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 14-002		**Contact**	Steven Robertson , (218) 730-5295	
Application Type	Special Use Permit, Clinic		**Planning Commission Date**	February 11, 2014	
Deadline for Action	**Application Date**	January 10, 2014	**60 Days**	March 8, 2014	
	Date Extension Letter Mailed	January 21, 2014	**120 Days**	May 7, 2014	
Location of Subject	1414 Woodland Avenue				
Applicant	MikeEdmunds, Gerald Smith, Ron Edmunds		**Contact**	mgedmunds@aol.com	
Agent			**Contact**		
Legal Description	010-2710-00330				
Site Visit Date	January 25, 2014		**Sign Notice Date**	January 27, 2014	
Neighbor Letter Date	January 28, 2014		**Number of Letters Sent**	13	

Proposal

The applicant is proposing to construct a new 2 story (6,500 square feet) structure for a medical clinic (dermatology). Clinics are a special use in the R-2 zone district.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Residential	Urban Residential
North	MU-N/R-2	Residential/Multi-Family	Neighborhood Commercial/Preservation
South	MU-N/R-P	Institutional	Urban Residential/Neighborhood Mixed Use
East	R-2	Multi-Family	Urban Residential
West	R-2	Residential	Neighborhood Commercial/Preservation

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.

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

Future Land Use Urban Residential: Greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

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

1) The applicant is requesting a Special Use Permit for a medical clinic. The proposal includes the construction of a new two story structure; it will be slab on-grade, 30 feet tall, and be approximately 38 feet x 85 feet, for a total of 6,460 square feet.
2) The proposed clinic will have operating hours from 8 am to 5 pm during the weekdays. The number of proposed employees is estimated to be 6 at opening, with an estimate of 8 in the near future (two or three years).
3) 50-20.2 (Use Specific Standards) Limits the size of medical clinics to less than 10,000 square feet in residential districts.
4) 50-24 (Parking and Loading). Parking is required at 1 space per 250 square feet; the applicant is required to provide 26 spaces to meet the parking requirements. The applicant is seeking to use the 30% parking reduction the UDC allows for developments within 1/4 mile of a DTA route. That reduces the requirement to 18, of which the applicant is going to provide 12 on site and the remaining 6 in an adjacent parking lot. These 6 off-site lots will be within 500 feet, and will be signed as employee parking for the clinic. Staff believe that the project is proposing sufficient parking for the use and it will not impact adjacent properties.
5) 50-25 (Landscaping and Tree Preservation). Due to the small size of the parking lot, the applicant only needs to provide enough landscaping to 30% tree canopy coverage. Street frontage landscaping is required along Woodland Avenue, and the applicant is showing compliance with 7 trees and 12 bushes. The applicant will need to provide buffer landscaping to the northeast, between this intuitional use is adjacent to the neighboring residential use (multi-family apartment complex). Because of the smaller size and limited office hours, staff do not anticipate any adverse impacts on adjacent properties and are not recommending that any additional buffering or screening be required than the UDC minimums.
6) 50-26 (Screening, Walls and Fences). The applicant's preliminary plans are not showing exterior equipment or a dumpster, but if those are provided, they must be screened.
7) 50-29 (Sustainability Standards) and 50-30 (Building Design Standards). Due to the small size of the structure, it is exempt.
8) 50-31 (Exterior Lighting). The applicant's preliminary plans are not showing lighting, but the applicant understands that new exterior lighting must comply with the zoning code (max illumination, limits on light trespassing, down cast lights, etc).
9) This property is in the Higher Education Overlay district. New structures are required to be constructed closer to the primary street (in this case Woodland) than the normal R-2 setback. The project should be construction within 5 to 20 feet of the front lot line. Because of topography concerns, the applicant had initially planned on leaving the building at 25 feet, but has since amended the plan (dated February 4, 2014) to place the building at 20 feet from the front line to meet the HE-O BTZ requirement.
9) No citizen or City Department comments were received on the plan review.

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 plans submitted (included revised plans submitted February 4, 2014).
2) The new structure be built 20 feet from the front lot line facing Woodland Avenue.
3) Applicant revise the landscape plan to show required buffer landscaping per section 50-25, or submit and receive approval of an Alternative Landscape Plan that is consistent with the goals of section 50-25.
4) Per UDC 50-25.4.6.A.3, a written agreement assuring the continued availability of the 6 off-site parking spaces will be required.
5) 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.

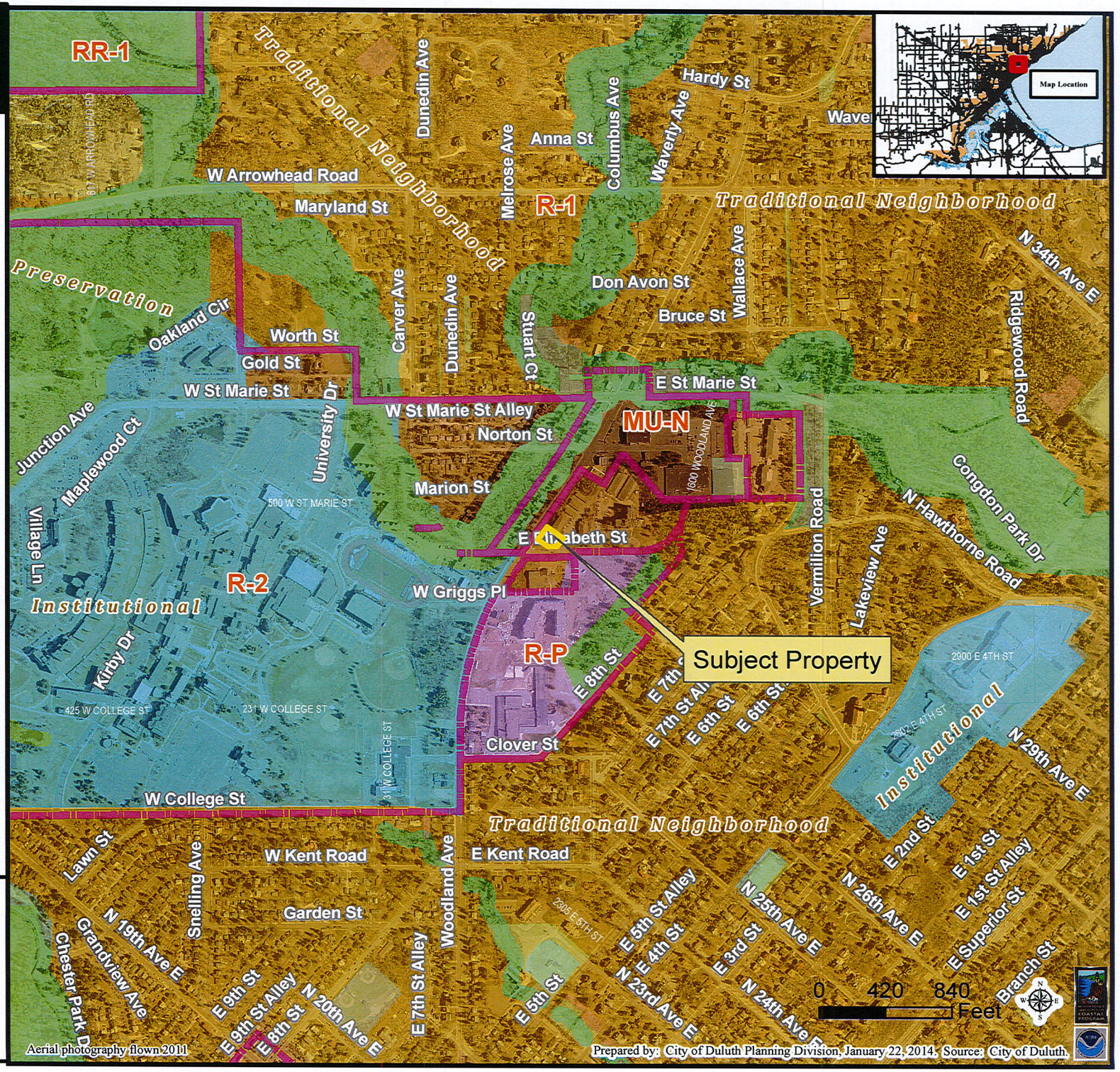
An approved Special Use Permit will expire if the project or activity authorized by the permit is not begun within 1 year.

III. B-2

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

City Planning

PL 14-002
Special Use Permit
1414 Woodland Avenue



Legend

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

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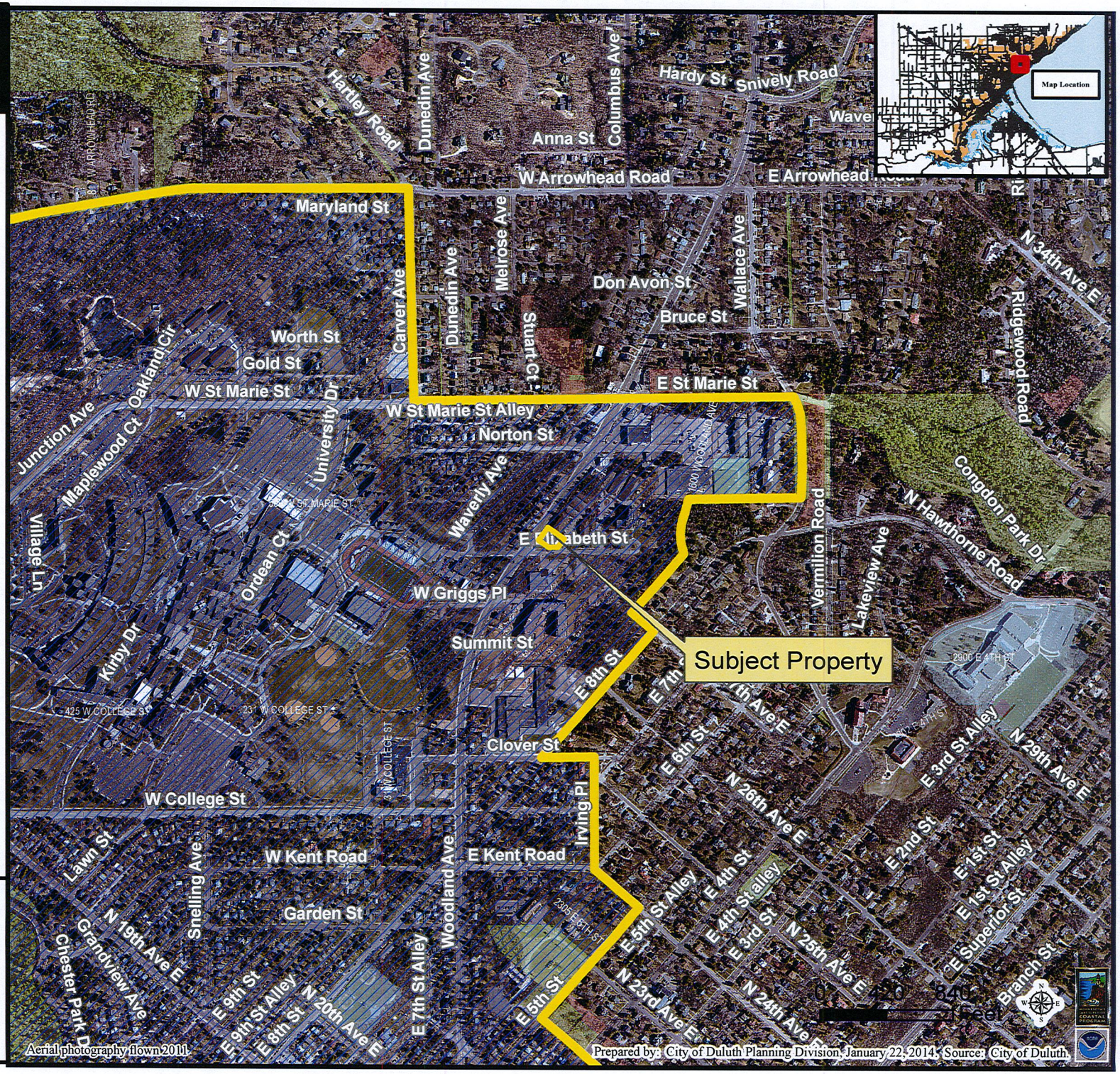
III.B-3

City Planning

PL 14-002
Special Use Permit
1414 Woodland Avenue



Legend

Higher Education Overlay

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III. B-4

City Planning

PL 14-002
Special Use Permit
1414 Woodland Avenue

Legend

Stream Type
- Trout Stream (GPS)
- Other Stream (GPS)

Water Distribution System
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

Sanitary Sewer Collection System
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station

Gas Distribution Main
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes

Storm Sewer Collection System
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Discharge_Points

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

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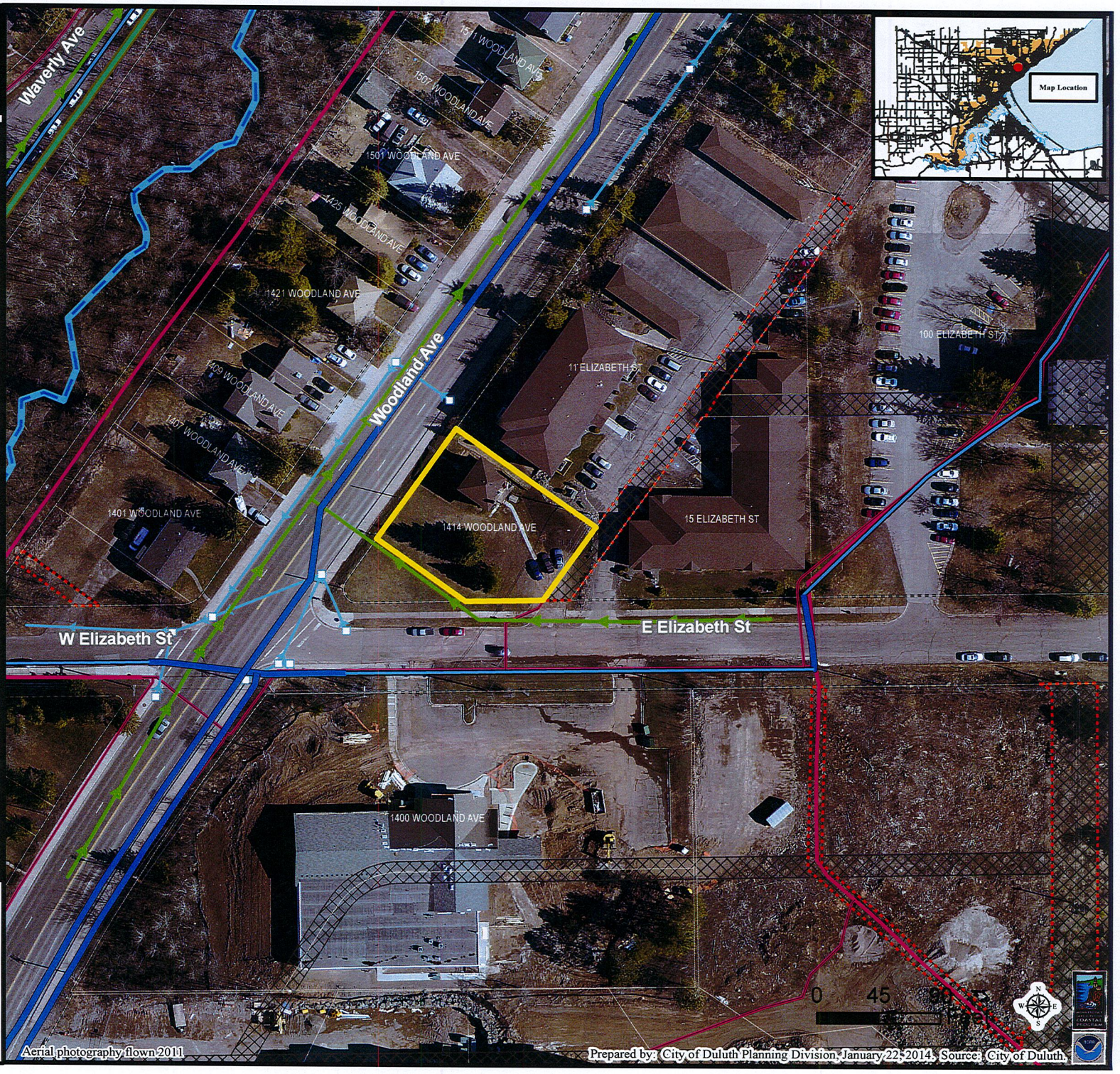
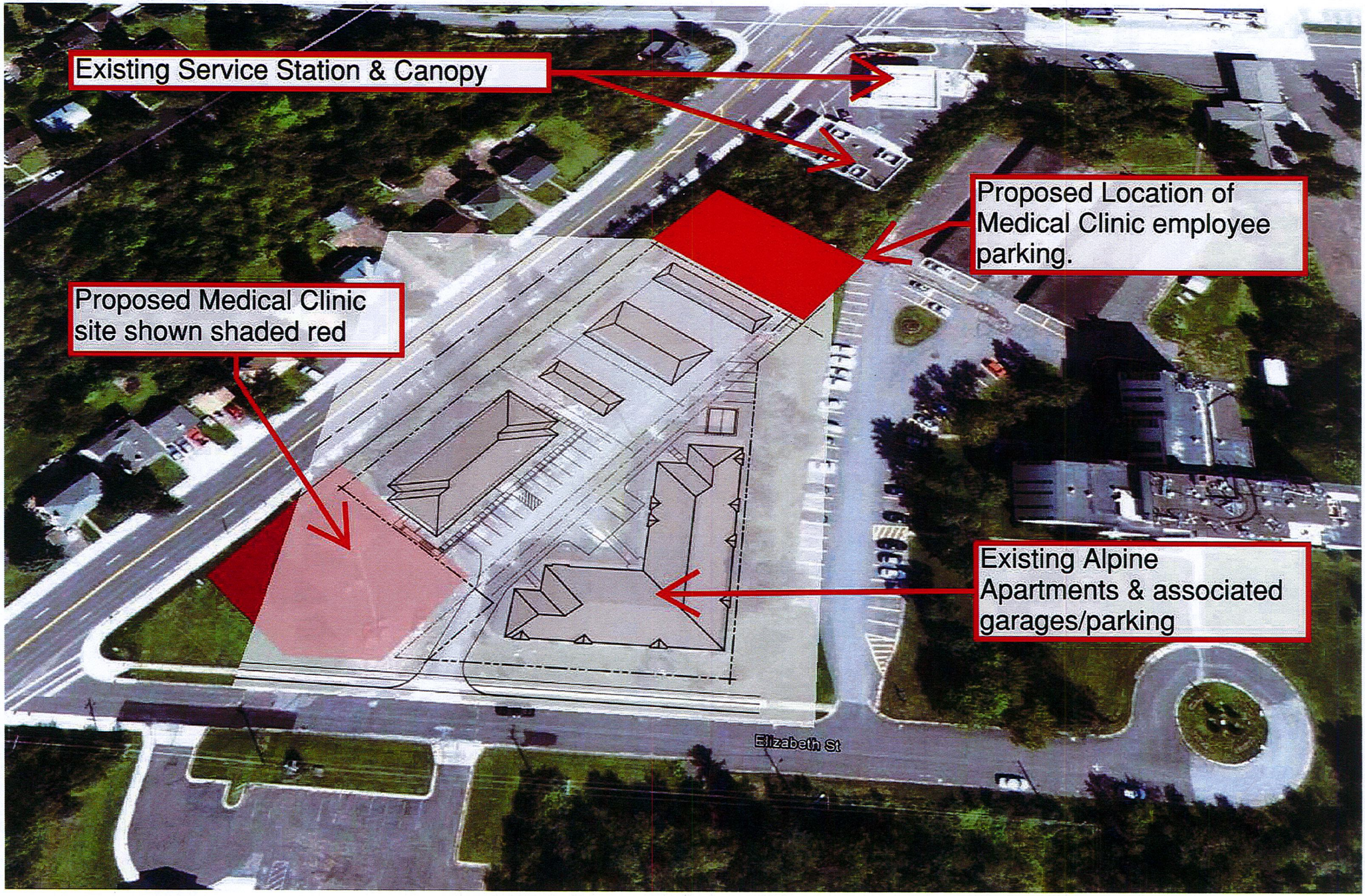


III. B-5

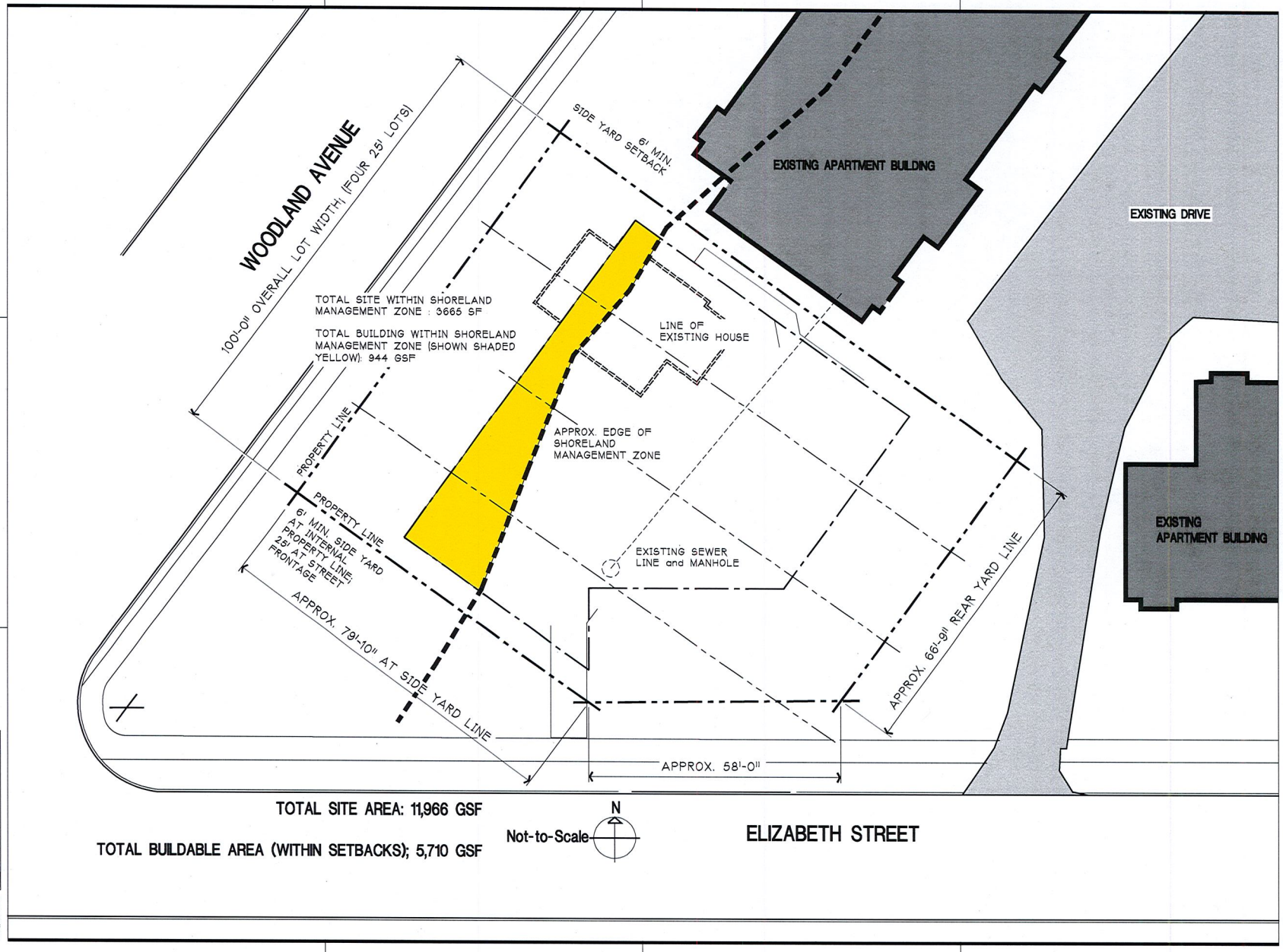
III. B-6

Settings
1000 woodland avenue du
https://maps.google.com/maps?q=1000+woodland+avenue+duluth+mn&ie=UTF-8&hq=&hnear=0x52afad27f82eebe7:0x78639580a12d8add,1000+Woodland+Ave,+Duluth,+MN
Google
1000 woodland avenue duluth mn
Sign in
1404 Woodland Avenue, Duluth, Minnesota, United States
Address is approximate
© 2014 Google Image Date: September 2012
Report a problem
Woodland
Mt Royal Medical Clinic
12:05 PM
2/4/2014

III. B-7


Existing Service Station & Canopy
Proposed Location of Medical Clinic employee parking.
Proposed Medical Clinic site shown shaded red
Existing Alpine Apartments & associated garages/parking
Elizabeth St

III. B-8



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EDMUNDS REALTY CO.
MEDICAL CLINIC BLDG.

WOODLAND AVE. & ELIZABETH STREET
DULUTH, MN

SPECIAL USE PERMIT APPLICATION

PRELIMINARY DESIGN

NO.	DATE	ISSUE RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SIGNATURE:
PRINTED NAME:
LIC. NO.: DATE:

TKDA
11 East Superior Street, Suite 340
Duluth, MN 55802
218.724.8578
tkda.com

DESIGNED	DRAWN	CHECKED
BDM	BDM	BDM

EXISTING SITE GEOMETRY and SETBACKS

A1

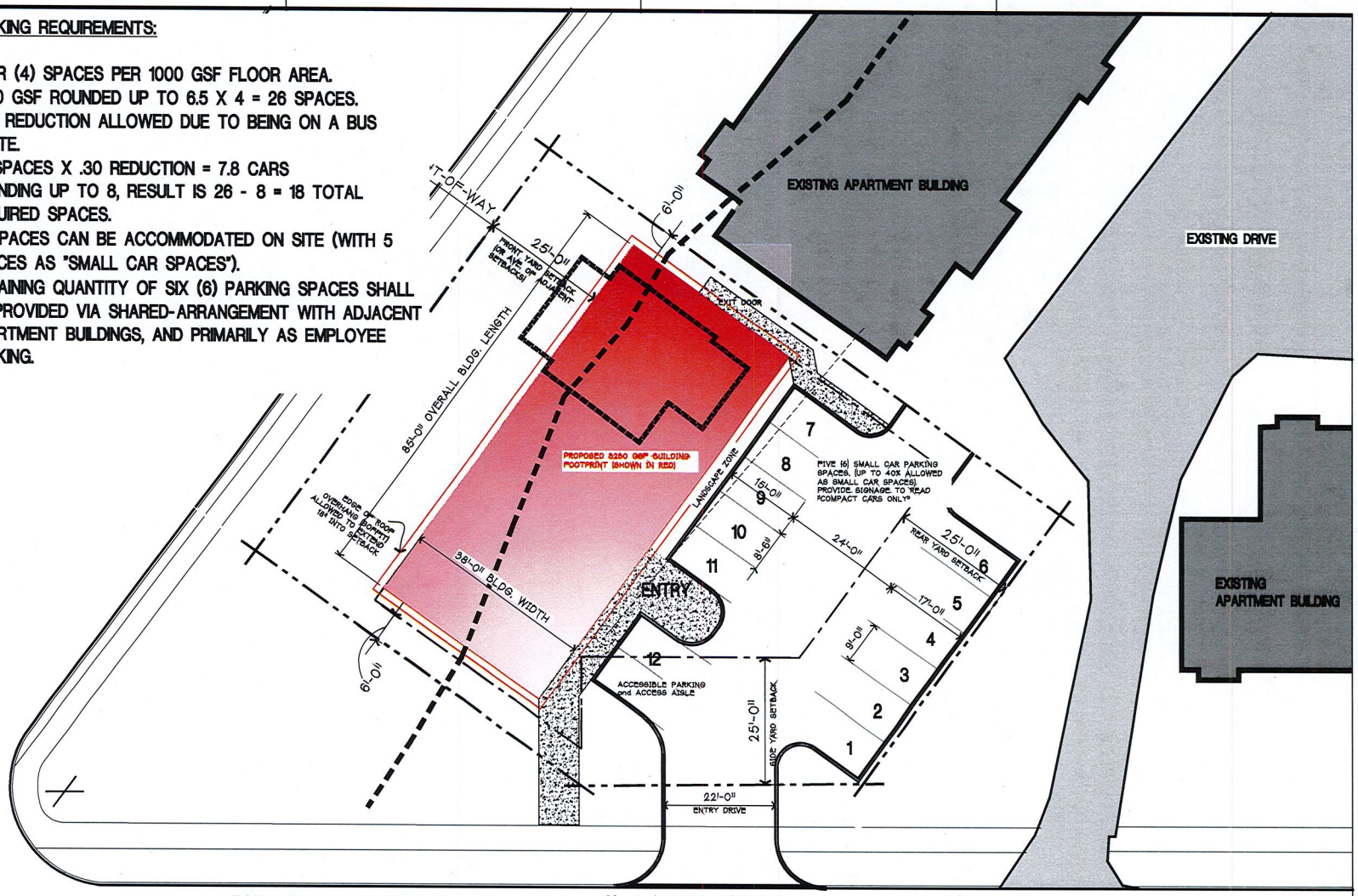
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

DATE PLOTTED:
DRAWING PATH:

111. B-9

PARKING REQUIREMENTS:

FOUR (4) SPACES PER 1000 GSF FLOOR AREA.
6460 GSF ROUNDED UP TO 6.5 X 4 = 26 SPACES.
30% REDUCTION ALLOWED DUE TO BEING ON A BUS ROUTE.
26 SPACES X .30 REDUCTION = 7.8 CARS
ROUNDING UP TO 8, RESULT IS 26 - 8 = 18 TOTAL REQUIRED SPACES.
12 SPACES CAN BE ACCOMMODATED ON SITE (WITH 5 SPACES AS "SMALL CAR SPACES").
REMAINING QUANTITY OF SIX (6) PARKING SPACES SHALL BE PROVIDED VIA SHARED-ARRANGEMENT WITH ADJACENT APARTMENT BUILDINGS, AND PRIMARILY AS EMPLOYEE PARKING.



TOTAL SITE AREA: 11,966 GSF

TOTAL BUILDABLE AREA (WITHIN SETBACKS): 5,710 GSF
TOTAL BUILDING FOOTPRINT (85'X38') : 3,230 GSF
TOTAL BUILDING AREA (TWO STORIES): 6,460 GSF

Not-to-Scale

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PROPOSED BUILDING LOCATION and PARKING

A2

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY

DATE PLOTTED:
DRAWING PATH:

111. B-10

VIEW FROM SOUTHEAST

VIEW FROM EAST

VIEW FROM SOUTH

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PRELIMINARY CONCEPTUAL IMAGES

A3

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111. B-11

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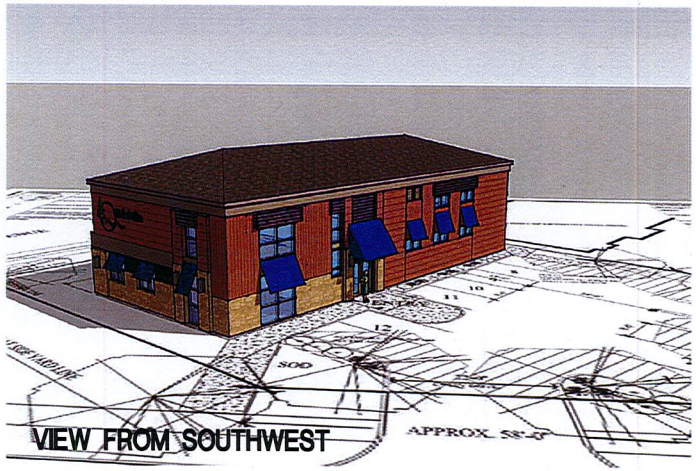

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PRELIMINARY CONCEPTUAL IMAGES

A4

DATE PLOTTED:
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111. B-12

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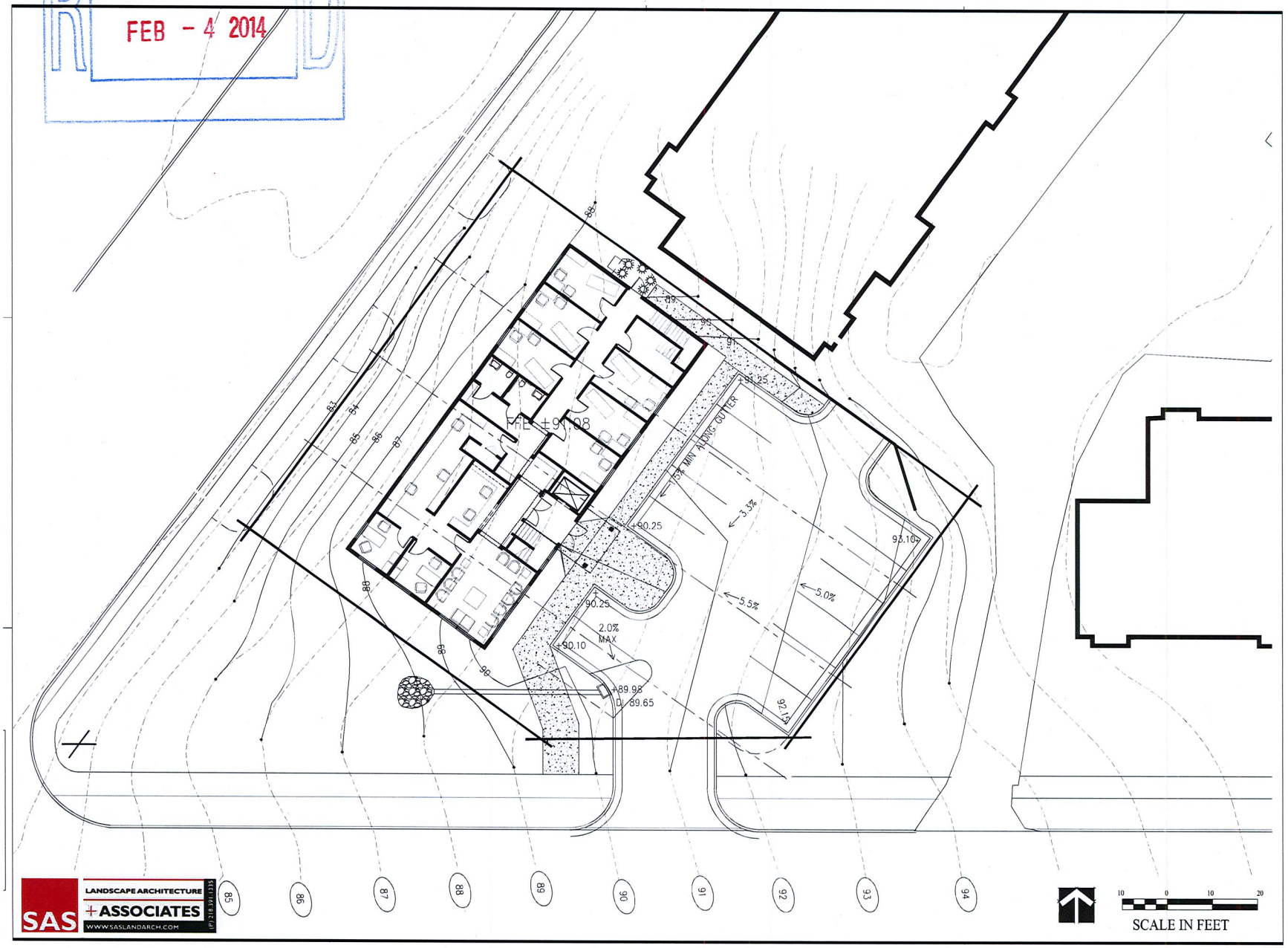

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GRADING PLAN

G1.0

III. B-13

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LEGEND

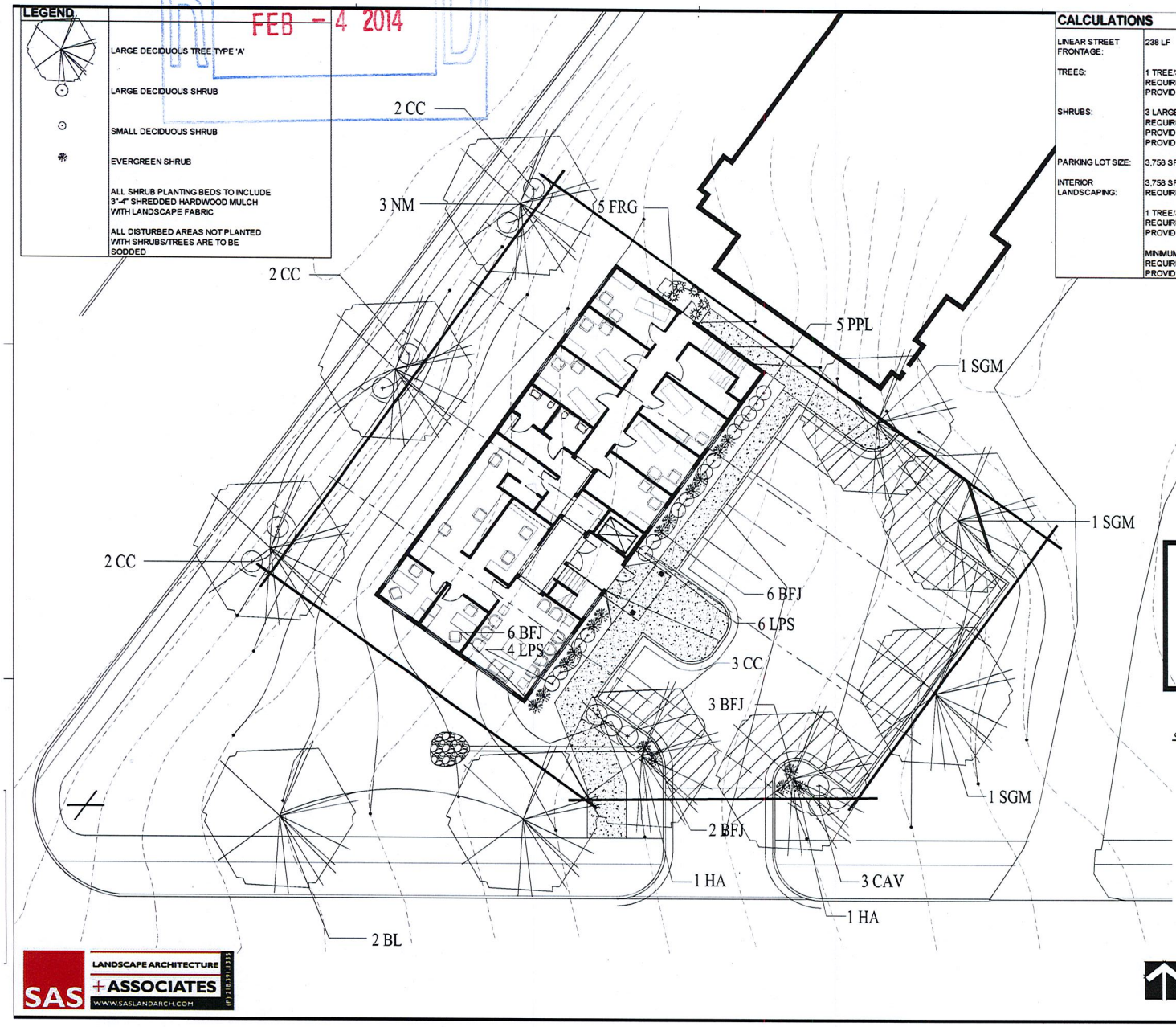
- LARGE DECIDUOUS TREE TYPE 'A'
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- EVERGREEN SHRUB

ALL SHRUB PLANTING BEDS TO INCLUDE 3"-4" SHREDDED HARDWOOD MULCH WITH LANDSCAPE FABRIC

ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS/TREES ARE TO BE SODDED

CALCULATIONS

LINEAR STREET FRONTAGE:	238 LF
TREES:	1 TREE/35 FT. LINEAR FRONTAGE REQUIRED: 7 TREES PROVIDED: 7 TREES
SHRUBS:	3 LARGE SHRUBS/25 FT. LINEAR FRONTAGE REQUIRED: 10 LARGE SHRUBS PROVIDED: 12 LARGE SHRUBS PROVIDED: 5 SMALL SHRUBS
PARKING LOT SIZE:	3,758 SF (12 PARKING SPACES)
INTERIOR LANDSCAPING:	3,758 SF PARKING AREA REQUIRED: LESS THAN 20 SPACES - NO REQUIREMENT 1 TREE/300 SF INTERNAL LANDSCAPE AREA REQUIRED: LESS THAN 20 SPACES - NO REQUIREMENT PROVIDED: 3 TREES MINIMUM 30% TREE CANOPY REQUIRED REQUIRED: 1,128 SF PROVIDED: 1,444 SF



PLANT LEGEND

QUANTITY	LEGEND CODE	COMMON NAME
	GRASS	PERENNIAL
QTY	TYPE	COMMON NAME
5	FRG	KARL FOERSTER GRASS
	TREE	DECIDUOUS
QTY	TYPE	COMMON NAME
2	BL	BOULEVARD LINDEN
2	HA	HACKBERRY
3	NM	NORTHWOODS MAPLE
3	SGM	SIENNA GLEN MAPLE
	SHRUB	DECIDUOUS
QTY	TYPE	COMMON NAME
3	CAV	COMPACT AMERICAN VIBURNUM
9	CC	CRANBERRY COTONEASTER
6	LPS	LITTLE PRINCESS SPIREA
5	PPL	PRAIRIE PETITE LILAC
	SHRUB	EVERGREEN
QTY	TYPE	COMMON NAME
12	BFJ	BLUE FOREST JUNIPER

10 0 10 20
SCALE IN FEET

SAS LANDSCAPE ARCHITECTURE + ASSOCIATES
WWW.SASLANDARCH.COM
SEE LAND DEV. PLAN

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LANDSCAPE PLAN

L1.0

111. B-14

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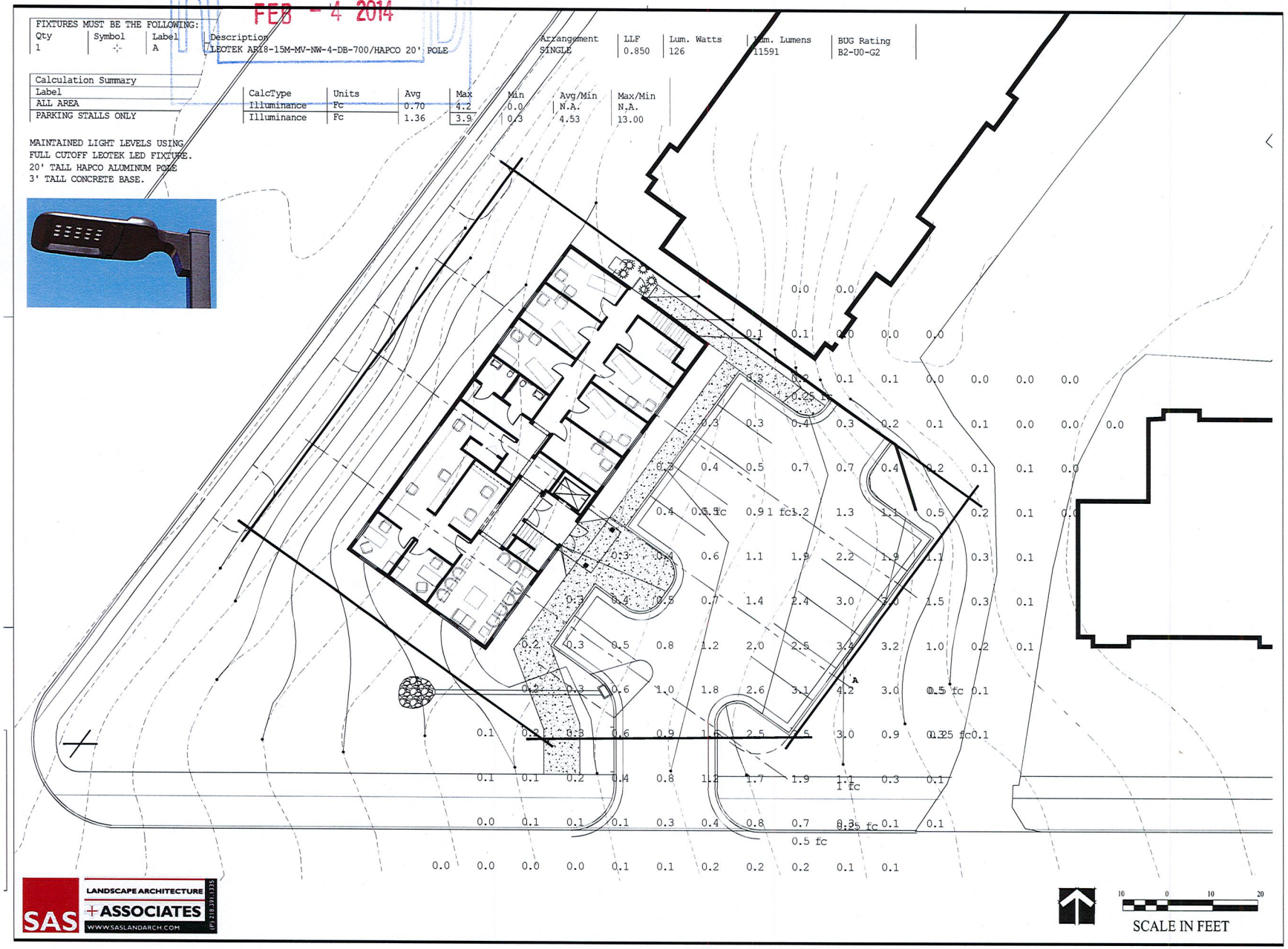
FIXTURES MUST BE THE FOLLOWING:

Qty	Symbol	Label	Description	Arrangement	LLF	Lum. Watts	Lum. Lumens	BUG Rating
1		A	LEOTEK AR18-15M-MV-NW-4-DB-700/HAPCO 20' POLE	SINGLE	0.850	126	11591	B2-U0-G2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL AREA	Illuminance	Fc	0.70	4.2	0.0	N.A.	N.A.
PARKING STALLS ONLY	Illuminance	Fc	1.36	3.9	0.3	4.53	13.00

MAINTAINED LIGHT LEVELS USING
FULL CUTOFF LEOTEK LED FIXTURE.
20' TALL HAPCO ALUMINUM POLE
3' TALL CONCRETE BASE.



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LIGHTING PLAN

L2.0

111. B-15

1414 Woodland Avenue, Duluth, MN

The proposed project will be a "state of the art" dermatology clinic building. The building will be thirty eight feet wide by eighty five feet in length and will be two stories over a concrete slab. The height of the building will be approximately 30 feet.

The clinics hours of operation will be 8:00 a.m. to 5:00 p.m. Monday through Friday and closed on weekends. There will be a minimum of six employees with a maximum of eight employees once the Spa portion of the business is open, which is anticipated to open two to three years from the grand opening.

The dermatology care will consist of skin exams, biopsies, wart removal, minor surgical procedures, and skin cancer removal. Appointments will begin at 8:00 a.m. and end at 5:00 p.m. Appointments will range, in general, from 15 minutes to 45 minutes.

When the Spa is open, services will include: facials, chemical peels, fillers, botox, etc.

The dermatology clinic will provide a full array of skin care services for residents within the greater Duluth/Superior area and including communities along the North Shore and Iron Range cities.

1414 WOODLAND AVENUE

PROPOSED MEDICAL CLINIC BUILDING

LIGHTING PLAN

At the present time, we have not committed to an electrical contractor and do not have a lighting plan for the proposed clinic building. At the time we select our electrical contractor, we will develop a lighting plan for the site which will meet the City's lighting requirements.

PARKING

The owners of the proposed clinic building also owns property adjoining the clinic building which will be used to provide parking for six additional vehicles. The adjoining parking area will be primarily used by the employees of the clinic.

SIDEWALK

There is a public sidewalk along East Elizabeth Street, which links Woodland Avenue to the entrance of the clinic building, which is similar to the St. Luke's clinic building across the street.

III.B-17