



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 14-084	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Planning Review	Planning Commission Date	August 12, 2014	
Deadline for Action	Application Date	July 8, 2014	60 Days	September 6, 2014
	Date Extension Letter Mailed	July 21, 2014	120 Days	November 5, 2014
Location of Subject	4426 Grand Avenue			
Applicant	Whole Foods Co-op	Contact	Sharon Murphy, smurphy@wholefoods.coop	
Agent	Cynthia Poirier, LHB	Contact	279-2403, cynthia.poirier@lhbcorp.com	
Legal Description	PID 010-3610-08015, 010-3610-08090, 010-3610-08045			
Site Visit Date	N/A	Sign Notice Date	July 27, 2014	
Neighbor Letter Date	July 21, 2014	Number of Letters Sent	21	

Proposal

Applicant is proposing a 14,000 sq. ft. grocery store with 60 parking spaces.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Parking lot	Neighborhood Commercial
North	MU-N	Commercial, school	Neighborhood Commercial
South	MU-B	Light industrial	General Mixed Use
East	MU-C	Commercial	Neighborhood Commercial
West	MU-C	Commercial	Neighborhood Commercial

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

50-15.3 MU-C District - Planning review by the Planning Commission is required for new development, redevelopment, and expansions in the MU-C district.

50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.

50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.

50-25 Landscaping and Tree Preservation - Landscaping standards such as materials, plant size, location, tree preservation and replacement.

50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.

50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.

50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

17

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

Future Land Use - Neighborhood Commercial: Small- to moderate scale commercial, serving primarily the adjacent neighborhood (s). May include specialty retail; community gathering businesses such as coffee shops or lower intensity entertainment; offices; studios or housing above retail. Typically situated in or adjacent to residential neighborhoods.

Governing Principle #1 - Reuse previously developed lands

UDC 50-15.3 - MU-C Purpose: Established to provide for community and regional commercial development along commercial corridors and nodal centers. Intended non-residential uses include retail, lodging, service, and recreational facilities needed to support the community and region.

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

Staff finds that:

- 1.) Site currently contains a gravel parking lot and former Jefferson bus lines depot.
- 2.) 50-15.3 (MU-C District) - A grocery store is a permitted use in the MU-C district.
- 3.) 50-18.1 (Natural Resources Overlay) - Site is not within any flood plain or shoreland. City Engineering notes that LHB has addressed stormwater management requirements for the proposed development.
- 4.) 50-23 (Connectivity) - The adjacent portion of Grand Avenue is designated as an on-road bike route. This project provides a sidewalk connection and crosswalk to the building.
- 5.) 50-24 (Parking) - This project is required to provide a minimum of 42 parking spaces (maximum 63). They are proposing 60 parking spaces. Drive aisles and parking spaces meet UDC standards. The rear drive and loading dock access exits onto private property; applicant must provide proof of an access agreement with property owner.
- 6.) 50-25 (Landscaping) - Landscaping exceeds UDC standards.
- 7.) 50-26 (Screening) - Ground mechanical equipment, trash container, and loading dock will be located behind the building in a screened area. Rooftop mechanical equipment will be screened by a parapet wall.
- 8.) 50-27 (Signs) - Any signs will need to apply for and receive a sign permit prior to installation.
- 9.) 50-29 (Sustainability) - Project is required to provide 3 sustainability points. This will be verified at the time of building permit application.
- 10.) 50-30 (Building Design Standards) - Building meets transparency requirement and wall plane articulation option of the building design standards.
- 11.) 50-31 (Exterior Lighting) - Photometric plan shows that lighting meets UDC requirements.
- 12.) No public, City or agency comments were received.
- 13.) Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.

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

Based on the above findings, Staff recommends that Planning Commission approve the application, with the following conditions:

- 1.) The project be limited to, constructed, and maintained according to Grading Plan (Sheet C2.00 - dated 7/8/14), Site/Landscape Plan (Sheet C1.00 - dated 7/22/14), Exterior Elevations (Sheet A3.01 - dated 7/2/14 - and A3.00 - dated 7-8-14) and Electrical Site Plan (Sheet E1.00 - dated 8/1/14).
- 2.) Applicant provide proof of an access agreement with neighboring property to use rear driveway on property.
- 3.) 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.

8-7

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



City Planning

PL 14-084

4426 Grand Avenue

Legend

Trout Stream (GPS)

Other Stream (GPS)

Zoning Boundaries

Zoning Boundaries

Right-of-Way Type

Road or Alley ROW

Vacated ROW

Easement Type

Utility Easement

Other Easement

Shoreland Overlay Zone

Cold Water

Natural Environment

General Development

Floodplain Type

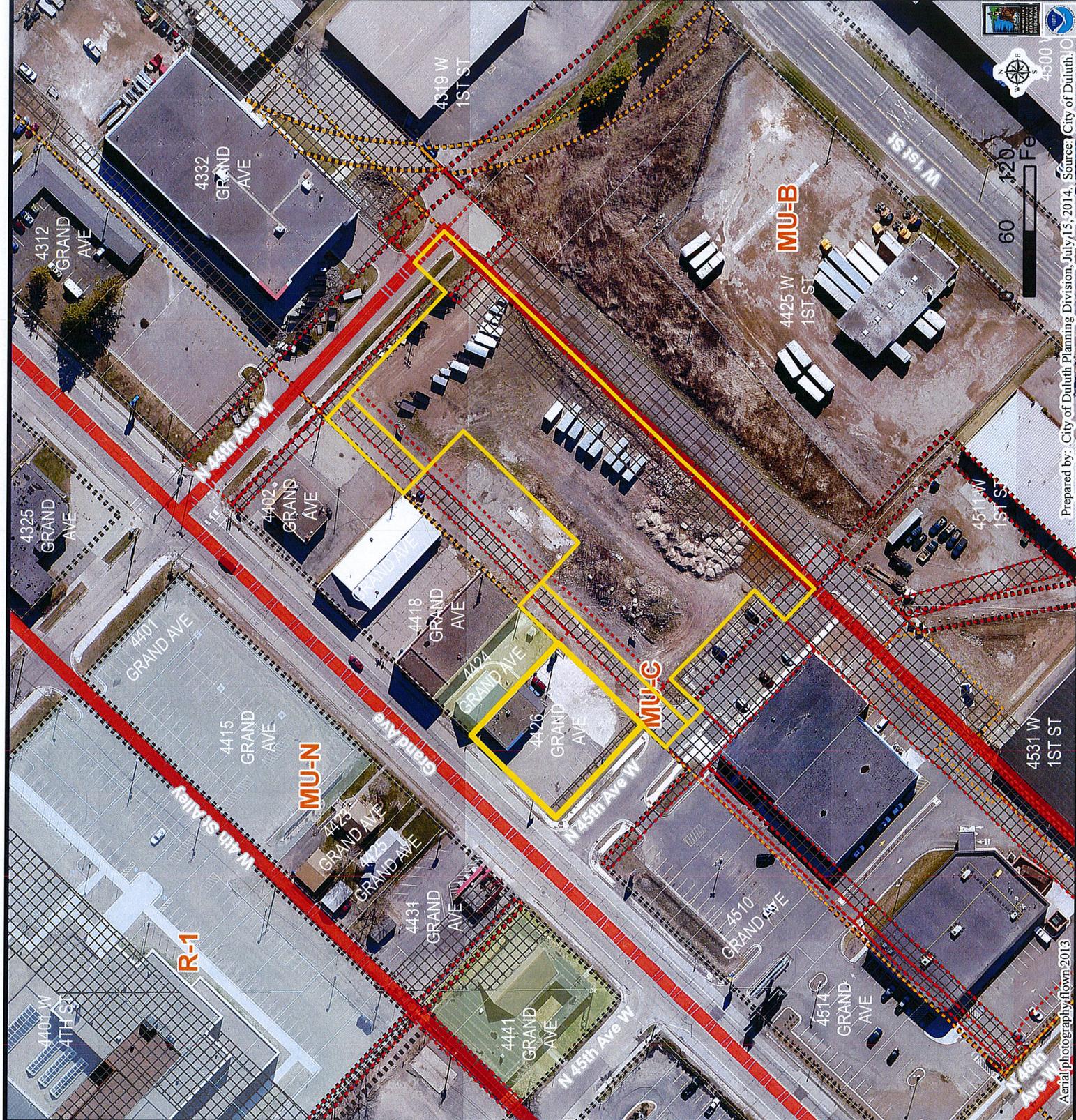
General Flood Plain

Flood Way

Flood Fringe

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 damages in connection with the use of this information contained within.

4-3



Aerial photography, f10wm-2013

Prepared by: City of Duluth Planning Division, July 15, 2014. Source: City of Duluth, 4300



PERFORMANCE DESIGN
Landscape Architecture

21 W. Superior St., Ste. 300 | Duluth, MN 55802 | 218.727.8666



CLIENT
WHOLE FOODS CO-OP

610 EAST 4TH STREET
DULUTH, MN 55805

THIS SCALE APPLIES TO ALL SHEETS.
FULL SIZE SHEETS.

NO.	DATE	ISSUED FOR
070914		PLANNING REVIEW
NO.	DATE	ISSUED FOR
NO.	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07-22-14

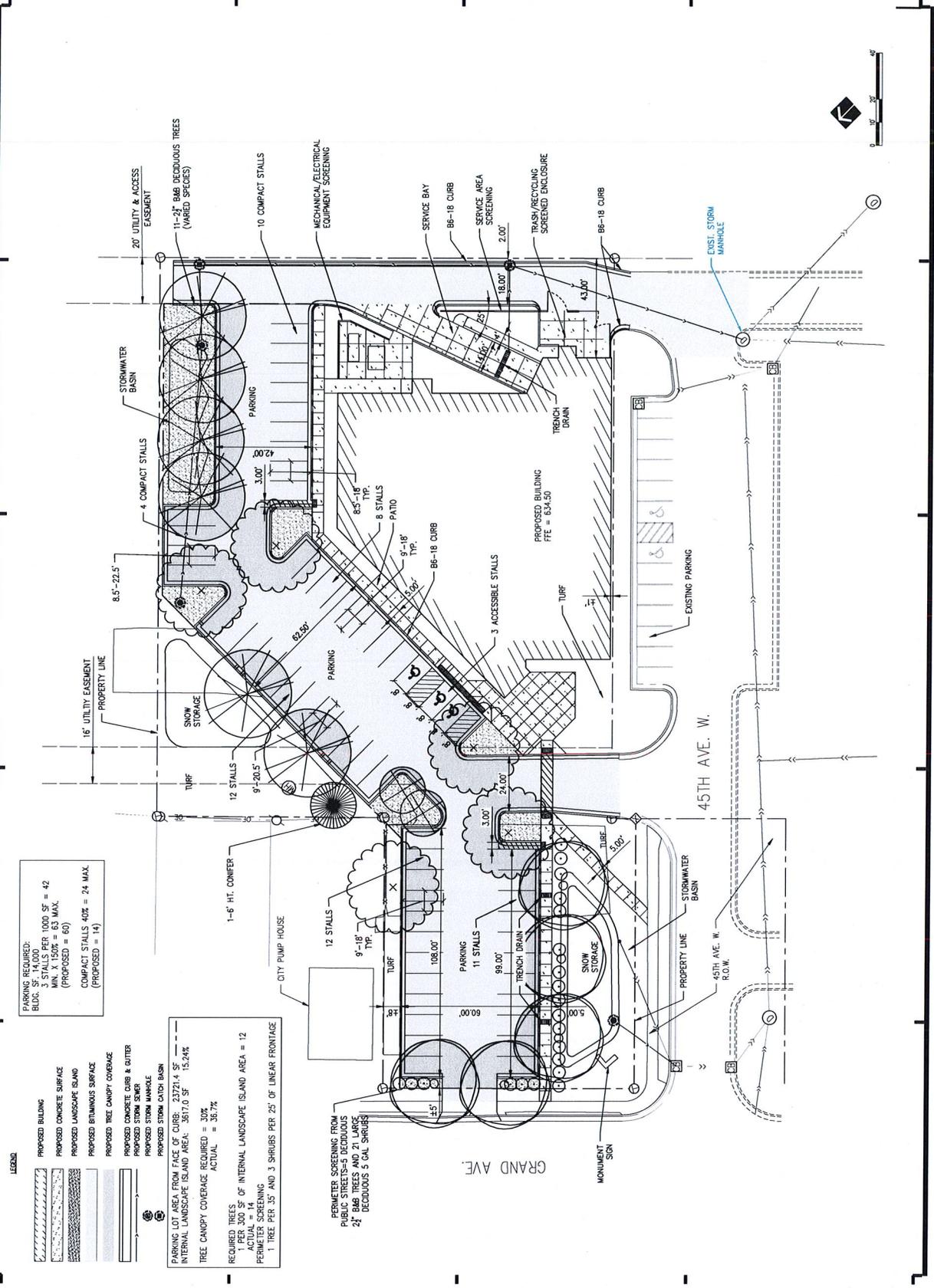
PROJECT NAME
WHOLE FOODS CO-OP
DENFELD SITE

4426 GRAND AVE
DULUTH, MINNESOTA

DRAWING TITLE
SITE/LANDSCAPE PLAN
(FOR PLANNING REVIEW)

FILE: J:\14181800\Drawings\Bldg\ARCHITECTURE_CAD_Landscape.dwg
DRAWN BY: KRM
CHECKED BY: DGS
DATE PLOTTED: 07/22/14
DRAWING NO.: 14181800

C1.00



PARKING REQUIRED:
BLDG. SF. 14,000.
3 STALLS PER 1000 SF = 42
MIN. X 150% = 63 MAX.
(PROPOSED = 60)
COMPACT STALLS 40% = 24 MAX.
(PROPOSED = 14)

LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SURFACE
- PROPOSED LANDSCAPE ISLAND
- PROPOSED BITUMINOUS SURFACE
- PROPOSED TREE CANOPY COVERAGE
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN

PARKING LOT AREA FROM FACE OF CURB: 23,721.4 SF
INTERNAL LANDSCAPE ISLAND AREA: 3,817.0 SF = 15.24%
TREE CANOPY COVERAGE REQUIRED = 30%
ACTUAL = 35.7%

REQUIRED TREES
1 PER 300 SF OF INTERNAL LANDSCAPE ISLAND AREA = 12
ACTUAL = 14

PERCENT SCREENING
1 TREE PER 35' AND 3 SHRUBS PER 25' OF LINEAR FRONTAGE

PERIMETER SCREENING FROM PUBLIC STREETS: 1 MEDIOUS 24' 866 TREES AND 21 LARGE 24' 866 DECIDUOUS 5 GAL SHRUBS

6-5



PERFORMANCE
DRIVEN DESIGN.
LifeGroup.com

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CLIENT: **WHOLE FOODS CO-OP**

610 E. 4TH STREET
DULUTH, MN 55805

THIS SQUARE APPEARS TO BE A
FULL SIZE SHEET

DATE: _____
NO: _____
PLANNING REVIEW: _____
CHECKED BY: _____
DESIGNED FOR: _____

NO: _____
DATE: _____
REVISION: _____

PRELIMINARY
NOT FOR CONSTRUCTION
07/02/14

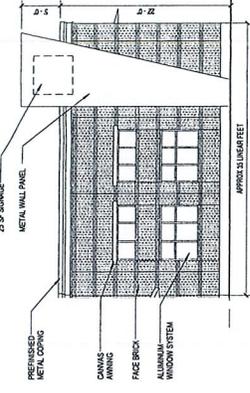
PROJECT NAME: **WHOLE FOODS CO-OP
DENFELD SITE**

4426 GRAND AVENUE
DULUTH, MN 55807

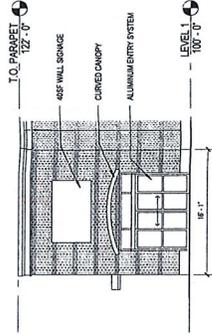
DRAWING TITLE: **EXTERIOR ELEVATIONS**

FILE: HFDUL14R189
DRAWN BY: CJS
CHECKED BY: CP
PROJ. NO.: 14018
DRAWING NO.:

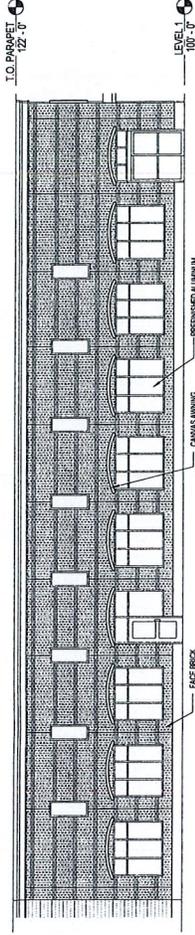
A3.01



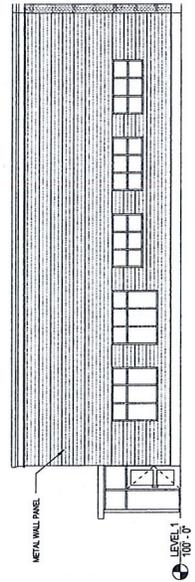
1 NORTH ELEVATION
1/8" = 1'-0"



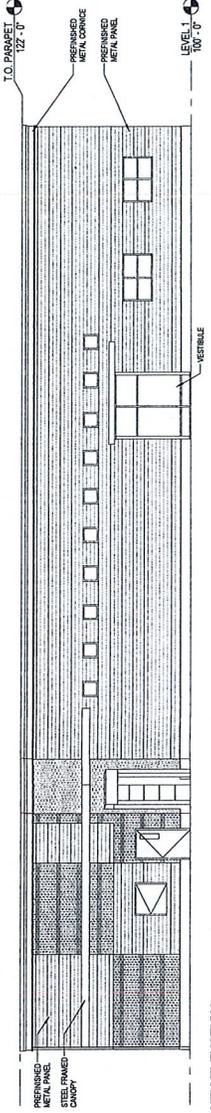
2 NORTHWEST ELEVATION
1/8" = 1'-0"



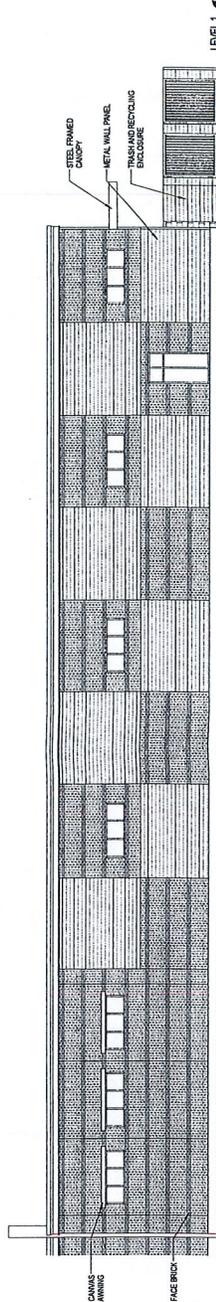
3 NORTHWEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



6 SOUTH ELEVATION
1/8" = 1'-0"



7 WEST ELEVATION
1/8" = 1'-0"

L-6



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LHBdesign.com

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WHOLE FOODS CO-OP

610 E. 4TH STREET
DULUTH, MN 55805

THIS DRAWING WAS PREPARED BY
LHB DESIGN

NO. DATE ISSUED FOR

NO. DATE REVISION

NO. DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07/06/2014

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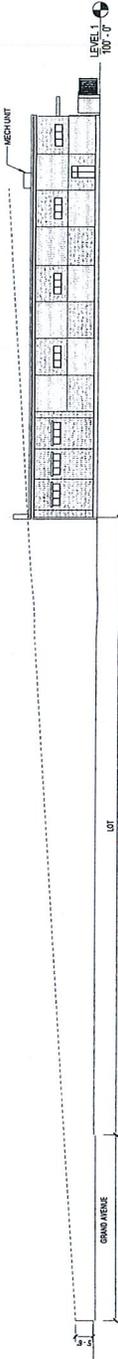
PROJECT NAME

WHOLE FOODS CO-OP
DENFELD SITE

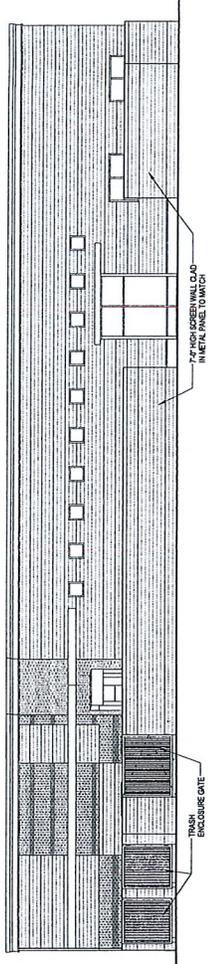
4426 GRAND AVENUE
DULUTH, MN 55807

DRAWING TITLE
SECTIONS AND
ELEVATIONS

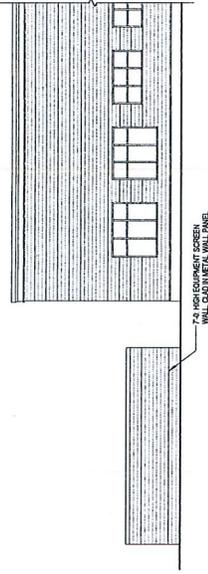
FILE: 1401014010
DRAWN BY: AAD
CHECKED BY: JMM
PROJECT NO.: 140101
DRAWING NO.: A3.00



1 Screening Section
1/8" = 1'-0"



2 SOUTH ELEVATION - SCREENING
1/8" = 1'-0"



3 EAST ELEVATION SCREENING
1/8" = 1'-0"

6-7

DESCRIPTION

Entri LED features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting's proprietary LED LightBAR™ technology and AccuLED optical systems, Entri LED offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. Housing and heat sink are designed to offer various options for down lighting, up lighting or a combination of both up and down. **FACEPLATE / DOOR:** One-piece die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one (1) flush mount die-cast aluminum latch on housing side panel. Door closure and seal is ensured through a robust and positive retention bale latch which upon closing can be heard through distinct sound. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. Silicone wire way plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry. **LENS:** Uplight lens is impact resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

DISTRIBUTION: Primary downlight distribution offers a choice of six (6) patented, high-efficiency AccuLED Optics™, that maximize light collection and direction distribution onto the application region. Each optical lens is precision manufactured via injection-molding, then precisely arranged and sealed on the board media. Optional uplight LED distribution features a diffuse soft glow for enhancing architectural scenes or accentuating structural features. **LEDs:** High output LEDs, 50,000+ hours life at >70% lumen maintenance, offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical

DRIVER: LED drivers are potted and heat sunk for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50-60hz), greater than 0.9 power factor, less than 20% harmonic distortion and feature ambient temperature range of +40°C (104°F) down to minimum starting temperature of -30°C (-22°F). Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Options to control light levels, energy savings and egress capabilities (battery pack and separate circuit) are available. All LED LightBARs™ and drivers are mounted to a primary mounting plate and are easily replaced by use of quick disconnects for ease of wiring.

Mounting

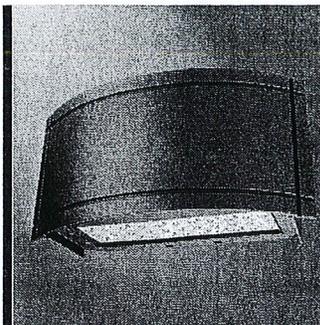
JUNCTION BOX: Standard with zinc plated quick-mount junction box plate that mounts directly to 4" J-Box. LightBARS mount facing downward. Fixture slides over mounting plate and is secured with two (2) stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. Entri LED is approved for mounting on combustible surfaces.

Finish

Housing is finished in 5-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Entri LED features a five-year limited warranty.



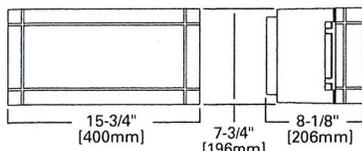
ENV ENTRI LED ROUND REVEALS

**1 - 2 LightBARs
Solid State LED**

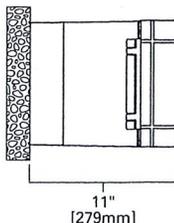
ARCHITECTURAL WALL LUMINAIRE

DESIGNLIGHTS CONSORTIUM

DIMENSIONS



CONDUIT MOUNT / BATTERY BACK BOX



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
ARRA Compliant
LM79 / LM80 Compliant

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60hz, 347V/60hz, 480V/60hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
16 lbs. (7.3 kgs.)

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for

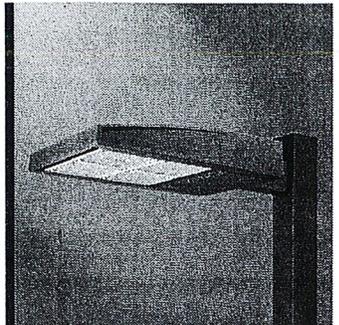
easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



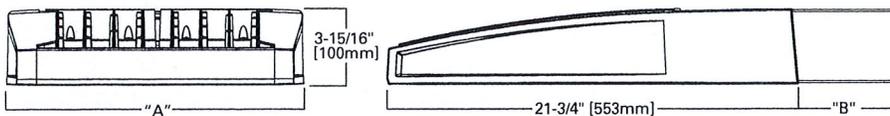
**GLEON
GALLEON LED**

**1-10 Light Squares
Solid State LED**

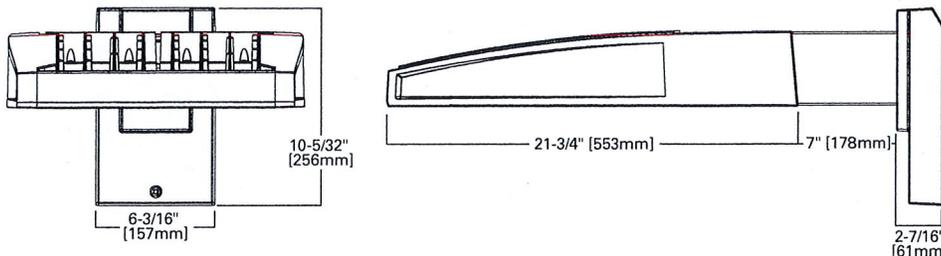
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.

Cooper Lighting

by



CERTIFICATION DATA
 UL/cUL Wet Location Listed
 ISO 9001
 LM79 / LM80 Compliant
 3G Vibration Rated
 IP66 Rated
 DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
 >0.9 Power Factor
 <20% Total Harmonic Distortion
 120V-277V 50/60Hz
 347V & 480V 60Hz
 -40°C Min. Temperature
 40°C Max. Temperature
 50°C Max. Temperature (HA Option)



6-9

