be considered for rezoning; public invited to comment**

**BY: Pakou Ly, Public Information Coordinator**

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## **Plaza/London Road to be considered for rezoning; Public invited to comment**

[Duluth, MN] - The City of Duluth Planning Division proposes to rezone the Plaza/London Road area from Mixed Use-Neighborhood (MU-N) and Mixed Use-Business Park (MU-B) to Form District 2 (F-2) Low-Rise Neighborhood Mix and 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 special public meetings to discuss the proposed rezoning are scheduled for **Tuesday, March 22, 2011, at 6:30 p.m.** at First Lutheran Church, 1100 E. Superior St., and **Wednesday, March 30, 2011 at 5:00 p.m.** in Room 303 Duluth City Hall (411 West First Street).

The public is encouraged to participate and provide feedback. The matter will then be considered by the Duluth Planning Commission at a **public hearing on Tuesday, April 12, 2011, at 5:00 p.m.** in the third floor City Council Chambers in Duluth City 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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