



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 15-080	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Special Use Permit	Planning Commission Date	June 9, 2015	
Deadline for Action	Application Date	May 5, 2015	60 Days	July 4, 2015
	Date Extension Letter Mailed	May 26, 2015	120 Days	September 2, 2015
Location of Subject	4009 W Arrowhead Road			
Applicant	Farzad Farr	Contact	218-491-3604, fmfar@yahoo.com	
Agent	David Bolf - Northland Consulting Engineers	Contact	218-727-5995, david@nce-duluth.com	
Legal Description	PID 010-2710-02280			
Site Visit Date	May 23, 2015	Sign Notice Date	May 26, 2015	
Neighbor Letter Date	May 27, 2015	Number of Letters Sent	12	

Proposal

Wildwoods Rehabilitation is requesting a Special Use Permit to use the property as a "veterinary and animal hospital." Wildwoods is a short-term care facility that does not house animals permanently on-site. Applicant is proposing to use the existing house as well as two new 24' x 60' buildings that would be used to provide care for orphaned and injured wildlife.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	RR-1	Large-lot residential	Low-density neighborhood
North	RR-1	Large-lot residential	Low-density n'hood, Preservation, Rural Res.
South	RR-1	Large-lot residential	Low-density neighborhood
East	RR-1	Large-lot residential	Low-density neighborhood
West	RR-1	Large-lot residential	Low-density neighborhood

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

Section 50-19.8. An animal and veterinary hospital in the RR-1 district requires a Special Use Permit.

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.

17-A-1

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

Principle #8 - Encourage mix of activities, uses and densities.

Future Land Use - Low-density neighborhood: Single-family housing with urban services. Typified by curvilinear streets, houses with longer side parallel to street, and attached garages. Includes a range of house sizes and lot sizes. Non-residential uses are mainly uses such as schools and churches. Parks and open space are located within or adjacent to the neighborhood.

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

Staff finds that:

- 1.) Wildwoods currently operates out of applicant's home in a residential district, with no impacts on surrounding neighborhood. Hours of operation and amount of animal care are expected to remain the same. Property is located on Arrowhead Road, a Minor Arterial with high volumes of traffic. The small amount of vehicle traffic and operations of the facility are not expected to negatively impact surrounding properties.
- 2.) UDC Sec. 50-24 (Parking): House and pole buildings total 3,648 sq. ft., requiring 9 parking spaces. Applicant's site plan shows a total of 10 parking spaces.
- 3.) UDC Sec. 50-25 (Landscaping): 15 feet of street frontage landscaping is required; applicant is proposing a mixture of trees, shrubs, and lawn. Parking lot will be covered with 37% tree canopy coverage at maturity. Existing wooded area provides a buffer between this property and residential property to the east. Staff recommends that an existing wooded area on the residential property to the west provides adequate buffering.
- 4.) UDC Sec. 50-26 (Screening): No loading areas, commercial containers, or retaining walls are proposed. Any fences needed for animal enclosures will meet UDC requirements (height maximum is 8' in side and rear yards).
- 5.) UDC Sec. 50-29 (Sustainability) and 50-30 (Building Design Standards): These requirements are not applicable due to the small scale of this project.
- 6.) UDC Sec. 50-31 (Exterior Lighting): According to applicant, "we intend to have motion lights along pathways or services areas, but there are no flood style lights or bright external lights."
- 7.) Use of this property will not create any unusual noise. Applicant states, "The animals in rehabilitation do not produce excessive or disturbing noise. Most of the animals are silent with the exception of bird song in the spring time which is identical to the bird song already naturally occurring in the wetlands behind the property."
- 8.) No public, agency, or City comments were received.
- 9.) UDC 50-37.1.N states than an approved Special Use Permit will expire if the project or activity authorized by the permit is not begun within 1 year.

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

Based on the above findings, staff recommends approval of the Special Use Permit subject to the following conditions:

- 1.) The project be limited to, constructed, and maintained according to Site and Grading Plan dated 5/5/15 and Landscape Plan dated 5/26/15.
- 2.) 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.

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



City Planning

PL 15-080

4009 W Arrowhead Rd

Legend

Trout Stream (GPS)

Other Stream (GPS)

Zoning Boundaries

Zoning Boundaries

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

Right-of-Way Type

Road or Alley ROW

Vacated ROW

Easement Type

Utility Easement

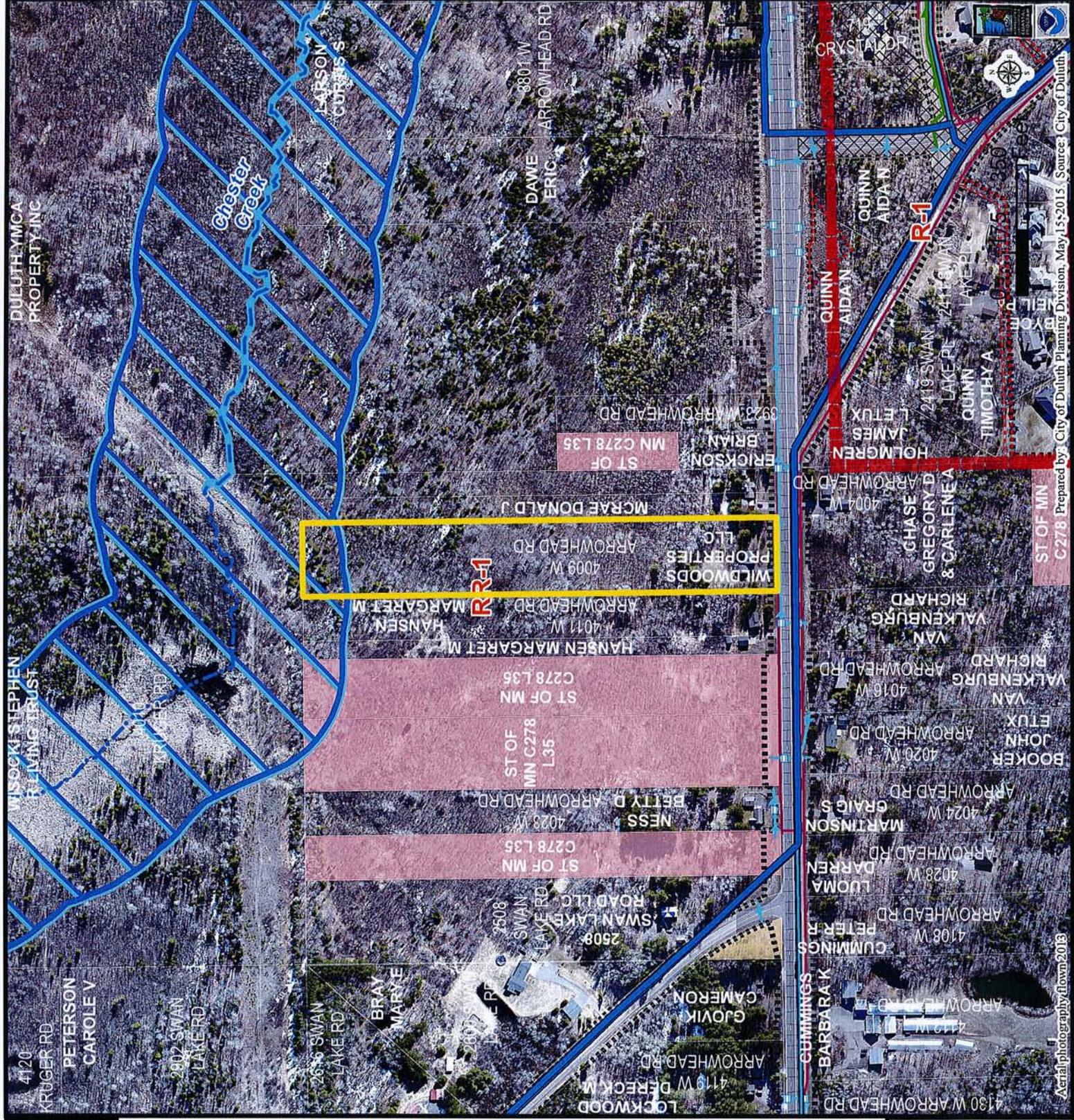
Other Easement

Shoreland Overlay Zone

Cold Water

Natural Environment

General Development



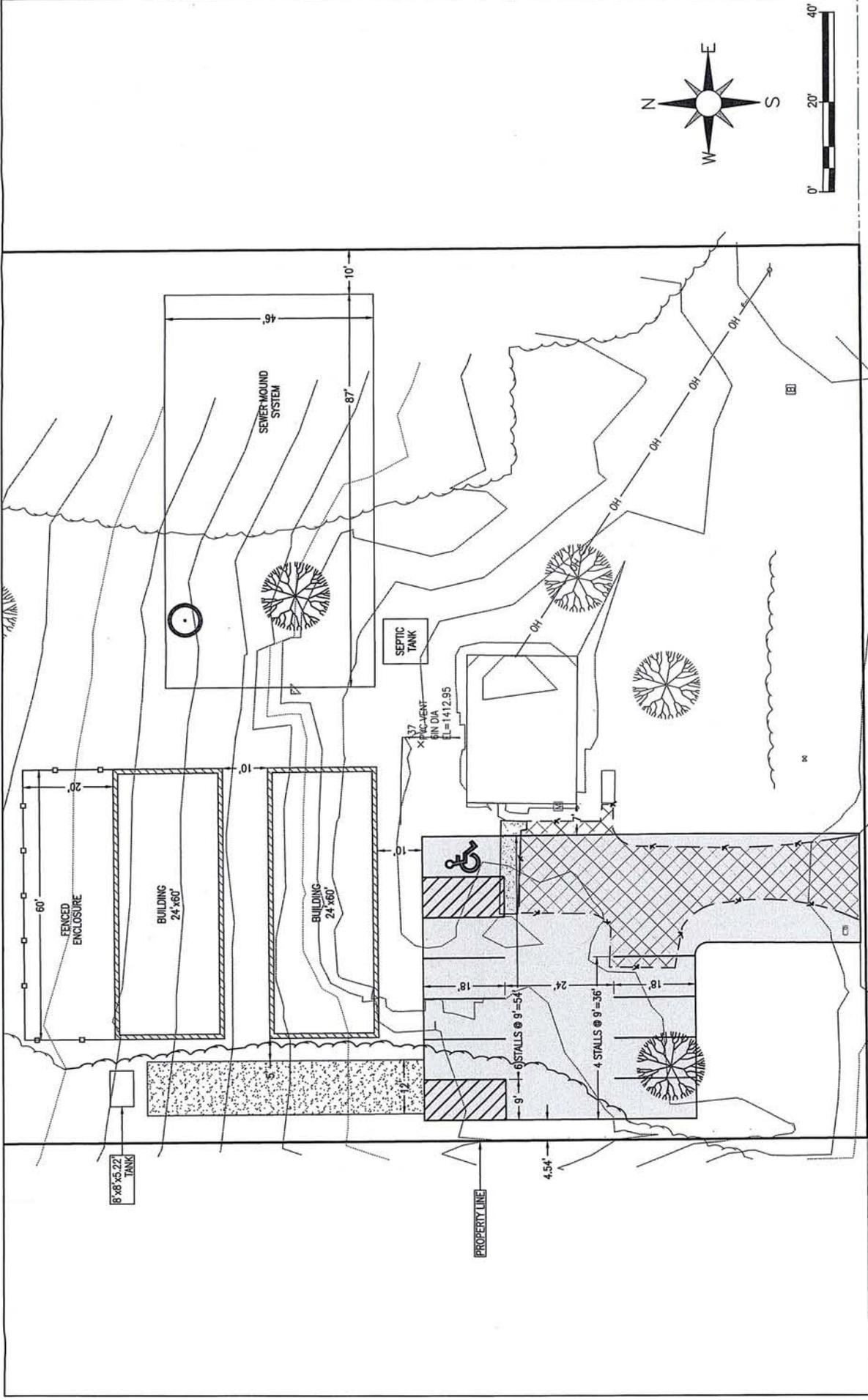
Aerial photography from 2013

City of Duluth Planning Division, May 15, 2015. 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.

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RECEIVED MAY 05 2015

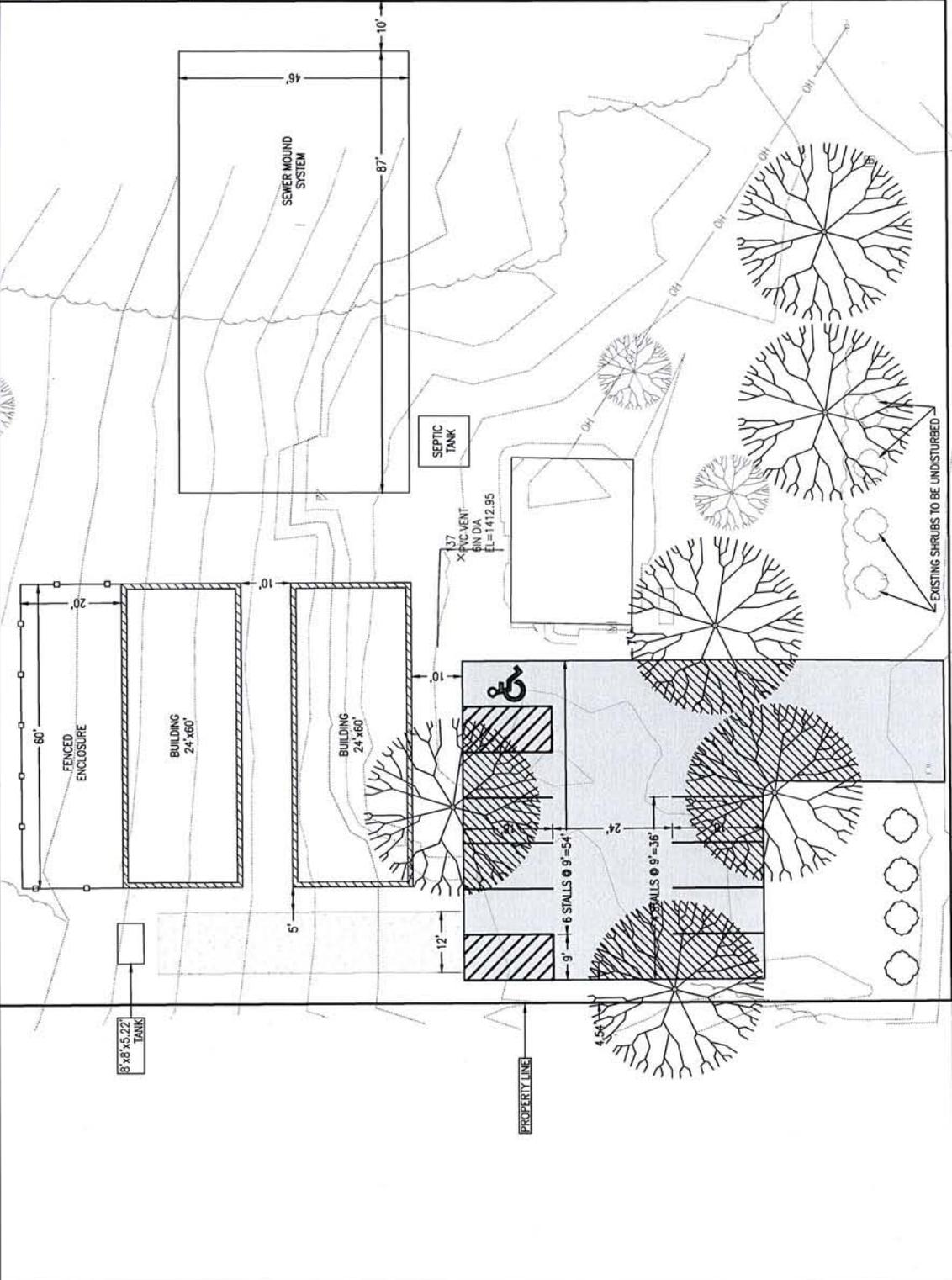
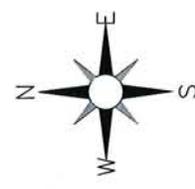


H-4

LEGEND	
DESCRIPTION 30% SHADING REQUIREMENT	PROPOSED
NEW TREE 35' DIAMETER	
SHRUB - 5' DIAMETER	

TOTAL PARKING AREA: 4,654 SF
 TREE CANOPY REQ'D: 1,397 SF
 TREE CANOPY PROVIDED: 1,709 SF

NOTES: TREES AND SHRUBS TO BE SELECTED FROM THE UNIFIED DEVELOPMENT CHAPTER (UDC) - TREE SPECIES AND CANOPY DIAMETER



WEST ARROWHEAD ROAD

H-5



Description of Operations

Wildwoods was founded in 2005 and became a 501 c3 non-profit organization in 2011 that has been operating in Duluth. Our mission is to promote understanding, appreciation, and well-being of wildlife and the world we share through compassion, care, and community and involvement. We strive to be a resource for anyone that has questions about coexisting with the wildlife that naturally resides in our beautiful community. In order to continue to provide the best possible care for orphaned and injured wildlife, Wildwoods needs to move into a new operating space. Wildwoods assists wildlife that is native to northern Minnesota. This may include:

- Bird – songbirds, waterfowl, and short term care of raptors
- Small mammals – squirrels, rabbits, raccoons, foxes, woodchucks, porcupines, muskrat
- White-tailed deer fawns – short term care only
- Medium-sized mammals – occasional assistance with black bears, coyotes, bobcats, beavers

Wildwoods is a short term care facility that does not house animals permanently on-site. The typical length of care for healthy orphaned animals is 8-10 weeks, while recovering adult animals may be in care for only a few days. All species of raptor (hawk, eagle, owl, falcon) that require care longer than 48 hours are transferred to The Raptor Center in St. Paul, Minnesota for additional treatment. While-tailed deer fawns, foxes, black bears, bob cats, or coyotes that may require assistance are stabilized at Wildwoods and transferred to other permitted rehabilitation facilities in the state equipped for the long term housing of larger species. All animals that are admitted to the center are released back to the original locations where they were discovered or a space close to that location that is deemed appropriate for wildlife. We take great care to make sure that appropriate holding areas are provided for animals to prevent escapes, and to keep both the animals and human staff safe in their designated areas. The ultimate goal for all animals in our care is a successful return to the wild. We strive to avoid all unnecessary contact with animals to prevent habituation to humans or unnatural behaviors. We meet these goals by providing training to our staff and volunteers on the appropriate treatment and handling of the animals in rehabilitation. Wildwoods works closely with Dougherty Veterinary Clinic in Duluth as well as the veterinary staff at the Wildlife Rehabilitation Center in Roseville, Minnesota for consultation and as a resource to ensure that the quality of our work remains high.

During the months of May through October, our hours of operation are from 7:30 am to 9:00 pm seven days a week. During these busy months, we receive an average of three admissions a day. Peak traffic occurs during July with a slight increase in admissions to an average of four per day. Wildwoods does not operate 24 hours a day or allow non-staff/volunteer visitors on site to view the facility. All traffic generated by our organization is directly related to the short term drop off of animals by community members, law enforcement staff, and City of Duluth personnel. Due to the nature of wildlife rehabilitation, we discourage loud activities and noises in and around our immediate facility. Any noise generated by our staff would be directly related to property maintenance such as lawn care, snow removal, and general structure upkeep. During the winter months, a minimal number of staff operate the facility seven days a week from 8:00 am to 5:00 pm. From November through April, the average admissions are 3 per week, and the staff primarily answer calls from the public, teach free educational programs, and care for the small quantity of animals that are in our care.

It is the intent of Wildwoods to continue to operate as a non-profit organization, meeting all of the required standards and following all wildlife rehabilitation guidelines mandated by the Minnesota Department of Natural Resources and the U.S. Fish and Wildlife Service. We wish to continue assisting Duluth and surrounding areas by expanding into a new operating space that accommodates the increasing needs of wildlife and community members.

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Jennifer Moses

From: Volunteer Coordinator <wildwoodsvolunteercoordinator@gmail.com>
Sent: Thursday, May 21, 2015 6:35 PM
To: Jennifer Moses
Subject: Wildwoods Potential Site Information Update

Greetings!

I received a request for additional information regarding the following subjects at the potential future location for Wildwoods at 4009 W. Arrowhead Rd: noise and lighting

Regarding noise:

The animals in rehabilitation do not produce excessive or disturbing noise. Most of the animals are silent with the exception of bird song in the spring time which is identical to the bird song already naturally occurring in the wetlands behind the property.

Lighting on Site:

We intend to have motion lights along pathways or services areas, but there are no flood style lights or bright external lights in the current plan for the site.

Please let me know if you require any additional information.

Thank You,
Sarah Glesner

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Sarah R. Glesner

Animal Care Supervisor/Volunteer Coordinator

Wildwoods
218-491-3604
P.O. Box 3161
Duluth, MN 55803
Your Choice Matters

L-H



4009 W Arrowhead Rd

Print Date: 06/02/2015
Image Date: 05/12/2013
Level: Neighborhood

H-8