



**CITY OF DULUTH**  
Planning Division

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## STAFF REPORT

<b>File Number</b>	PL 13-152	<b>Contact</b>	Steven Robertson, (218) 730-5295	
<b>Application Type</b>	Special Use Permit, Religious Assembly	<b>Planning Commission Date</b>		December 10, 2013
<b>Deadline for Action</b>	<b>Application Date</b>	October 23, 2013	<b>60 Days</b>	December 22, 2013
	<b>Date Extension Letter Mailed</b>	November 19, 2013	<b>120 Days</b>	February 20, 2014
<b>Location of Subject</b>	4424 Venture Ave			
<b>Applicant</b>	GPM- Rob West, CEO	<b>Contact</b>		
<b>Agent</b>	Foundations Architecture - Greg Strom	<b>Contact</b>	gps.foundations@gmail.com	
<b>Legal Description</b>	010-0141-00110			
<b>Site Visit Date</b>	November 16, 2013	<b>Sign Notice Date</b>	November 26, 2013	
<b>Neighbor Letter Date</b>	November 20, 2013	<b>Number of Letters Sent</b>	13	

**Proposal**

The applicant is proposing a religious assembly in a portion of an existing industrial/manufacturing structure. This is a special use in the MU-B zone district.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
<b>Subject</b>	MU-B	Manufacturing/Industrial	Business Park
<b>North</b>	MU-B	Manufacturing/Industrial	Business Park
<b>South</b>	MU-B	Manufacturing/Industrial	Business Park
<b>East</b>	MU-B	Manufacturing/Industrial	Business Park
<b>West</b>	MU-B	Manufacturing/Industrial	Business Park

**Summary of Code Requirements (reference section with a brief description):**

UDC Section 50-37.10. Special Use Permits. The Planning Commission shall approve the application or approve it with modifications if the commission determines that the application meets the following criteria: 1. The application is consistent with the Comprehensive Land Use Plan; 2. The application complies with all applicable provisions of this Chapter, including without limitation any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area; 3. Without limiting the previous criteria, the commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community.

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**Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):**

Future Land Use, Business Park: Primarily office and light industrial areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping and building design.

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

- 1) The applicant is proposing a religious assembly in a portion of an existing industrial/manufacturing structure. The proposal will not require any new structures or addition onto the existing building; the activities proposed for the special use permit will take place within office space.
- 2) The religious use (New Life Lutheran Church) includes two Sunday morning services and a Wednesday service. Attendance for the Sunday Services averages 50 to 90 persons. Their meetings during the week are small groups (typically less than 10). Large events like weddings and funerals are usually held at other locations.
- 3) There is sufficient off-street parking spaces currently available on site for the religious use.
- 4) There will be no additional exterior lighting installed, or additional mechanical equipment needed. The proposal does not trigger design standard or sustainability requirements.
- 5) Due to the limited size and scope of the religious use, and that the typical hours of operation will not conflict with normal business operations of surrounding properties, staff do not anticipate any adverse impacts and are not recommending that no additional buffering or screening be required.
- 6) No citizen, City Department, or Public Agency comments were received on the Special Use Permit.
- 7) UDC 50-37.1.N states that an approved Special Use Permit will expire if the project or activity authorized by the permit is not begun within 1 year.

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Based on the above findings, Staff recommends the Planning Commission approve the Special Use Permit, subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to the site plan dated 10-23-2013.
- 2) Any alterations 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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

D-2

**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**



Legend

Zoning Boundaries

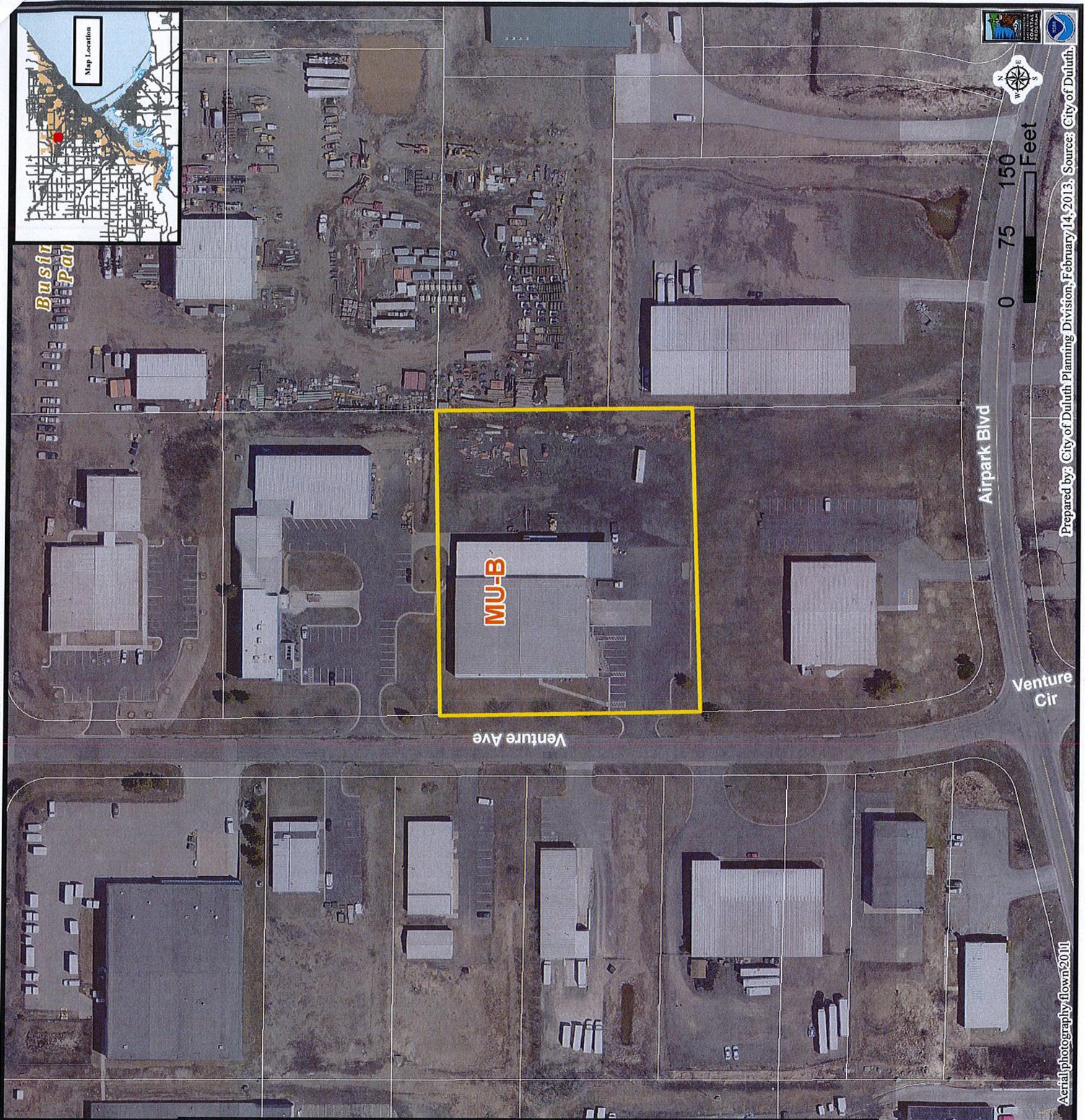
Zoning Boundaries

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography (down2011)

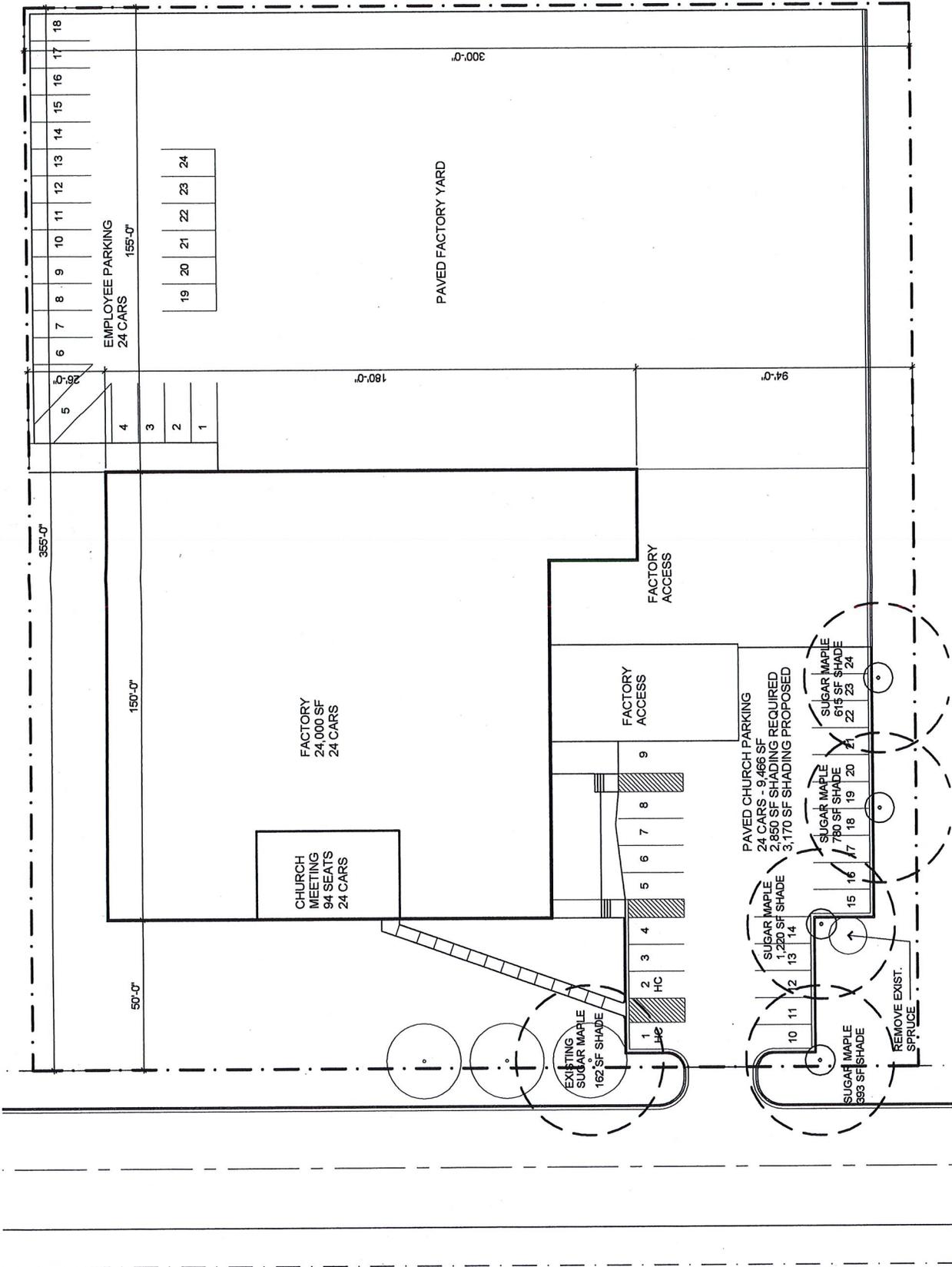


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**SITE PLAN**  
 SCALE: 1/32" = 1'-0"  
 10-23-13

SPECIAL USE PERMIT FOR:  
**GPM - KOMPETENZ CENTER**  
 4424 VENTURE AVENUE  
 DULUTH, MINNESOTA

**FOUNDATIONS**  
 ARCHITECTURE  
 2150 CULAS ROAD  
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11/16/2013



11/16/2013

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