

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-0453R

RESOLUTION GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF THE NEW CITY OF DULUTH POLICE HEADQUARTERS BUILDING, PARKING AREAS, SIDEWALKS, UTILITIES AND STORMWATER WORKS AT 2501 RICE LAKE ROAD.

CITY PROPOSAL:

RESOLVED, that:

(a) The city council grants the request for a special use permit submitted by Lt. Kerry Kolodge, representing the Duluth Police Department, for a construction of a 68,000 square foot building for a new City of Duluth police headquarters building along with vehicle and fire access lanes, parking areas, sidewalks and the necessary utilities, stormwater drainage and treatment facilities areas for the new building, and legally described as part of Unplatted Section 16, T-50-N, R-14-W, Parcel #271003940; and

(b) Pursuant to Section 50-32 and Section 50-35(cc) 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 city planning commission, at their regular meeting on August 10, 2010, considered the petition's effect on the comprehensive plan and property values in the neighborhood and voted 11-03 to recommend approval of the petitioned for the construction of the new City of Duluth police headquarters; and

(d) The city council finds 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.

FURTHER RESOLVED, that the city council of the city of Duluth approves a special use permit for construction of a 68,000 square foot building for a new City of Duluth police headquarters building along with vehicle and fire access lanes, parking areas, sidewalks and the necessary utilities, stormwater drainage and treatment facilities areas for the new building subject to the following

conditions:

(a) The site improvements be limited to, constructed and maintained according to the documents provided by LHB Inc., titled "City of Duluth Police Headquarters:"

1. Site Plan for City of Duluth Variance and Special Use Permit Applications, Sheets SITE 1.0, LANDSC 1.0, LANDSC 1.1(dated 06/29/10), Storm Water Pollution Prevention Plan Exhibit, Sheet CO.01(dated 06/08/10), Grading and Storm Drainage Plan, Sheets C2.00, C2.01(dated 06/08/10), Garage Level Overall Floor Plan, Sheet AX.20 (dated 05/05/10), Main Level Exterior Elevations Overall Floor Plan, Sheet AX.21 (dated 05/05/10, Photometric map and light specifications sheets titled Duluth Police Station (HQ)(dated 06/24/2010)and shown on Public Document No. _____; and

(b) That the applicant secure all permits required by federal, state, county, or city laws and regulations; and

(c) Any alternations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further planning commission or city council action; however no such administrative approval shall constitute a variance from the provisions of Chapter 50, Article IV.

Approved as to form:

Attorney

PC:plng JJ:eu 8/18/2010

STATEMENT OF PURPOSE: This resolution grants a special use permit to construct a 68,000 square foot building for a new City of Duluth police headquarters building along with vehicle and fire access lanes, parking areas, sidewalks and the necessary utilities, stormwater drainage and treatment facilities areas for the new building.

The Applicant has met the Special Use Permit requirements by locating in an area designated in the City's Comprehensive Plan Future Land Use Map for institutional purposes which includes municipal services. A new city police department headquarters building at this location will provide much needed space to better serve the Duluth community now and in the future and, by co-locating with the county's Public Safety office, both departments will be able to share many facilities and therefore function more efficiently. On August 10, 2010, the City Planning Commission held a public hearing on the proposal and voted 11-0 to recommend that the City Council approve the communications facility as requested, with conditions.

Request filed: June 29, 2010
Action deadline: October 27, 2010

Applicant:
Lt. Kerry Kolodge
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