



CITY OF DULUTH

Planning Division

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STAFF REPORT

File Number	PL 15-038	Contact	Jenn Reed Moses, jmoses@duluthmn.gov		
Application Type	MU-I Planning Review	Planning Commission Date	April 14, 2015		
Deadline for Action	Application Date	March 4, 2015	60 Days	May 3, 2015	
	Date Extension Letter Mailed	March 25, 2015	120 Days	July 2, 2015	
Location of Subject	407 E 3rd Street				
Applicant	Essentia Health	Contact	Karl Ruthenbeck, karl.ruthenbeck@essentiahealth.org		
Agent	Daniel Maldonado, LHB	Contact	612-752-6952, daniel.maldonado@lhbcorp.com		
Legal Description	PID 010-0990-01310, 010-0990-01220, 010-0970-00450, 010-0970-00520				
Site Visit Date	November 5, 2014	Sign Notice Date	March 31, 2015		
Neighbor Letter Date	March 31, 2015	Number of Letters Sent	13		

Proposal

Essentia proposes to construct an enclosed solarium and three-season patio area for Essentia Health Duluth Children's Hospital on the 8th floor of St. Mary's Medical Center. The area is currently used as an outdoor patio.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Hospital campus	Medical District
North	MU-I	Hospital campus	Medical District
South	MU-I	Hospital campus	Medical District
East	MU-I	Hospital campus	Medical District
West	MU-I	Hospital campus	Medical District

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

- 50-15.4 MU-I District - Planning review by the Planning Commission is required for new development and redevelopment in the MU-I district.
- 50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.
- 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 - 29 - Sustainability standards for new development.
- 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.
- 50-34 Maintenance and Operating Standards - Glare, noise, odors, smoke, vibration, radiation, and hazardous materials.
- 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.

1-3
III

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

Principle #4 - Support emerging economic growth sectors. This includes the medical field.

Future Land Use - 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):

Staff finds that:

- 1.) 50-15.4 (MU-I District) - Property is zoned MU-I. In the absence of an approved District Plan, a separate Planning Review is required for any development activity. Applicant proposes a 34' x 41' solarium on the 8th floor of the hospital, in an area currently used as an outdoor patio.
- 2.) 50-18.1 (Natural Resources Overlay) - Property is not within any floodplain or shoreland. As the solarium will be built on top of the building, no new impervious surface is created.
- 3.) Project will not trigger parking, landscaping, screening, sustainability, or building design standards.
- 4.) No exterior lighting is being proposed.
- 5.) No public, City or agency comments were received.
- 6.) 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 Planning Review for a solarium, subject to the following conditions:

- 1.) The project be limited to, constructed, and maintained according to Isometric Drawings (Sheet G1.2), Overall Eighth Floor Plan (Sheet A1.8), and Exterior Elevations (Sheet A3.1), all dated 03/04/2015.
- 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.

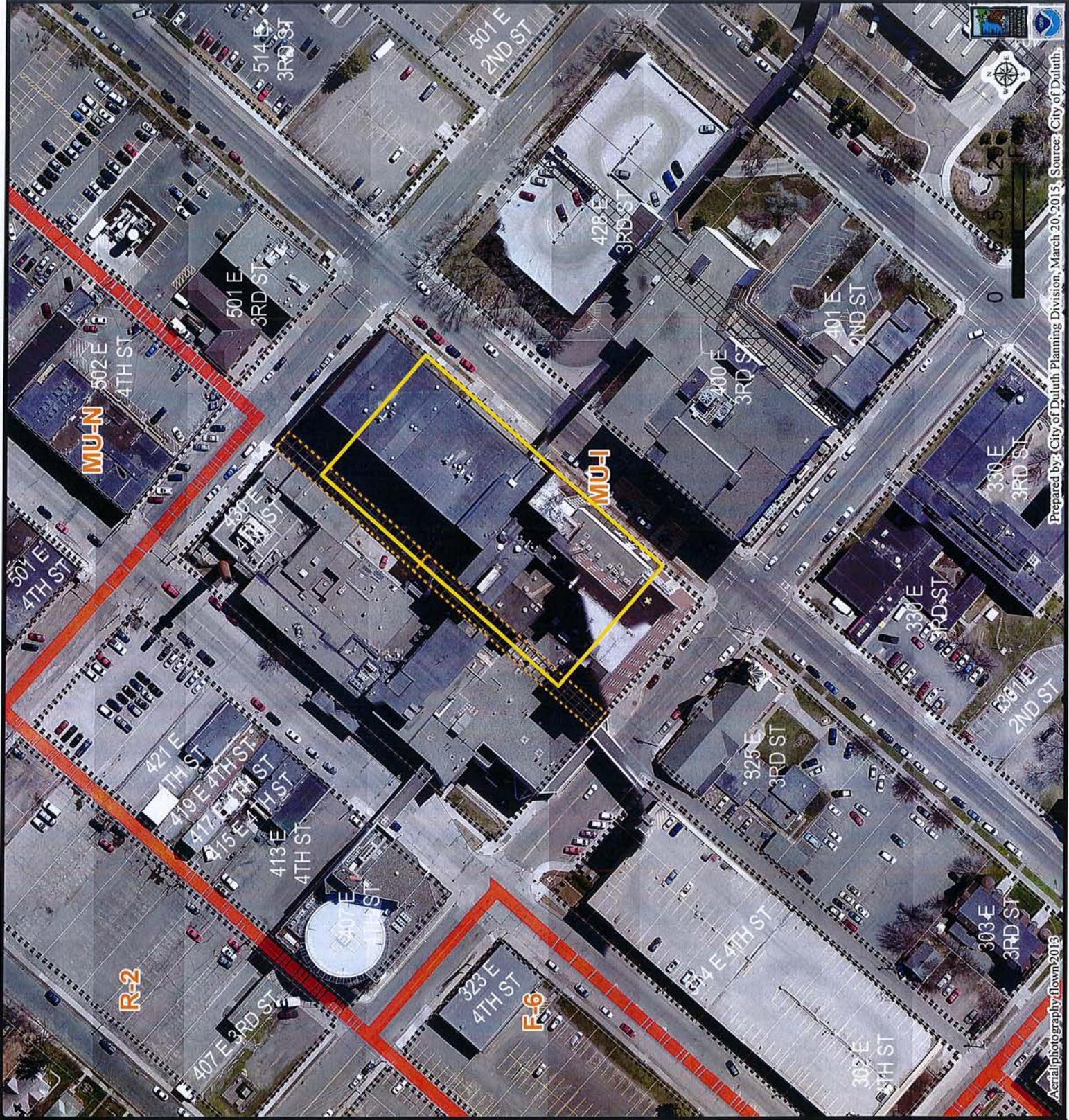
Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



City Planning
 PL 15-038
 400 E 3rd St
 Essentia

Legend

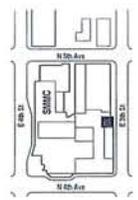
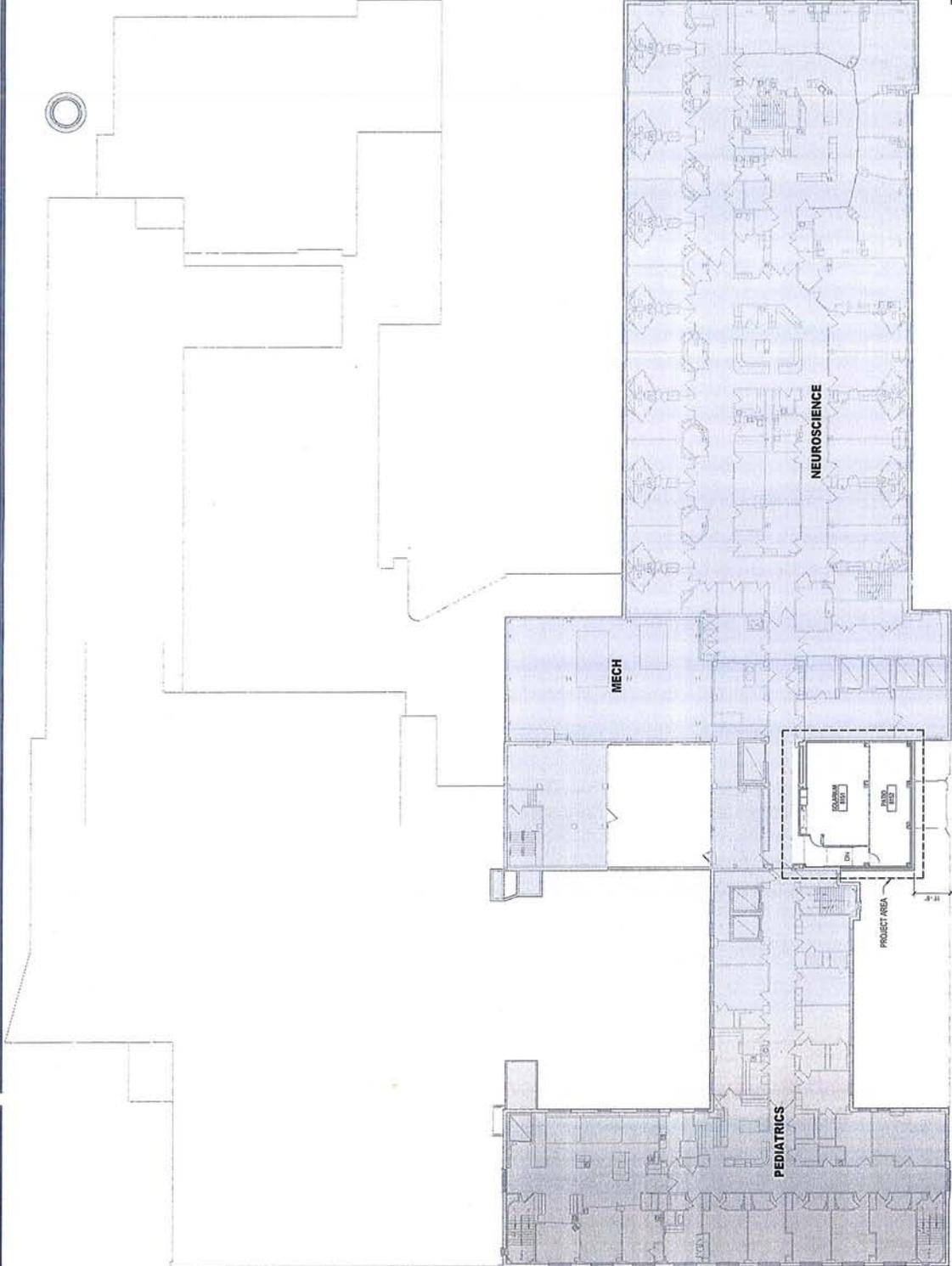
- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement



Prepared by: City of Duluth Planning Division, March 20, 2015, Source: City of Duluth

Aerial photography: flovon 2013

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.



0' 6' 12' 18' 24'

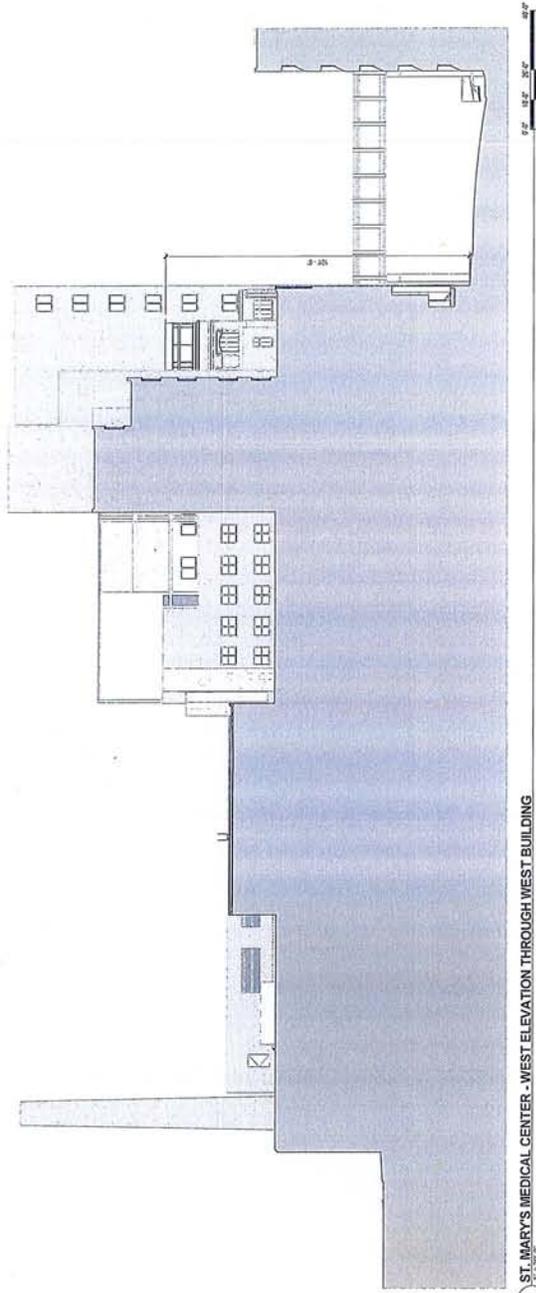
1 ST. MARY'S MEDICAL CENTER - OVERALL 8TH FLOOR PLAN

OVERALL EIGHTH FLOOR PLAN
 SHEET: PLUMBING CONSTRUCTION
A1.8

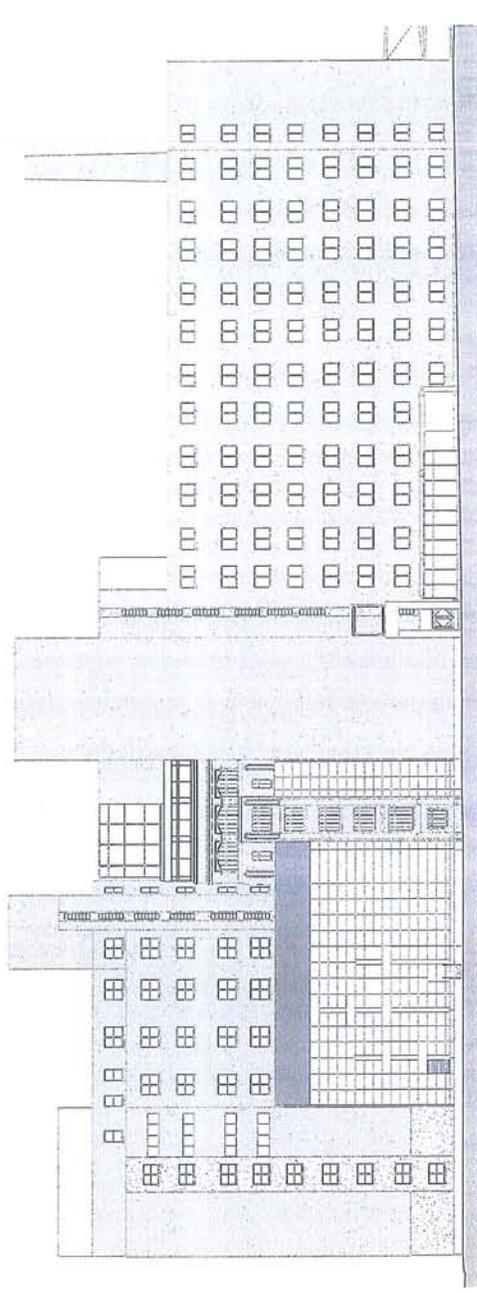
SMC-8C SOLARIUM
 407 EAST THIRD STREET, DULUTH, MINNESOTA 55805

JHB
 PERFORMANCE
 DESIGN
 CONSULTANTS
 2000 W. WASHINGTON AVENUE
 SUITE 100
 DULUTH, MN 55812
Essentia Health
 DELIVERING BETTER CARE
 TOGETHER

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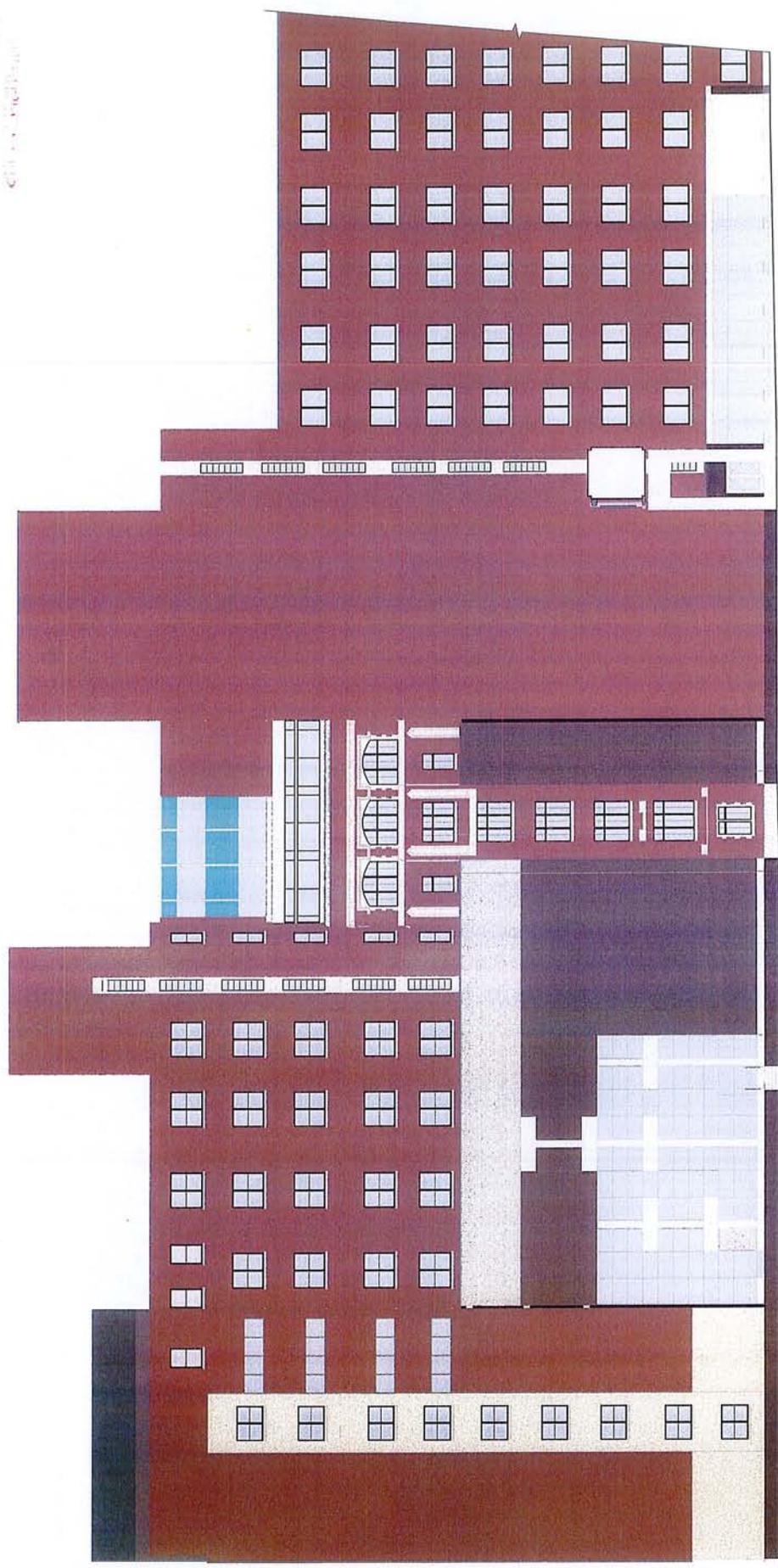
1 ST. MARY'S MEDICAL CENTER - WEST ELEVATION THROUGH WEST BUILDING



2 ST. MARY'S MEDICAL CENTER - OVERALL SOUTH ELEVATION

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407 EAST 3RD ST
DULUTH, MN 55805



0' 10' 20'

1 ST. MARY'S MEDICAL CENTER - SOUTH ELEVATION

SOUTH EXTERIOR ELEVATION
A3.2

SMMC-8C SOLARIUM
407 EAST THIRD STREET, DULUTH, MINNESOTA 55805

Essentia Health
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