

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

09-0656R

RESOLUTION GRANTING A SPECIAL USE PERMIT TO THE CITY ENGINEERING DIVISION FOR A COMMUNICATIONS EQUIPMENT BUILDING ON THE HIGHLAND WATER TOWER SITE AT 1701 NORTH ARLINGTON AVENUE (ERIC SHAFFER).

CITY PROPOSAL:

RESOLVED, that:

(a) The city council grants the request for a special use permit submitted by the city of Duluth engineering division for a 24 foot x 24 foot communications equipment building on the Highland water tower site at 1701 North Arlington Avenue and legally described as Highland Gardens, Block 2, Lot 10 (2710-00250); and

(b) Pursuant to Section 50-32(cc) of Article IV of the Duluth City Code, 1959, as amended, such request was duly referred to the city planning commission and such commission gave due notice of public hearing and did consider same in public hearing; and

(c) The planning commission, at its October 13, 2009, regular meeting, recommended approval of the request with conditions; and

(d) The approval was made because of the city planning commission findings that appropriate safeguards will exist to protect the comprehensive plan and to conserve and to protect property values in the neighborhood if conditions are observed (FN 09097).

FURTHER RESOLVED, that the city council of the city of Duluth approves a special use permit for a communications equipment building subject to the following condition:

The site improvements be limited to, constructed and maintained

according to the following site plan titled "Water System Improvements" drafted by MSA Professional Services and shown on Public Document No. _____.

Approved as to form:

Attorney

PC/PLNG KD:jab 10/16/2009

STATEMENT OF PURPOSE: This resolution grants a special use permit to City Engineering for construction of a 24' x 24' communications equipment building on the Highland water tower site located at 1701 North Arlington Avenue.

The existing building is in poor condition and is not large enough to house the future expansion of the facility. The new building will be a residential-scale garage.

On October 13, 2009, the planning commission held a public hearing on the proposal and voted 10-0 to recommend that the city council approve the communications facility as requested.

Request filed: September 3, 2009
Action deadline: January 1, 2010