



## CITY OF DULUTH

Community Resources Department

Planning Division

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# Park Point Small Area Plan Planning Process

**What is a Small Area Plan?** A small area plan is a plan that is developed for a clearly defined area and gives more detailed recommendations than would be provided in a comprehensive plan. A small area plan does not replace the comprehensive plan but rather serves to augment it. The small area plan builds on the goals, policies and implementation strategies in the comprehensive plan to provide a finer level of detail. The Park Point Small Area Plan will include the following elements:

### 1. Assessment

- Purpose/reason for undertaking the plan (plan objectives)
- Project area (defined geographic area - may include primary and secondary study areas; also may be broken down by sub-areas)
- History/background
- Past planning efforts
- Current demographics/trends (population, employment, housing)
- Current land use/zoning/transportation
- Environmental characteristics/natural resources
- Comprehensive Plan - relevant policies and future land use map

### 2. Plan Recommendations

- Vision statement
- Goals, objectives and strategies
- Proposed changes for the following categories:
  - Future land use/zoning
  - Urban character and design
  - Public realm
  - Economic development
  - Housing
  - Transportation
  - Public Lands and Tax Forfeit Lands
- Implementation Plan that includes action steps for public improvements including access/use of rights-of-way (street ends), way-finding/signage and consideration of infrastructure improvements to facilitate future development

### 3. Public Process

- Plan Committee meeting (2 per month until Plan is complete)
  - Meetings are open to the public to observe and listen.
- Public meetings/open houses (2 meetings)
- Planning Commission Public Hearing
- City Council meeting

**When will the Park Point Small Area Plan be completed?** It is anticipated that a final plan will be completed and ready to present to the Planning Commission and City Council by early spring 2013.