



CITY OF DULUTH
 Planning Division

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 Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 13-138	Contact	Steven Robertson, 218-730-5295	
Application Type	Planning Review	Planning Commission Date	November 12, 2013	
Deadline for Action	Application Date	October 10, 2013	60 Days	December 9, 2013
	Date Extension Letter Mailed	October 18, 2013	120 Days	February 7, 2014
Location of Subject	502 East 4th Street			
Applicant	Benedictine Sister Benevolent Assn	Contact	terry_anding@essentiahealth.org	
Agent	William Scalzo	Contact	wscalzo@scalzoarchitects.com	
Legal Description	010-0990-00550 and 00560			
Site Visit Date	October 29, 2013	Sign Notice Date	October 29, 2013	
Neighbor Letter Date	October 24, 2013	Number of Letters Sent	17	

Proposal

The applicant wishes to build a small structure to maintain the surrounding properties and parking lots; the building will be used as a maintenance shed for storage of sand and salt.

The zone district, MU-I, requires a plan review in front of the Planning Commission for all new structures, unless the applicant has an approved MU-I district plan.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Parking Lot	Medical District
North	MU-N	Parking Lot	Traditional Neighborhood
South	MU-I	Institutional	Medical District
East	MU-N	Commercial	Neighborhood Mixed Use
West	R-2	Commercial/ Parking Lot	Traditional Neighborhood/ Medical District

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

- 50-37.11 Planning Review- Applies to all development and redevelopment activities except for one- and two-family residential structures.
- 50-18.1E Storm Water Management - Addresses water runoff and temporary erosion control pre and post construction.
- 50.24.7 Parking Lot Design Standard - Addresses dimensional standards, snow storage and pedestrian circulation.
- 50-25 Landscaping and Tree Preservation - Speaks to landscaping standards such as materials, plant size, location, tree preservation and replacement.
- 50-31 Exterior Lighting- Directs the minimum and maximum illumination values and lighting fixtures for a site.

E-1

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

Principle #1- Reuse previously developed lands- The proposal supports expansion of current use in the immediate area.

Future Land Use is Medical District. An area encompassing the medical campuses and adjacent areas that support them, with related commercial, office uses and residential uses in the fringe areas of the district.

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

- 1) 50-15.4 The proposed structure meets setbacks and height limit.
- 2) 50-18.1 The proposed structure is not in an area regulated by the Natural Resources Overlay.
- 3) 50-23 Connectivity and Circulation. This proposed structure is within an existing hospital campus (the rear of a parking lot used as employe parking). The maintenance structure will receive deliveries of new sand and salt piles. Other than maintenance staff, the structure will not create additional visitor or staff visits/trips. The placement of the structure will remove one of the two existing egress points for the two easternmost rows of parking.
- 4) 50-24 Parking and Loading. Eight parking spaces will be lost when the maintenance structure is erected. The campus as a whole has more parking than is required. The structure will be setback 10 feet from the alley right of way.
- 5) 50-25 Landscaping and Tree Preservation and 50-26 Screening, Walls and Fences. Limited vegetation/screening will be provided for the length of the building, alongside the North 5th Avenue East right of way line. The existing parking lots do not need to meet screening or landscaping requirements until/unless they are reconstructed.
- 6) 50-27 Signage. Applicant has not submitted a signage plan, but that is not unusual as signage is usually the last thing that is established for development projects. It is understood that future signage will need to comply to UDC requirements.
- 7) 50-29 Sustainability Standards and 50-30 Building Design Standards. Not applicable based on size of development (less than 10,000 sq. ft. structure).
- 8) 50-31 Exterior Lighting. Applicant is not proposing any additional lighting.
- 9) No citizen, City, or other government agency comments were received on the plan review.

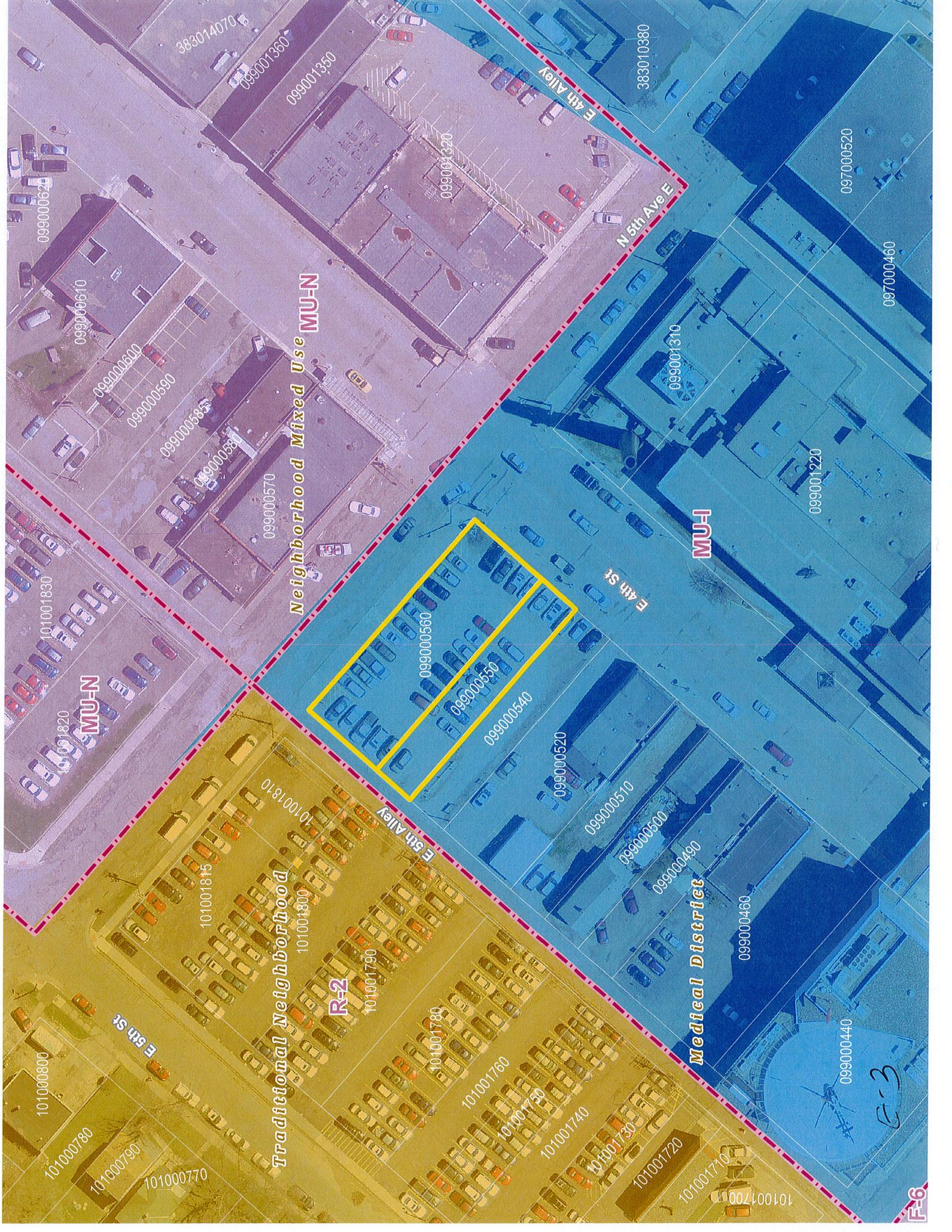
Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends Planning Commission approve the MU-I Plan Review, subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to site plan drawn October 9, 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; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

E-2

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



Neighborhood Mixed Use MU-N

MU-H

Traditional Neighborhood R-2

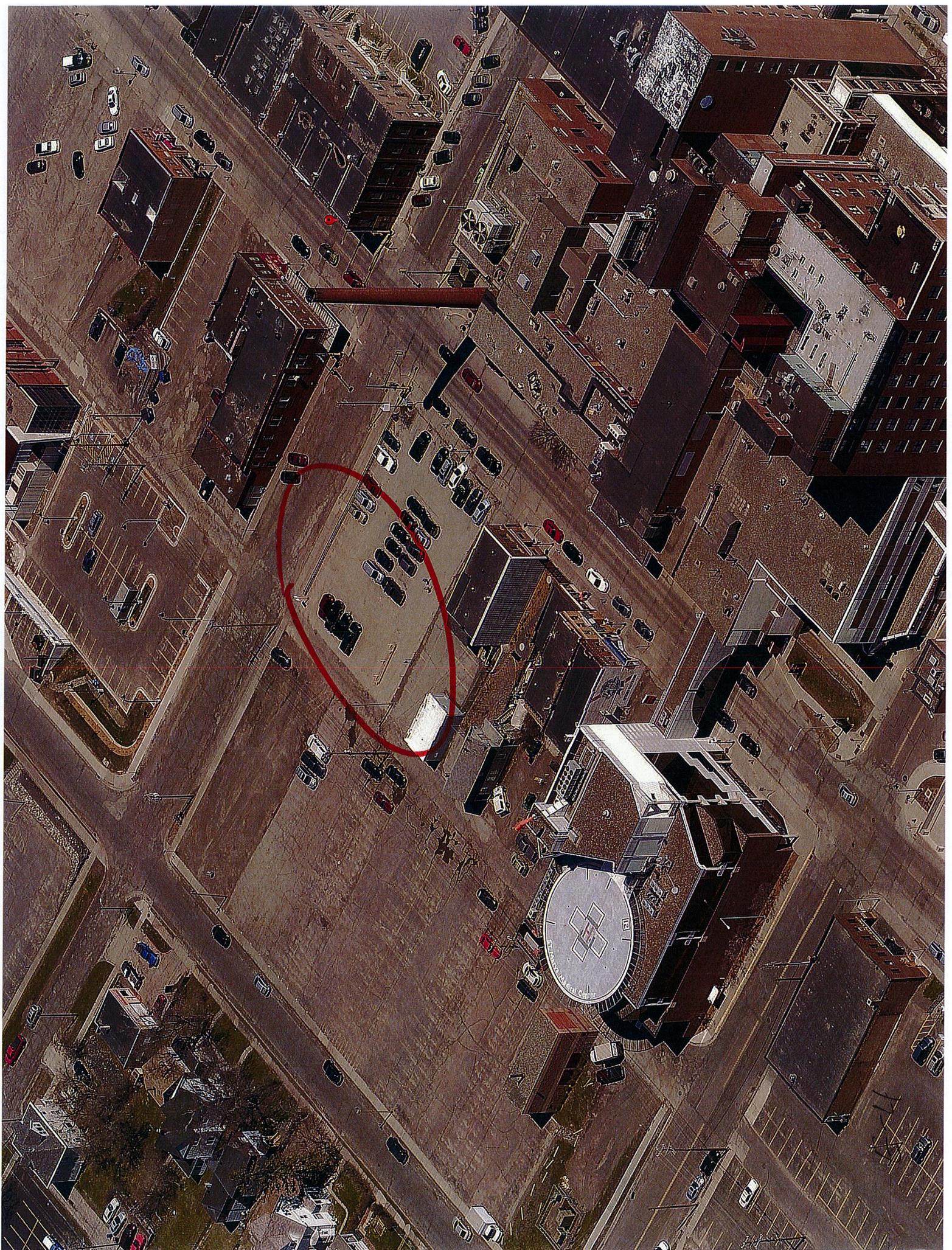
Medical District

MU-N

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E-3

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