

**CITY OF DULUTH
PLANNING COMMISSION
AGENDA
APRIL 21, 2008**

- I. **CALL TO ORDER** 7:00 p.m. (Work Session begins at 6:30)

- II. **GENERAL BUSINESS**
 - A. Introduction of staff reports and all other documents submitted to the Planning Commission at the meeting into the official record.

 - B. Approval of Minutes
 - a. **NONE**

- III. **OLD BUSINESS**
 - A. **T#0120-07 HC Zoning District Revisions**
Staff proposed changes to the Highway Commercial zoning district to be in effect during the drafting of a redevelopment plan/strategy for the Buford Highway Corridor. (Continued from 04-07-08)

 - B. **Z#0207A-04 Baxley Ridge PUD Modification**
A request to modify two conditions of approval regarding architectural design elements. (Continued from 04-07-08)

- IV. **NEW BUSINESS**
 - A. **Z#0224-08 The Bella Building Rezoning**
A request to rezone a property known as parcel ID 6264 032 and/or 3259 Duluth Highway from R-75 to O-I in order to construct and operate a 29,700 ft² office building.

- V. **OTHER BUSINESS/DISCUSSION**
 - A. Matters from the Director.

 - B. Matters from the Commission.

 - C. Matters from the Public.

- VI. **ADJOURNMENT**