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 15-104		**Contact**	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Concurrent Use Permit		**Planning Commission Date**	September 8, 2015	
Deadline for Action	**Application Date**	July 7, 2015	**60 Days**	September 6, 2015	
	Date Extension Letter Mailed	August 21, 2015	**120 Days**	November 4, 2015	
Location of Subject	400 E 3rd Street				
Applicant	Essentia Health, Harvey Anderson		**Contact**	harveyj.anderson@essentiahealth.org	
Agent	LHB, Evan Aljoe		**Contact**	evan.aljoe@lhbcorp.com	
Legal Description	See attached				
Site Visit Date	August 24, 2015		**Sign Notice Date**	August 24, 2015	
Neighbor Letter Date	N/A		**Number of Letters Sent**	N/A	

Proposal

Applicant would like to use a 10' x 43' area in the right of way of E 2nd Street for a canopy over the entrance to the new Essentia parking ramp.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Right of Way	Institutional
North	MU-I	Essentia campus	Institutional
South	MU-I	Essentia campus	Institutional
East	MU-I	Essentia campus	Institutional
West	MU-I	Essentia campus	Institutional

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

UDC Section 50-37.7C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

1. The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
2. Any proposed skywalk will significantly improve the circulation of pedestrians in the city without exposure to weather conditions;
3. No portion of a public easement proposed for use is being physically used or occupied by the public.

II. 6-1

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

Principle #4 - Support emerging economic growth sectors. Health care is among the sectors identified.

Future Land Use - Institutional: Applicable to university and college and public school campuses, large religious facilities or governmental campuses, cemeteries, etc. Applies primarily to existing facilities.

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

Staff finds that:

1.) Applicant is requesting a Concurrent Use Permit for a canopy over the sidewalk located in the right of way of E 2nd Street, in order to highlight the vehicle entrance and aid in wayfinding for patients and visitors. Permit request is for a 10' x 43' area; canopy itself will be approximately 8' x 34'. Canopy will be anchored to the new parking ramp structure and will be supported from above.

2.) City Engineering has reviewed the request and is supportive of the canopy, as it is anchored from above. Applicant will need to confer with Construction Services to verify structural components of the canopy prior to installation.

2.) Lowest portion of the canopy will be located over the vehicle entrance to the ramp; it will not impact pedestrian or vehicular traffic.

3.) The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city.

4.) The City of Duluth requires Concurrent Use Permits to include liability insurance to indemnify the City against any occurrences in the right of way. Requirements are included in the final ordinance for the Permit.

5.) No other City, agency, or public comments were received.

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

Based on the above findings, Staff recommends that Planning Commission recommend approval of the Concurrent Use Permit with the following conditions:

1.) The project be limited to, constructed, and maintained according to "Exhibit Concurrent Use," dated 08/20/2015; "Phase 2 - Entry Sign Plan," numbered SI73-A5.01-01; Construction Details, numbered SI73-A4.03-01; and canopy illustrations submitted in conjunction with this application.
2.) Applicant will provide proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.
3.) Applicant will confirm whether any building permit or other review is needed with the City's Construction Services division, and comply with all structural requirements.
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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

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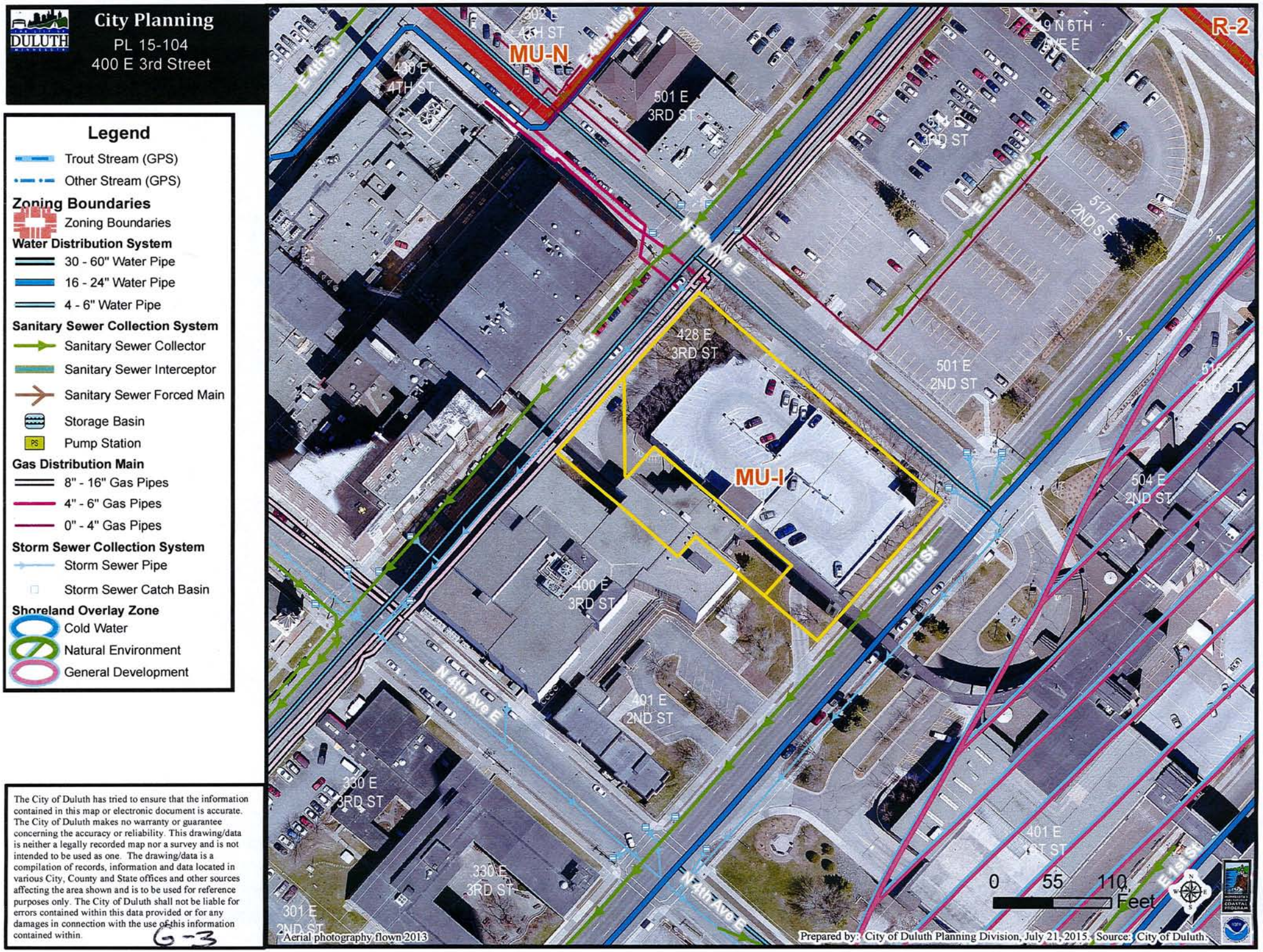
Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



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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EXHIBIT
CONCURRENT USE

Part of Second Street

PORTLAND DIVISION OF DULUTH

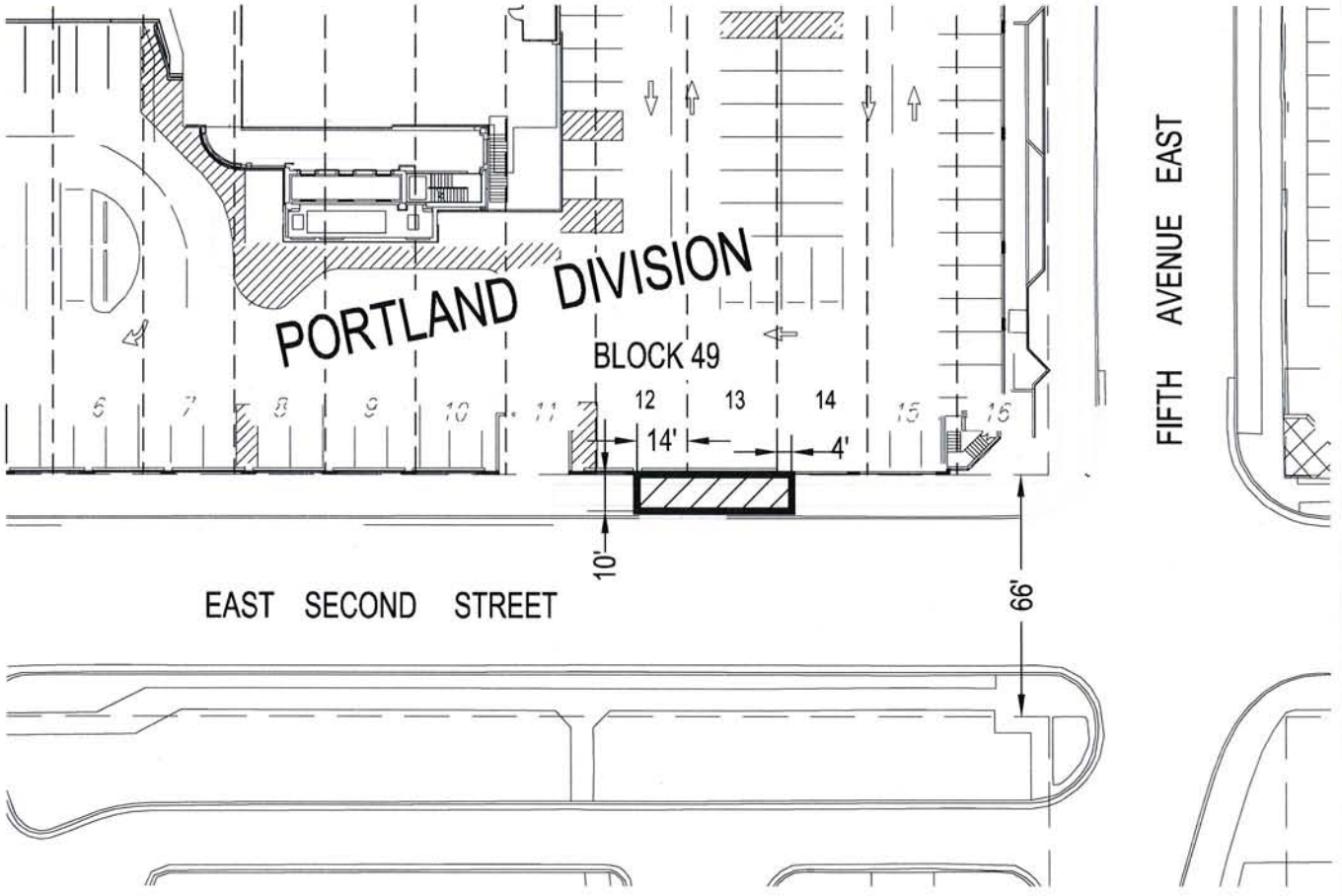
0 25 50

LEGEND

= CONCURRENT USE AREA

DESCRIPTION

ALL THAT PART OF THE NORTHWESTERLY TEN (10) FEET OF SECOND STREET APPURTENANT TO THE NORTHEASTERLY FOURTEEN (14) FEET OF LOT 12, ALL OF LOT THIRTEEN (13) AND THE SOUTHWESTERLY FOUR (4) FEET OF LOT FOURTEEN (14); ALL IN BLOCK FORTY-NINE (49), PORTLAND DIVISION OF DULUTH, CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA.



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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel License # 44075

Signature: Date: 08/20/2015

REVISED: 8/20/15
DATE PREPARED: 7/02/15
PROJ NO: 130512
FILE: 110280cPlan-
SHEET 1 of 1 SHEETS

LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

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FILE: ..\110280\600 Drawings\Survey\110280cPlan-concurrent usedwg.dwg

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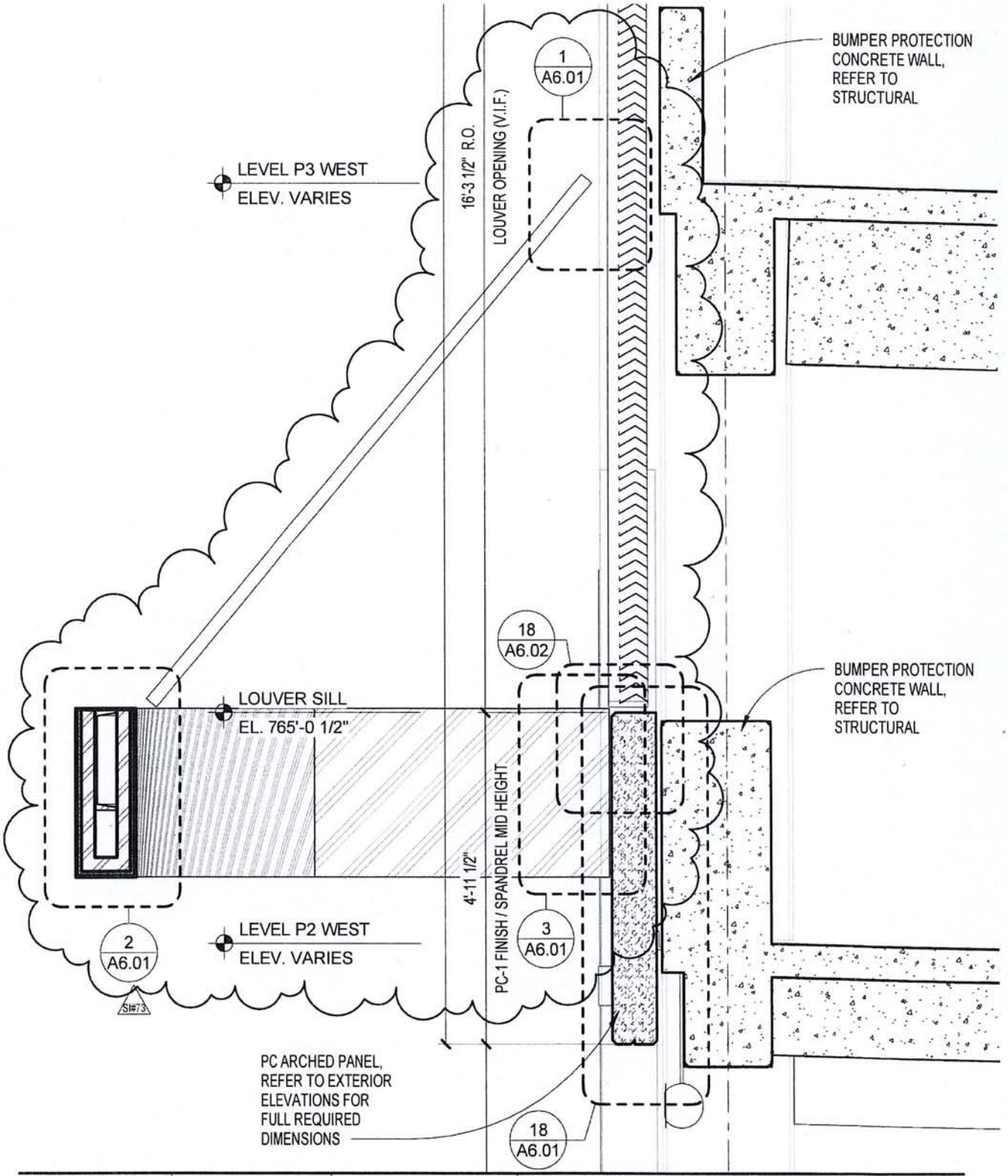

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Carl Walker
Carl Walker, Inc.
5136 Lovers Lane, Ste 200
Kalamazoo MI 49002
Phone - 269.381.2222
Fax - 269.349.4656
www.carlwalker.com

CLIENT NAME:
SMDC HEALTH SYSTEM
407 E 3RD ST
DULUTH, MN 55805

DWG. TITLE:	PARTIAL WALL SECTION AT DRIVE ENTRY
PROJECT NAME:	ESSENTIA DC3 PARKING RAMP
FILE:	Q:\...\A\110280 DC3 Parking Structure A14
DRAWN BY:	CKW
CHECKED BY:	ECA
PROJ. NO:	110280
DRAWING NO:	**SI73-A4.03-01**

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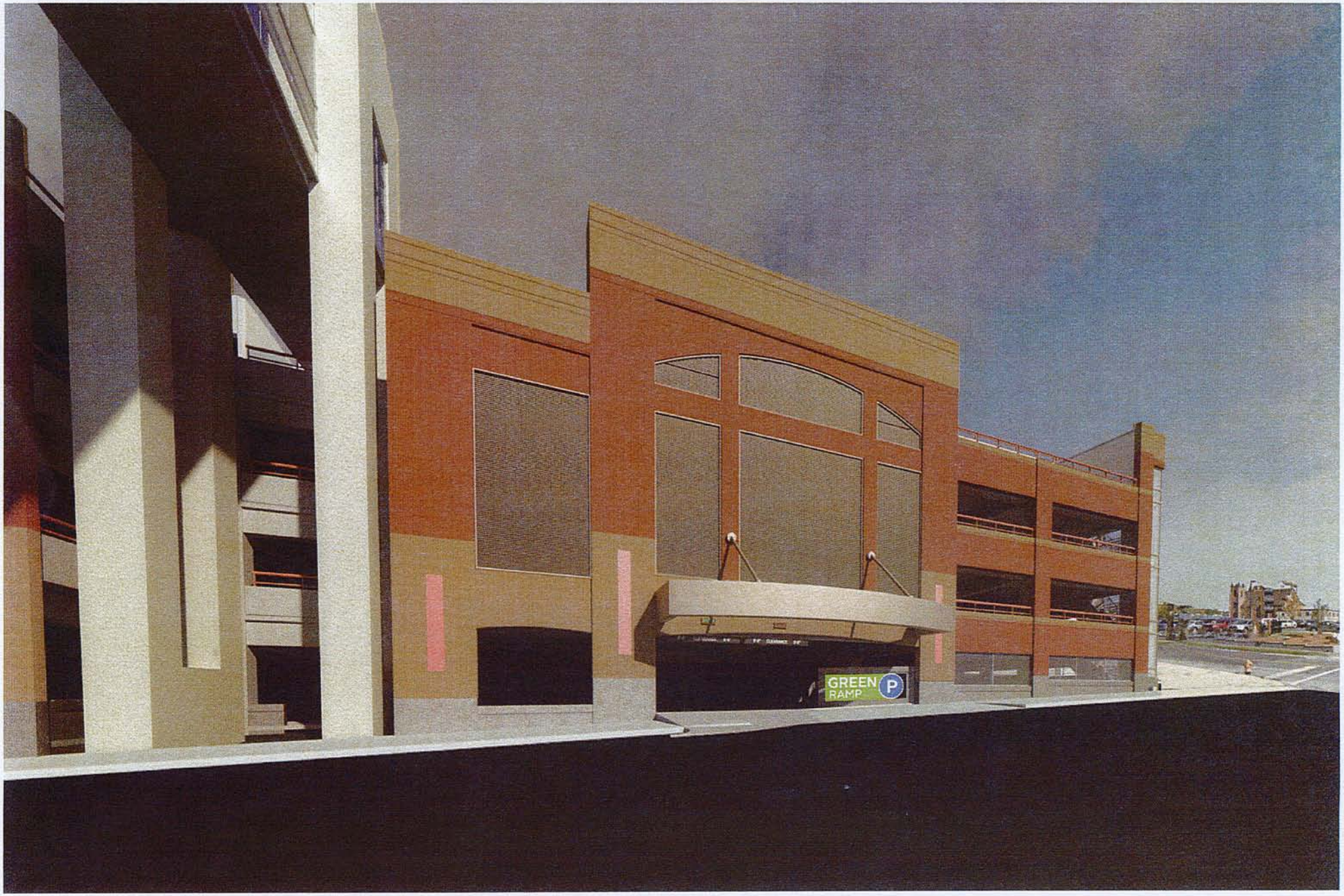
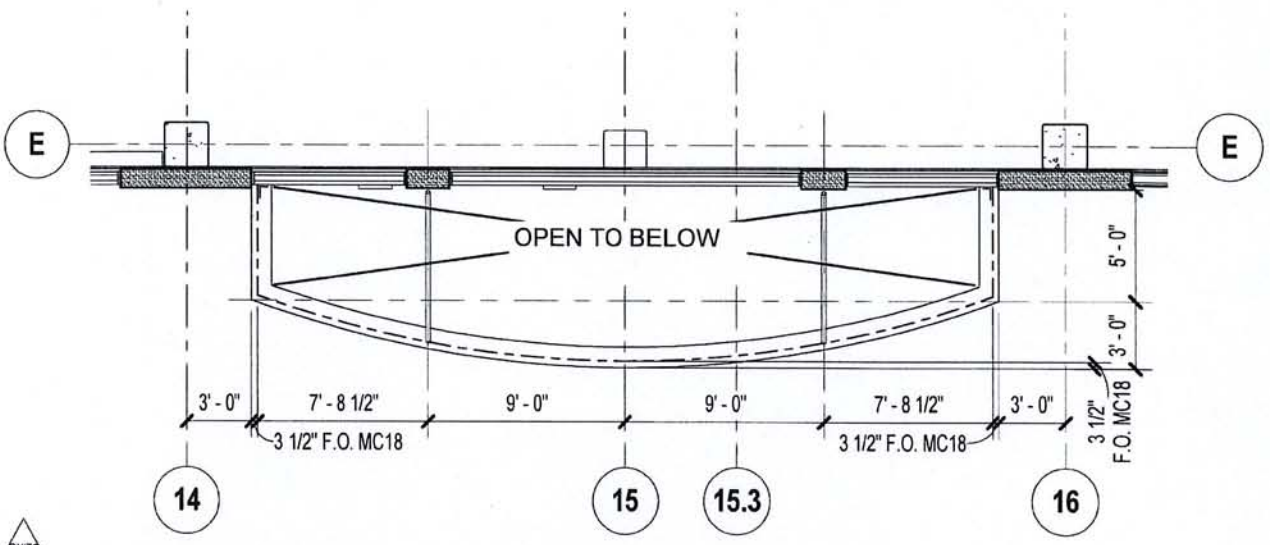

GREEN
RAMP
P



SI#73

7 **PHASE 2 - ENTRY SIGN PLAN**

1/8" = 1'-0"

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CHECKED BY:	ECA
PROJ. NO:	110280
DRAWING NO:	**SI73-A5.01-01**

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