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 15-006	**Contact**	Jenn Reed Moses, jmoses@duluthmn.gov		
Application Type	MU-C Planning Review	**Planning Commission Date**	February 10, 2015		
Deadline for Action	**Application Date**	January 7, 2015	**60 Days**	March 8, 2015	
	Date Extension Letter Mailed	January 16, 2015	**120 Days**	May 7, 2015	
Location of Subject	104 W Central Entrance				
Applicant	DONCO, LLC, 320-384-6747	**Contact**	Matt Johnson, matt@lldllc.com		
Agent	Bill Scalzo, Scalzo Architects	**Contact**	722-4319, wscalzo@scalzoarchitects.com		
Legal Description	PIDs 010-0880-00680, 010-0880-00690, 010-0880-00720				
Site Visit Date	January 27, 2015	**Sign Notice Date**	January 27, 2015		
Neighbor Letter Date	January 22, 2015	**Number of Letters Sent**	46		

Proposal

Planning review for a Dunkin' Donuts restaurant in the MU-C district.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C/MU-N	Vacant bldg (former liquor store)	Central Business Secondary/N'hood Mixed Use
North	MU-C	Commercial (auto parts)	Central Business Secondary
South	MU-C	Commercial (car wash)	Central Business Secondary
East	MU-C	Commercial (auto body)	Central Business Secondary
West	MU-N	Residential	Neighborhood Mixed Use

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 most development and redevelopment.
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, and tree preservation
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.

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

Governing Principle #1 - Reuse previously developed lands. This is the site of a former liquor store.

In 2014, this site received approval for an alley vacation in preparation for this project.

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

Staff finds that:

1.) 50-15.3 (MU-C District) - A restaurant with drive-through is an allowed use in the MU-C district.

2.) 50-23 (Connectivity) - This project will include a pedestrian crosswalk and sidewalk connecting the building to the sidewalk along Central Entrance.

3.) 50-24 (Parking) - The minimum parking required for this project is 15 spaces, with a maximum of 22. The site plan shows 23 parking spaces, so one of these will have to be eliminated in order to meet parking requirements.

4.) 50-25 (Landscaping) - The landscaping plan meets all UDC requirements, including street frontage and parking lot landscaping. A fence on the west property line will buffer the property from the adjacent residential property.

5.) 50-26 (Screening) - Screening is provided for a dumpster located at the rear of the property. Mechanical equipment will be roof-mounted, with plans for the parapet wall on the building to screen equipment.

6.) 50-27 (Signs) - Any signs will need to apply for and receive a sign permit prior to installation.

7.) 50-29 (Sustainability) and 50-30 (Building Design Standards) - This size building is exempt from sustainability and building design standards.

8.) 50-31 (Exterior Lighting) - The project plans exterior lighting to be mounted on the building. Lighting details and photometric plans will be confirmed at the time of building permit application.

9.) No public, City or agency comments were received.

10.) 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 for a Dunkin' Donuts with a drive-through, with the following conditions:

1.) The project be limited to, constructed, and maintained according to the Site Plan, Landscaping Plan, Building Elevations, and Equipment Plan, all labeled "MU-C Review February 10, 2015" and dated January 6, 2015.

2.) One parking space be eliminated, for a total of 22 spaces maximum.

3.) Mechanical screening and lighting meet all UDC requirements prior to receiving a building permit.

4.)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.

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

City Planning

PL 15-006
MU-C Planning Review
104 W Central Entrance

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries

ROW_STATUS

- Vacated ROW

Right-of-Way Type

- Road or Alley ROW

Easement Type

- Utility Easement
- Other Easement

Floodplain (UDC)

- General Flood Plain
- Flood Way
- Flood Fringe

Shoreland (UDC)

- Cold Water
- Natural Environment
- General Development

Titleholder (6 class)

- Tax Forfeited
- City
- School
- County
- State
- Federal

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.

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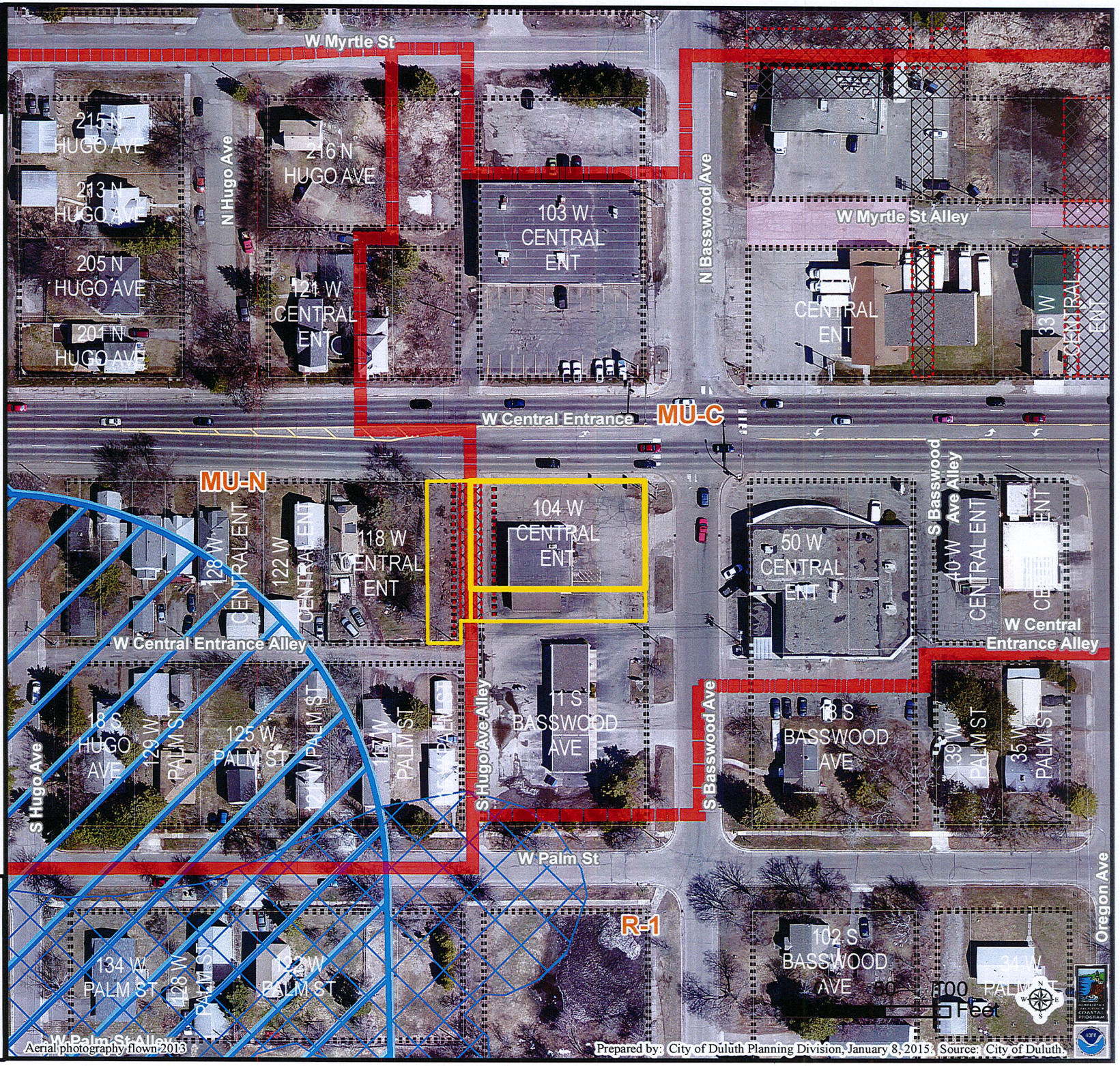
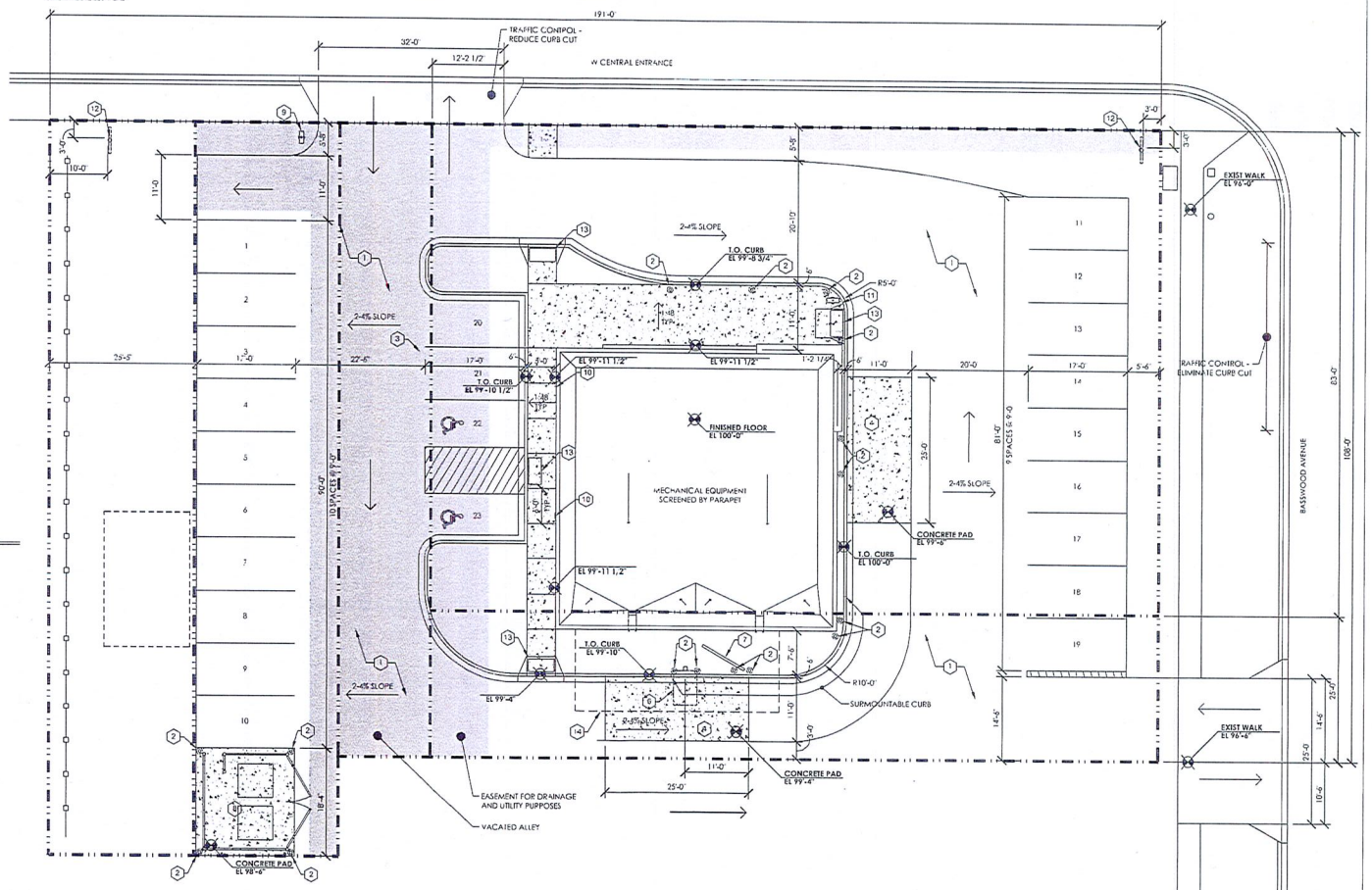


ZONING SUMMARY:

CODES USED:	UNIFIED DEVELOPMENT CODE CHAPTER 50	JULY 11, 2013	AIRPORT OVERLAY (AO):	50-18.2	NA	SCREENING OF MECHANICAL EQUIPMENT:	50-26.1 REQUIRED ROOF-MOUNTED EQUIPMENT GROUND-MOUNTED EQUIPMENT	YES FROM PUBLIC RIGHT-OF-WAY ADJOINING PROPERTY AND PUBLIC RIGHT-OF-WAY
LAND USE CATEGORY:	TABLE 50-19.8	RESTAURANT WITH DRIVE-THROUGH	HISTORIC RESOURCES OVERLAY (HRO):	50-18.3	NA			
ZONE DISTRICT:	MU-C	MIXED USE - COMMERCIAL	SKYLINE PARKWAY OVERLAY (SPO):	50-18.4	NA	SCREENING OF SERVICE, OFF-STREET LOADING AREAS:	50-26.2 NOT APPLICABLE	
DIMENSIONAL STANDARDS:	TABLE 50-19.3.1 MINIMUM LOT AREA MINIMUM LOT FRONTAGE MINIMUM DEPTH FRONT YARD MINIMUM WIDTH SIDE YARD MINIMUM WIDTH REAR YARD MAXIMUM HEIGHT OF STRUCTURE	NA 0'-0" 0'-0" 0'-0" 45'-0"	HIGHER EDUCATION OVERLAY (HE-O):	50-18.5	NA	SCREENING AND LOCATION OF COMMERCIAL CONTAINERS:	50-26.3 COMMERCIAL CONTAINERS	REQUIRED
NATURAL RESOURCE OVERLAY (NR-O):	50-18.1 FLOODWAY FLOOD FRINGE SHORELAND STORM WATER MANAGEMENT/ EROSION CONTROL	NO NO NO ZONE A	USE SPECIFIC STANDARDS:	COMMERCIAL USES 50-20.3.O	50-20.3 DRIVE THROUGH LANES AT LEAST 25 FEET FROM R	SIGNS:	50-27 PERMIT REQUIRED SIGN TYPES TABLE 50-27	
TEMPORARY EROSION AND SEDIMENT CONTROLS:	TABLE 50-18.1.E-1 LAND AREA DISTURBED ESCP PLAN AND PERMIT MS4 STATEMENT OF COMPLIANCE	> 10,000 < 1 ACRE REQUIRED REQUIRED	OFF-STREET PARKING:	TABLE 50-24-1 RESTAURANT MAXIMUM PARKING LIMIT	6.5 PER 1000 SF GROSS FLOOR AREA 150% OF THE MINIMUM	SUSTAINABILITY STANDARDS:	50-28 NOT REQUIRED DEVELOPMENT ON PREVIOUSLY USED LAND	>10,000 SF GROSS FLOOR AREA
PERMANENT WATER QUALITY AND DISCHARGE RATE CONTROLS:	TABLE 50-18.1.E-2 IMPERVIOUS AREA WATER QUALITY TREATMENT RUNOFF RATE CONTROLS DRAINAGE REPORT MS4 STATEMENT OF COMPLIANCE	> 3,000 < 1 ACRE REQUIRED REQUIRED REQUIRED REQUIRED	OFF-STREET LOADING:	NOT APPLICABLE	NOT APPLICABLE	DESIGN STANDARDS:	50-29 NOT REQUIRED	>10,000 SF GROSS FLOOR AREA
TREATMENT REQUIREMENTS:	TABLE 50-18.1.5-3 REDEVELOPMENT < 1 ACRE		LANDSCAPING AND TREE PRESERVATION:	50-23 REQUIRED > 10,000 SF OF LOT AREA		EXTERIOR LIGHTING STANDARDS:	50-30 REQUIRED NEIGHBORS ILLUMINATION ON PROPERTY MAXIMUM ILLUMINATION AT PROPERTY LINE MAXIMUM ILLUMINATION AT RIGHT-OF-WAY MAXIMUM/MINIMUM RATIO	PRIMARY STRUCTURE RENOVATION 10 FOOT CANDLES 3 FOOT CANDLES 3 FOOT CANDLES 15:1
DISCHARGE RATE LIMITS:	TABLE 50-18.1.E-4 REDEVELOPMENT	10% REDUCTION IN IMPERVIOUS SURFACE ZONE A - ABOVE BLUFF LINE	STREET FRONTAGE LANDSCAPING:	TABLE 50-25-4 LOT 10,000 TO 20,000 SF REQUIRED TREES REQUIRED SHRUBS	5 FEET ALONG STREET FRONTAGE 1 PER 25 FEET OF LINEAR FRONTAGE 1 PER 25 FEET OF LINEAR FRONTAGE			
			PARKING LOT LANDSCAPING:	50-25.4 PERIMETER SCREENING REQUIRED TREES REQUIRED SHRUBS INTERIOR TREE CANOPY	5 FEET FROM PUBLIC STREET 1 PER 25 FEET OF LINEAR FRONTAGE 3 PER 25 FEET OF LINEAR FRONTAGE NA LESS THAN 25 SPACES 30% AT MATURITY			
			LANDSCAPING CREDIT TO PRESERVE EXISTING TREES:	50-25.6 NOT APPLICABLE	NO EXISTING TREES			



KEYED SITE NOTES:

1. BITUMINOUS PARKING SURFACE.
2. TYPICAL BOLLARD - SEE DETAIL 3/Z1.2
3. PAINTED STRIPING FOR NO PARKING.
4. CONCRETE PAD.
5. NOT USED.
6. DRIVE-THRU CANOPY (OFCI) - SEE DETAIL 2/Z1.2 FOR CONC FOUNDATION.
7. ORDERING MENU (OFCI).
8. FENCED GARBAGE ENCLOSURE W/ CONCRETE PAD.
9. BACKLIT DIRECTIONAL DRIVE-THRU SIGN BY OTHERS - PROVIDE UNDERGROUND POWER - VERIFY POWER REQUIREMENTS W/ SIGN INSTALLER.
10. HANDICAP SIGN - SEE 7/Z1.2 (VAN ACCESSIBLE)
11. "DO NOT ENTER" / "SEE YOU SOON" SIGN BY OTHERS - PROVIDE UNDERGROUND POWER - VERIFY POWER REQUIREMENTS W/ SIGN INSTALLER.
12. NEW SIGN POLE - SEE X/Z1.2 FOR BASE DETAIL - PROVIDE (2) 3/4" DATA CONDUIT + POWER, VERIFY.
13. DETECTABLE WARNING SURFACE.
14. EXISTING FOUNDATION TO BE REMOVED.

1/Z1.0 **SITE PLAN** 1"=10'

NORTH PLAN NORTH

MU-C REVIEW
FEBRUARY 10, 2015

F-4

CALZO architects

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PROJECT:

DUNKIN' DONUTS

104 W CENTRAL ENTRANCE
DULUTH, MN 55811

OWNER:
DONCO, LLC
24226 LONE PINE ROAD
HINCKLEY, MN 55037

SITE PLAN

ZONING SUMMARY

REVISIONS:

DATE: JANUARY 6, 2015
DRAWN: EWL
CHECKED: WBS
PROJECT: 1459

0 2"
FULL SCALE

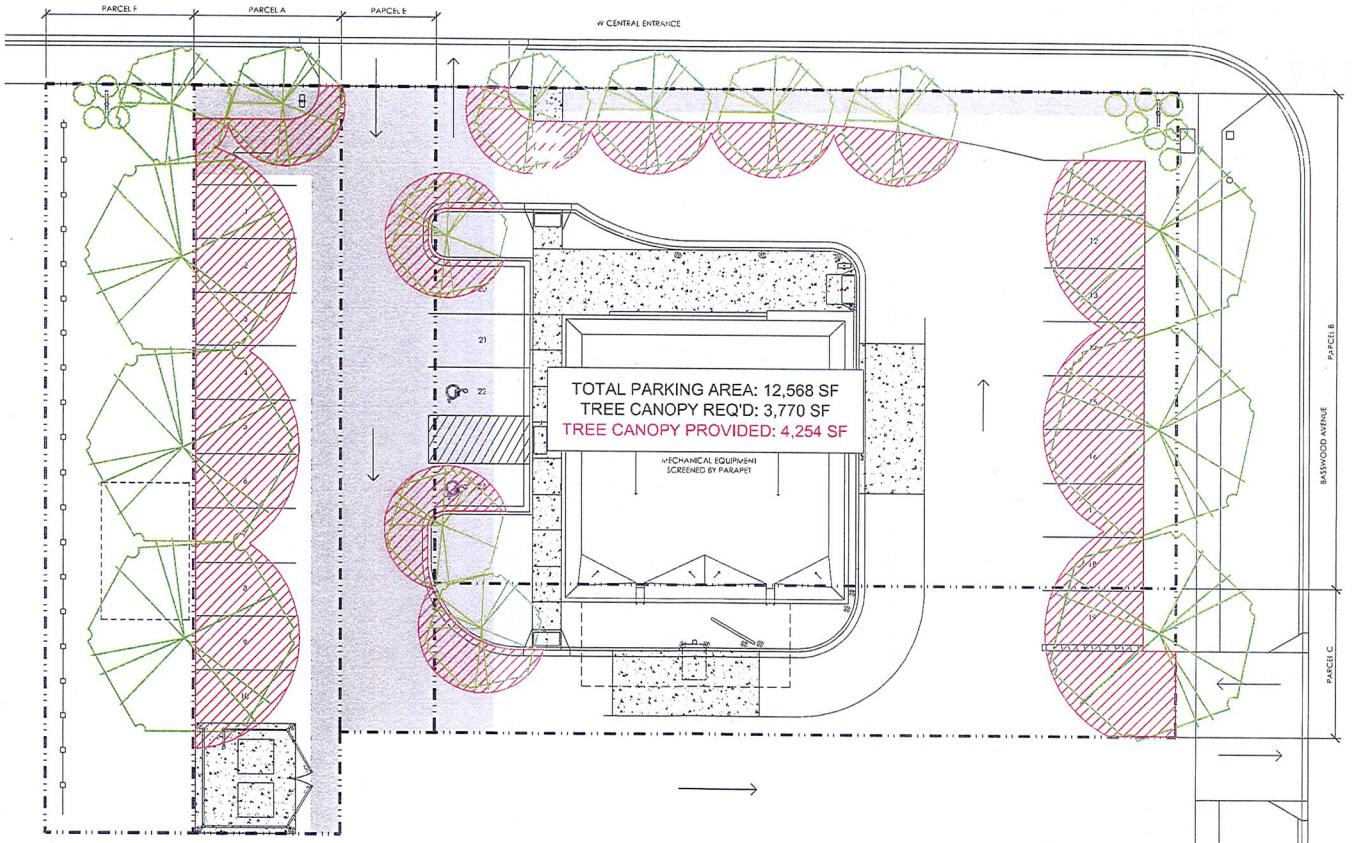
SHEET NO.
Z1.0

PROJECT SPECIFIC:

TREATMENT REQUIREMENTS:	EXISTING IMPERVIOUS SURFACE 71% REDEVELOPED IMPERVIOUS SURFACE 73%	
OFF-STREET PARKING:	6.5 x (232) SF/ 1000 SF) = 15 SPACES 15 SPACES x 1.5 = 22 SPACES MAXIMUM	
STREET FRONTAGE LANDSCAPING:	299 LINEAR FEET 9 TREES 12 SHRUBS	
PARKING LOT LANDSCAPING:	CANOPY 30%	REQUIRED: 3,770 SF PROVIDED: 4,254 SF
SCREENING OF MECHANICAL EQUIPMENT:	TO BE INCLUDED WITH BUILDING PERMIT APPLICATION DOCUMENT	
SCREENING OF COMMERCIAL CONTAINER:	PROVIDED	
SIGNS:	POLE SIGN WALL SIGN PROJECTING SIGN AWNING SIGN	MAXIMUM AREA 60SF MAXIMUM HEIGHT 20 SF 2 SF PER LINEAR SF OF FACADE MAXIMUM 30% PRINTED
EXTERIOR LIGHTING:	PHOTOMETRIC LIGHTING STUDY TO BE INCLUDED WITH BUILDING PERMIT APPLICATION DOCUMENTS	
LEGAL DESCRIPTION:	PARTIAL LOT 5, LOT 7 AND LOT 8 - BLOCK 70 - DIRECT 4 PARCEL DESCRIPTION SURVEY AND FILING IS IN PROGRESS	

COMMENTS:

1. GENERAL NOTES



LEGEND

- INTERNAL PARKING LANDSCAPING
- CONCRETE SIDEWALK
- SNOW STORAGE AREA
- PROPERTY LINE
- SETBACKS
- ZONE DISTRICT BOUNDARY
- SHRUB
- NEW TREE
- FENCE

GENERAL NOTES:

1. TREES AND SHRUBS SELECTED THE UDC APPLICATION THE UDC APPLICATION MANUAL APPENDIX - SPECIES LIST.

1 / Z1.0 **LANDSCAPING PLAN** 1"=10'

NORTH PLAN NORTH

MU-C REVIEW
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LANDSCAPING PLAN

ZONING SUMMARY

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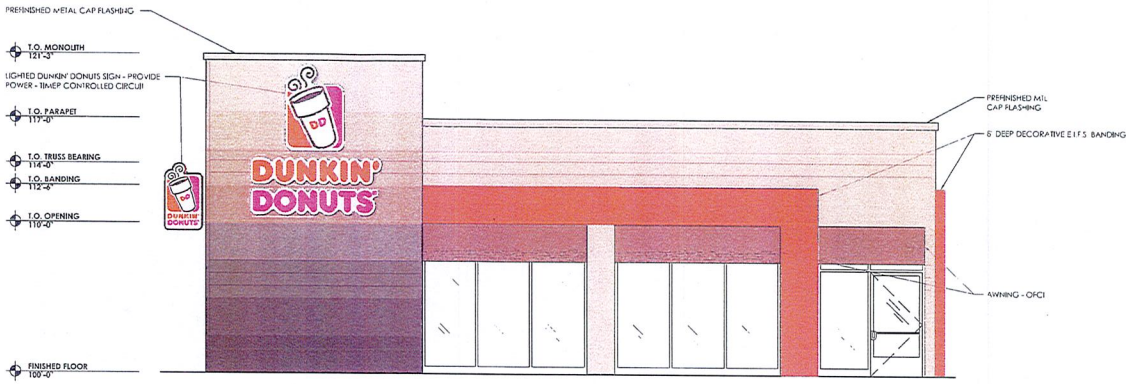
PROJECT: 1459

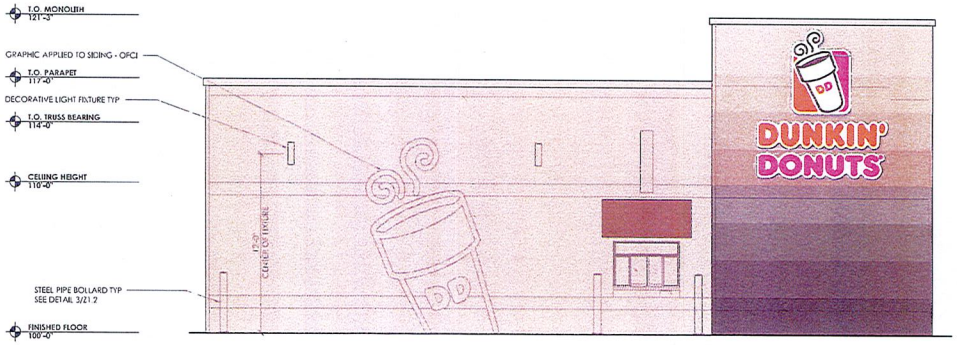
0 2"
FULL SCALE

SHEET NO.

Z1.1



1 A3.0 **NORTH ELEVATION**
1/4"=1'-0"



2 A3.0 **EAST ELEVATION**
1/4"=1'-0"

MU-C REVIEW
FEBRUARY 10, 2015

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OWNER:
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NORTH ELEVATION
EAST ELEVATION

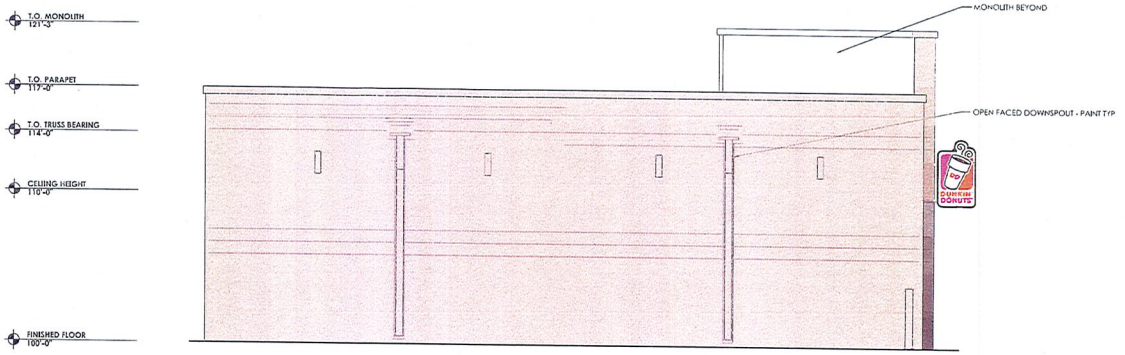
REVISIONS:

DATE: JANUARY 6, 2015
DRAWN: EWL
CHECKED: WBS
PROJECT: 1459

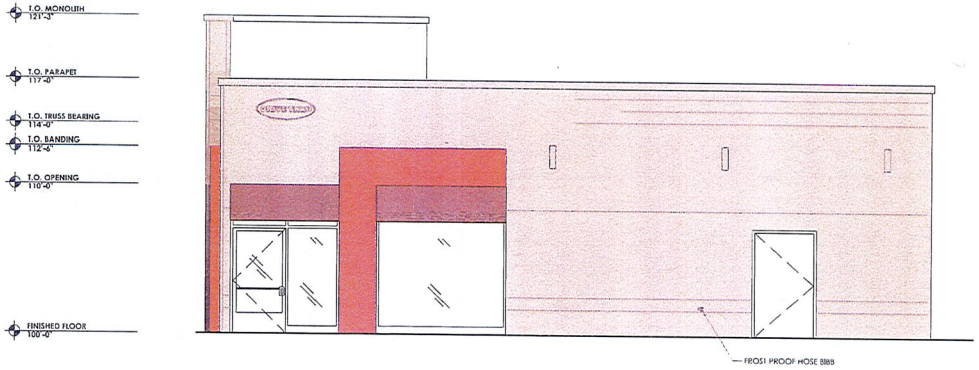
0 2"
FULL SCALE

SHEET NO.
A3.0

F-5



1 A3.1 **SOUTH ELEVATION**
1/4"=1'-0"



2 A3.1 **WEST ELEVATION**
1/4"=1'-0"

MU-C REVIEW
FEBRUARY 10, 2015

F-6

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[illegible]

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SOUTH ELEVATION
WEST ELEVATION

REVISIONS:

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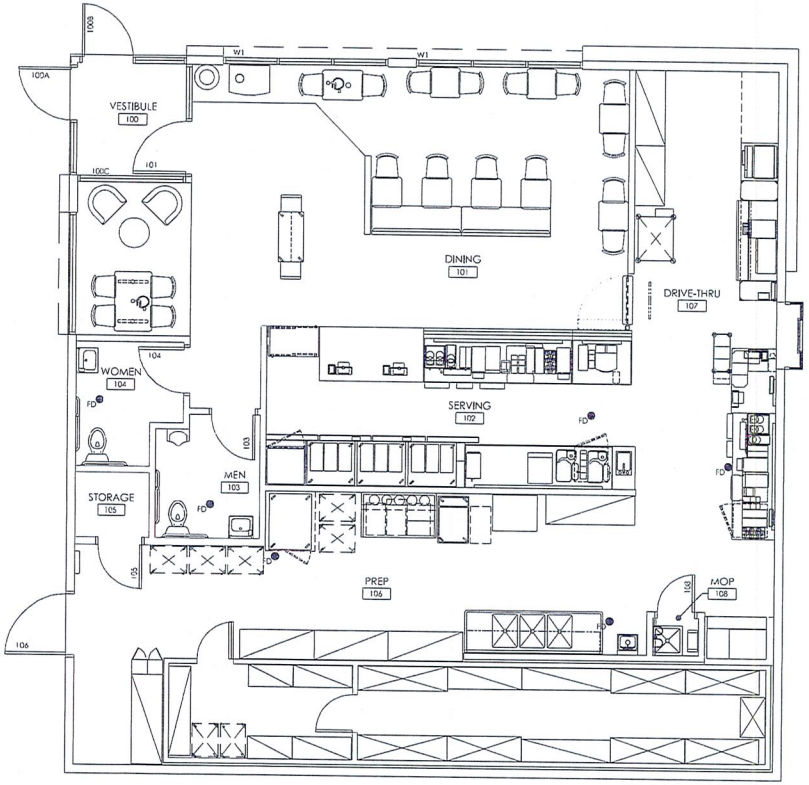
PROJECT: 1459

0 2"
FULL SCALE

SHEET NO.
A3.1



1 A8.0 **EQUIPMENT PLAN**
1/4"=1'-0"

NORTH

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ALL EQUIPMENT WITH DRAWINGS BY CORPORATE DUNKIN' DONUTS AND REPRESENTATIVE OF DONCO, LLC.

MU-C REVIEW
FEBRUARY 10, 2015

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CALZO architects

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EQUIPMENT PLAN

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CHECKED: WBS
PROJECT: 1459

0 2"
FULL SCALE

SHEET NO.
A8.0

Print Date: 02/04/2015
Image Date:05/12/2013
Level: Neighborhood

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