



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

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

STAFF REPORT

File Number	PL 12-170	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	District Plan	Planning Commission Date	January 8, 2013	
Deadline for Action	Application Date	November 9, 2012	60 Days	January 8, 2013
	Date Extension Letter Mailed		120 Days	March 9, 2013
Location of Subject	St. Luke's Campus, 915 E 1st Street			
Applicant	St. Luke's Hospital	Contact	Ron Franzen, rfranzen@slhduluth.com	
Agent		Contact		
Legal Description	N/A			
Site Visit Date	December 14, 2012	Sign Notice Date	December 18, 2012	
Neighbor Letter Date	December 7, 2012	Number of Letters Sent	132	

Proposal

District Plan adoption that includes parking, signage, lighting, and traffic calming for the campus.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I, MU-N, R-2	Hospital, residential	Medical District
North	MU-N, R-2	Residential, medical supply	Neighborhood Mixed Use
South	MU-N, F-4	Church, residential	Central Business Secondary, Recreation
East	R-2, F-4	Residential, commercial	Urban Residential, Central Business Secondary
West	MU-N, R-2, F-8	Club, church, residential	Urban Residential

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

50-15.4.A: MU-I district "is established to provide for the unique development needs and impacts of major medical ... development. The intent is to give institutional landowners the flexibility to plan and develop their facilities."

50-15.4.D: Applicant may prepare a District Plan in lieu of planning review.

50-37.4.C: Criteria for approval of a District Plan:

1. Consistent with the Comprehensive Land Use Plan;
2. Is consistent with the purpose of the zone district and the plan approval requirements and criteria for the zone where the plan is proposed; and
3. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

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

Future Land Use - Medical Institution: 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):

Staff finds that:

1) St. Luke's is asking for the following approvals as part of the District Plan:

- Approval of the concept of a walkable campus with pedestrian amenities and traffic calming, with convenient patient parking close to entrances and lighting that intensifies closer to the center of campus and lessens at the edge of campus.
 - Establishment of district boundaries as follows: 9th Avenue E to 12th Avenue E, from Superior Street to 3rd Street.
 - Location of two proposed Skywalks. Skywalks will need to meet UDC transparency requirements and will need to receive Concurrent Use Permits.
 - Parking Lots East 3, East 4, South 5, and North 2: Location of lots, along with number of parking spaces, layout, and access locations. All lots will need to meet UDC stormwater and landscaping requirements.
 - A Grounds Garage in the southeast corner of Parking Lot South 5 to store equipment and salt. Garage will be 20'x20', will meet all setbacks, and look like a typical residential garage. Door will face the parking lot.
 - Standards and locations for the following sign types: Directional sign, Parking Entrance sign, Building Identification sign. Signs installed according to these standards and locations will not need sign permits prior to installation.
 - Locations of Monument signs. These will need sign permits prior to installation.
- 2) Sign specifications in addition to those listed in the District Plan are as follows: Directional sign maximum height is 10'. Building Identification signs are wall signs that include a letter identifying the building and the name "St. Luke's Hospital" (see attached). Maximum size is 150 sq. ft., with a maximum of one per building facade.
- 3) Traffic calming and lighting are proposed as concept-level approvals only. Since traffic calming would take place in the right-of-way, applicant will work with City Engineer's office on traffic calming. Any future lighting must meet UDC standards.
- 4) District boundaries, proposed uses, and concept of District Plan are consistent with the Comprehensive Plan Future Land Use and the intent of the MU-I zone district.
- 5) Plan will not create negative impacts on surrounding properties; providing more parking will reduce on-street parking pressures, pedestrian accommodations and traffic calming will improve the neighborhood, and lighting will be reduced on the edges of the district.
- 6) A public meeting was held on December 19, 2012. Comments are attached. An additional comment was received via email and is also attached.

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

Based on the above findings, Staff recommends approval of the District Plan, subject to the following conditions:

- 1) Parking lots must provide stormwater treatment and landscaping per UDC requirements.
- 2) Grounds Garage must meet property line setbacks in place at the time of construction.
- 3) All lighting must meet UDC standards.
- 4) No sign may be erected in public right-of-way or in violation of the view obstruction provisions of UDC Section 50-25.2.M
- 5) Directional, Parking Entrance, and Building Identification signs meeting standards in the Plan may be approved in additional locations by the Land Use Supervisor.
- 6) 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.

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



City Planning

St. Luke's Hospital
District Plan Map

Legend



District Boundary

Easement Type



Utility Easement

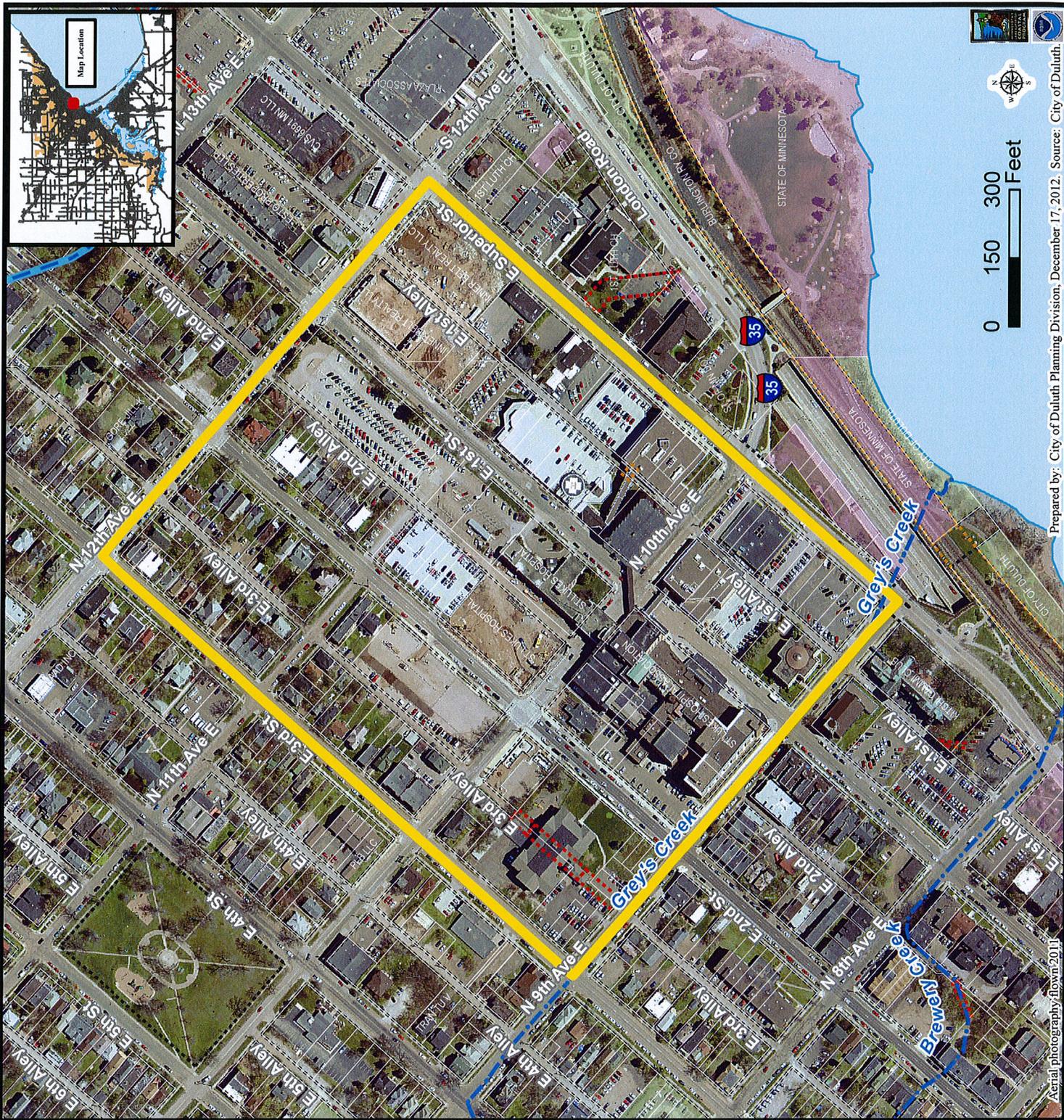


Other Easement

Right of Way Type



Road or Alley ROW



Aerial photography: flown 2011

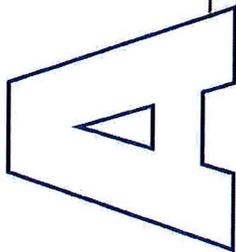
Prepared by: City of Duluth Planning Division, December 17, 2012. Source: City of Duluth.

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.

F 6/11/12

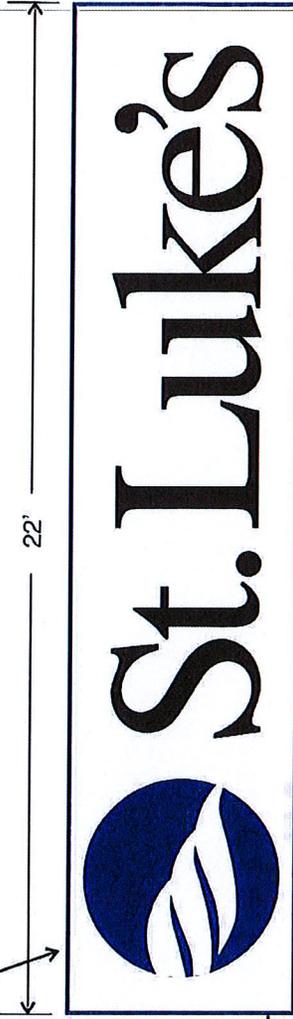
St. Luke's Building "A" Illuminated I.D. Wall Sign

Internally Illuminated Channel Letter



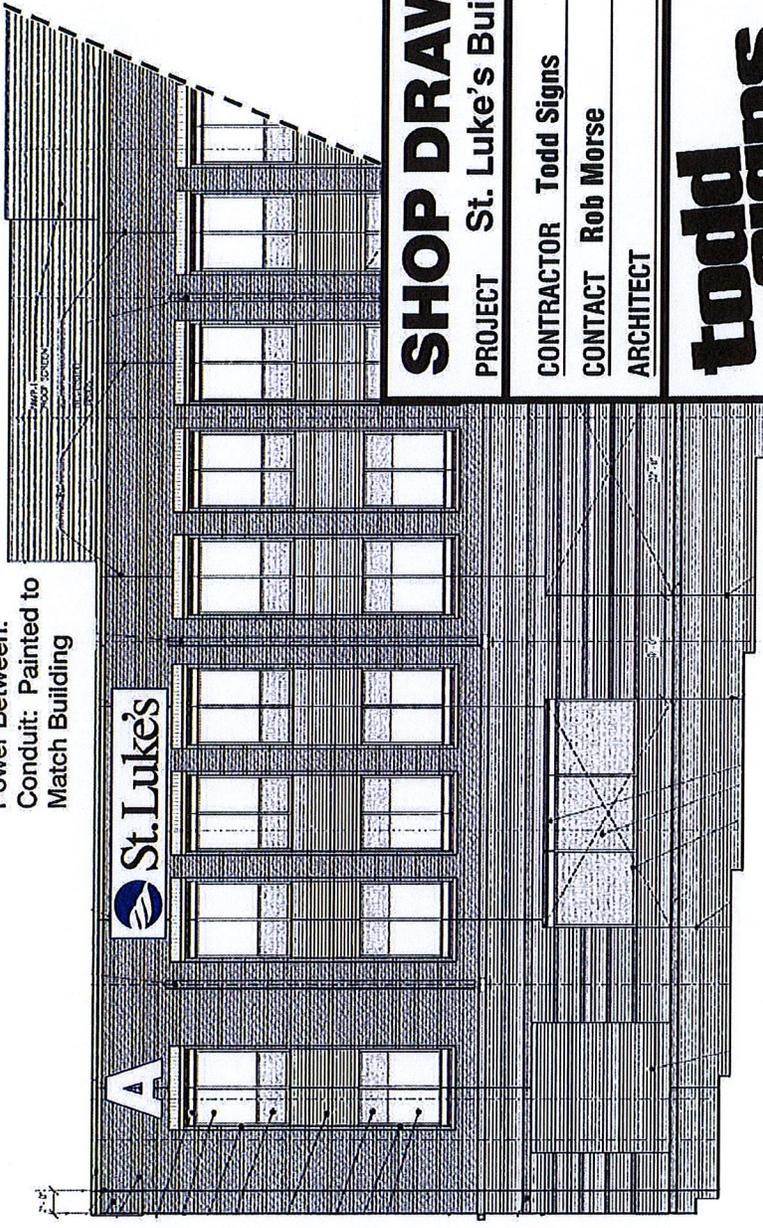
- CHANNEL LETTER -----
- Aluminum Returns:
 - Painted St. Luke's Blue
- Face:
 - Translucent White
 - Polycarbonate
- Lighting:
 - Internal White L.E.D.

Internally Illuminated Cabinet



SCALE: 1/4" = 1'-0"

Power Between:
Conduit: Painted to Match Building



- CABINET -----
- Extruded Aluminum
- Painted St. Luke's Blue
- Face Background
- Translucent White
- Lighting
- Internal White L.E.D.

SHOP DRAWING PAGE 1 OF 3

PROJECT St. Luke's Building "A"

CONTRACTOR Todd Signs INSTALLER TODD SIGNS

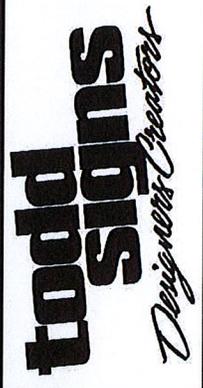
CONTACT Rob Morse DRAWN BY CRD

ARCHITECT

SUBMITTAL DATE 06-05-12

REVISION NO. 1 DATE 7-11-12

5147 MILLER TRUNK HWY.
DULUTH, MN 55811
218-729-6800 / FAX 218-729-6434



Partial West Elevation

SCALE: 1/16" = 1' - 0"



**City of Duluth
Planning Division**

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

REZONING MEDICAL DISTRICT, ST. LUKES

PL 12-178

December 18, 2012 Public Meeting

1. What are the plans for Jefferson Square?
2. Residential parking concerns – employee's parking in neighborhood, work with City on resident parking pass
3. East 3 parking lot construction time line?
4. Parking lot 2 to be paved.
5. Runoff from existing impervious surface parking lots and proposed parking lots?
6. Concerns with alley cut through and lighting of alley?
7. Lighting trespass into residential areas?

Jennifer Moses

From: Franzen, Ron <RFranzen@slhduluth.com>
Sent: Wednesday, December 26, 2012 6:06 AM
To: Jennifer Moses; John Judd; John Kelley
Cc: Franzen, Ron
Subject: FW: zoning signs

Jenn, John and John,

Good morning! I hope all of you had a nice Christmas. FYI we received an e-mail from a Mark Medelbo regarding our re-zoning and district plan and concerns that we would take down the Jefferson school (or the old Franklin school). You can see the trail of e-mails and my response to him. Is this considered a response from the community? How should we handle it? Take care and I will see you around 3:15 today with 15 copies of the St. Luke's District Plan. Take care and have a nice day! Ron

From: Franzen, Ron
Sent: Wednesday, December 26, 2012 5:14 AM
To: Administration
Cc: Earley, Patrick; Simpson, John; Rebecca Lewis (RLewis@dsgw.com)
Subject: FW: Zoning signs

Good morning to all! FYI...It looks like he is ok with my response. I never realized it was called the Franklin school Take care and have a nice day! Ron

Ronald P. Franzen
Vice President
St. Luke's
915 E. 1st Street
Duluth, MN 55805
218.249.5612 (Telephone)
218.390.5270 (Cell)
218.249.3090 (Fax)
rfranzen@slhduluth.com

From: Mark Medelbo [<mailto:mmed56@live.com>]
Sent: Tuesday, December 25, 2012 10:37 AM
To: Franzen, Ron
Subject: RE: Zoning signs

Thank you for your response to my concern. I am glad to hear there are no plans to tear down Franklin school. We have lost so many historic structures in Duluth.
Best wishes for a happy Holiday season.
Mark Medelbo

From: RFranzen@slhduluth.com
To: mmed56@live.com
CC: LErnewein@slhduluth.com; Admin@slhduluth.com

Subject: Zoning signs
Date: Mon, 24 Dec 2012 12:28:21 +0000

Mr. Medelbo,

Good morning! Thanks for your inquiry regarding the zoning signs posted by Jefferson School. If you recall the City of Duluth several years ago developed a Comprehensive Plan for the use of land. St. Luke's and St. Mary's have been reclassified as an MU-I district (Mix-use institutional). This is a formal process the City is going through and St. Luke's is participating. St. Luke's also has a district plan that includes additional lighting, signs, parking modifications, etc. St. Luke's doesn't own the Jefferson school and has no intentions of tearing it down for parking. We have over the past 16 years have tried to be a good neighbor and keep the development of our medical campus contained and not spreading over several blocks. I hope this eases your concerns that the Jefferson school will be torn down as we as any other concerns you may have.

Please feel free to call me if you would like to discuss St. Luke's. Take care and have a Merry Christmas! Ron

Ronald P. Franzen
Vice President
St. Luke's
915 E. 1st Street
Duluth, MN 55805
218.249.5612 (Telephone)
218.390.5270 (Cell)
218.249.3090 (Fax)
rfranzen@slhduluth.com

This St. Lukes communication is intended for the use of the person or entity to whom it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is prohibited. If you have received this message in error, please notify sender immediately.

Ronald P. Franzen
Vice President
St. Luke's
915 E. 1st Street
Duluth, MN 55805
218.249.5612 (Telephone)
218.390.5270 (Cell)
218.249.3090 (Fax)
rfranzen@slhduluth.com

From: Ernewein, Louise
Sent: Sunday, December 23, 2012 11:01 PM
To: Franzen, Ron
Cc: Libal, Emmy
Subject: FW: zoning signs

Hi Ron,

This came to me yesterday - I assume he got my email from the website as the media contact. Would you be best placed to respond to this email? I will let him know I am forwarding his email to a member of our executive team, but I will be out of the office tomorrow (Monday, December 24) so wanted to get this forwarded. I will mention in my email to Mark that I'm not sure of people's schedules this coming week, so he may not get an immediate response. Please let me know if there's anything else I can do with regard to this.

Thanks,
Louise

From: Mark Medelbo [mmed56@live.com]
Sent: Saturday, December 22, 2012 1:07 PM
To: Ernewein, Louise
Subject: zoning signs

I have recently noticed zoning signs in front of Jefferson school, and in the neighborhood surrounding it. I certainly hope this doesn't mean you intend to tear down even MORE historic/low cost housing buildings. This neighborhood is becoming one huge ugly parking lot. Tearing down a historic old school building is not going to make you any friends if I have anything to say about it. I will be contacting historic preservation agencies statewide. I would like your comments on this issue.

Mark Medelbo
mmed56@live.com

This message was secured by [ZixCorp^{\(R\)}](#).