



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 15-123	Contact	Steven Robertson, 218-730-5295	
Application Type	MU-I Planning Review	Planning Commission Date	September 8, 2015	
Deadline for Action	Application Date	August 5, 2015	60 Days	October 4, 2015
	Date Extension Letter Mailed	August 20, 2015	120 Days	December 3, 2015
Location of Subject	624 East 1st Street			
Applicant	624 Block LLC	Contact	Joe Kleiman, kleimanrealty@msn.com	
Agent	Scalzo Architects	Contact	wschalzo@scalzoarchitects.com	
Legal Description	PID 010-3830-02590, 02650, 02610			
Site Visit Date	August 22, 2015	Sign Notice Date	August 24, 2015	
Neighbor Letter Date	August 25, 2015	Number of Letters Sent	25	

Proposal

Applicant wishes to redevelop existing structure at 624 East First Street. The project will have at least two phases. The first phase will be to add an additional story to the structure, and add four apartments. Second phase, at a later date, will be to reuse the rest of the building for medical, office, retail, or any other use that is allowed in the MU-I district, once a future tenant is located into the building. Due to concerns with construction during the cold seasons, the applicant wants to proceed as soon as possible with construction of the second floor and the first phase.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Retail (former Express Tire)	Urban Residential
North	MU-N	Residential	Urban Residential
South	F-8	Highway/Retail	Transportation and Utilities
East	MU-C	Residential	Urban Residential
West	MU-I	Residential/Hospital campus	Urban Residential/Medical District

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

50-15.4 MU-I District
 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):

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):

- Proposal: Applicant wishes to redevelop existing structure at 624 East First Street. The first phase will be to add an additional story to the structure and add four apartments; future phases involve additional redevelopment.
- Issue/Item for Review: All proposals for development and redevelopment must be reviewed by the Planning Commission in the MU-I district. At this time future use of most of the structure is unknown, so a full plan review of the proposal and redevelopment is not possible. Because applicant is not able to submit a complete information for review, only a portion of the redevelopment can be approved. A MU-I Planning Review is required for this proposal, and second Planning Review will be required when the applicant wishes to actively occupy/use/redevelop the remaining structure.
- 1) 50-15.4 (MU-I District) - Property is zoned MU-I. Planning Review is required for any development activity. Setbacks for structures in the MU-I zone is 0 feet, and height is limited to 91 feet as this structure is within 200 feet of an MU-N zone. The structure appears to be partially in the public right of way of 7th Avenue East, but without a survey it is not possible to confirm.
- 2) 50-18.1 (Natural Resources Overlay) - Property is not within any floodplain or shoreland.
- 3) 50-24 (Parking) - Parking for the apartments will be contained within the structure; five parking spaces will be provided for four structures (1.25 spaces required by unit, 5 spaces required; note can be adjusted down by 30% because of transit/bus route credit). Additional uses of the structure must meet parking standards; existing parking on site will likely be sufficient for most uses (such as office or retail), but possibly not all (such as medical clinic or restaurant).
- 4) 50-25 (Landscaping) - Landscaping plan does not comply to all the landscaping standards; it should be noted that this is a challenging site to redevelop, with the presence of powerlines and the lack of land available to develop greenspace/landscaping along East First Street. Applicant has revised site plan several times, most recently based on comments from City staff (engineering has an underground utility facility in the right of way and they want no landscaping on/near/above this facility). Applicant's revised plans may not meet all UDC standards, but might be allowable as an alternative landscape plan.
- 5) 50-26 (Screening) - No dumpsters or exterior mounted equipment planned in this phase.
- 6) 50-29 (Sustainability) - Sustainability standards are not required
- 7) 50-30 (Design Standards) - Building design standards do not apply.
- 8) 50-31 (Exterior Lighting) - No plans submitted at this time; lighting plan will be required for any future phases (if provided).
- 9) No public, City or agency comments were received (other than engineer's concern with the landscape plan).
- 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 Planning Review subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to the plan submitted with this application.
- 2) Landscape plan revised to meet the minimum UDC standards for landscaping, or meet the spirit of intent of the code with an alternative landscape plan approved by the Land Use Supervisor prior to a building permit application being submitted.
- 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.
- 4) Any future occupation, use, or development of the remaining structure is required to seek a second MU-I Planning Review from the Planning Commission.

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



City Planning

PL 15-123

624 E 1st St.

Legend

Trout Stream (GPS)

Other Stream (GPS)

Zoning Boundaries

Zoning Boundaries

Future Land Use

Preservation

Recreation

Rural Residential

Low-density Neighborhood

Traditional Neighborhood

Urban Residential

Neighborhood Commercial

Neighborhood Mixed Use

General Mixed Use

Central Business Secondary

Central Business Primary

Auto Oriented Commercial

Large-scale Commercial

Business Park

Tourism/Entertainment District

Medical District

Institutional

Commercial Waterfront

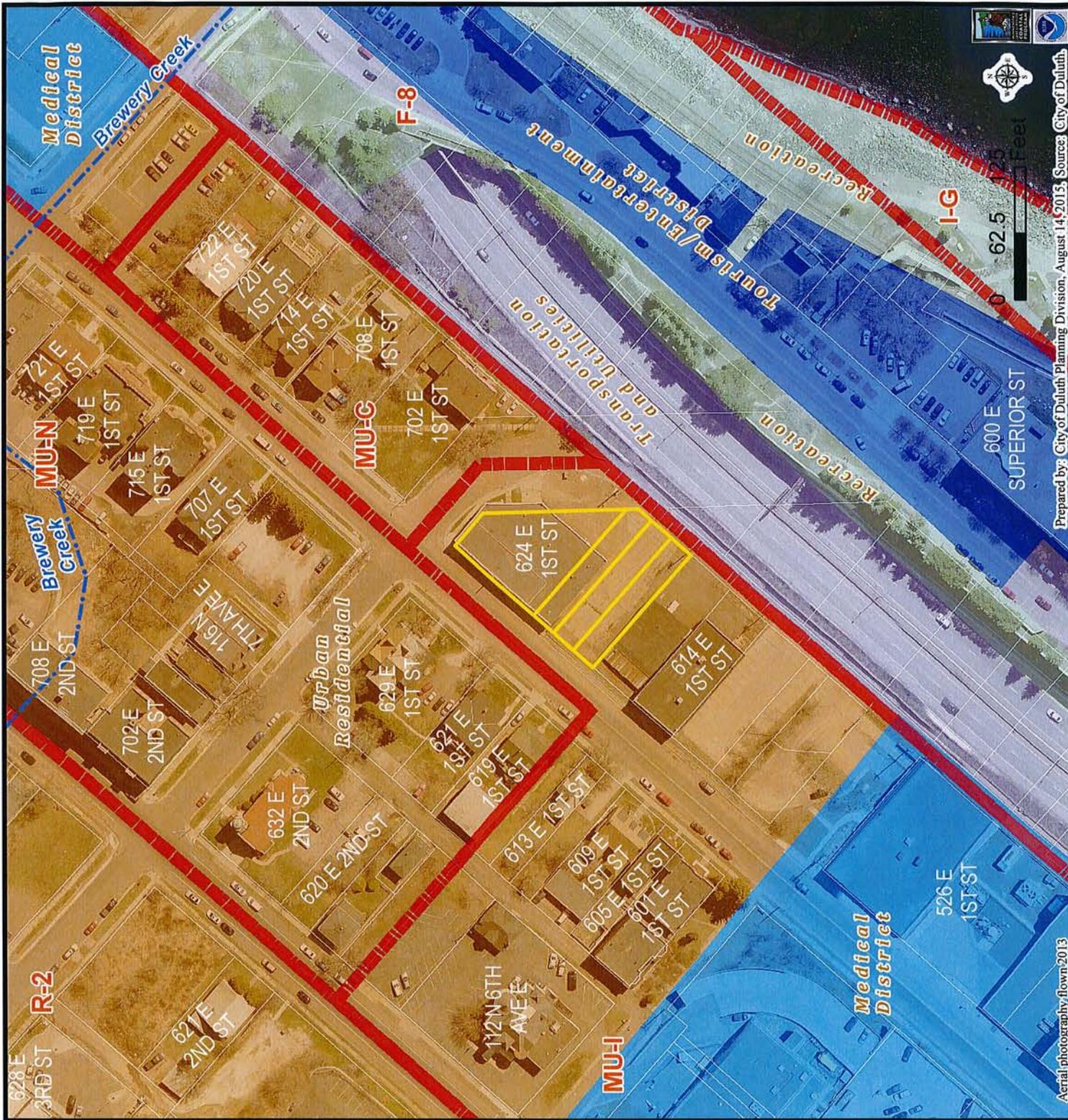
Industrial Waterfront

Light Industrial

General Industrial

Transportation and Utilities

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Aerial photography flown: 2013

Prepared by: City of Duluth Planning Division, August 14, 2013. Source: City of Duluth.



City Planning

PL 15-123

624 E 1st St.

Legend

Contours 1 Ft

Index

Intermediate

Trout Stream (GPS)

Other Stream (GPS)

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

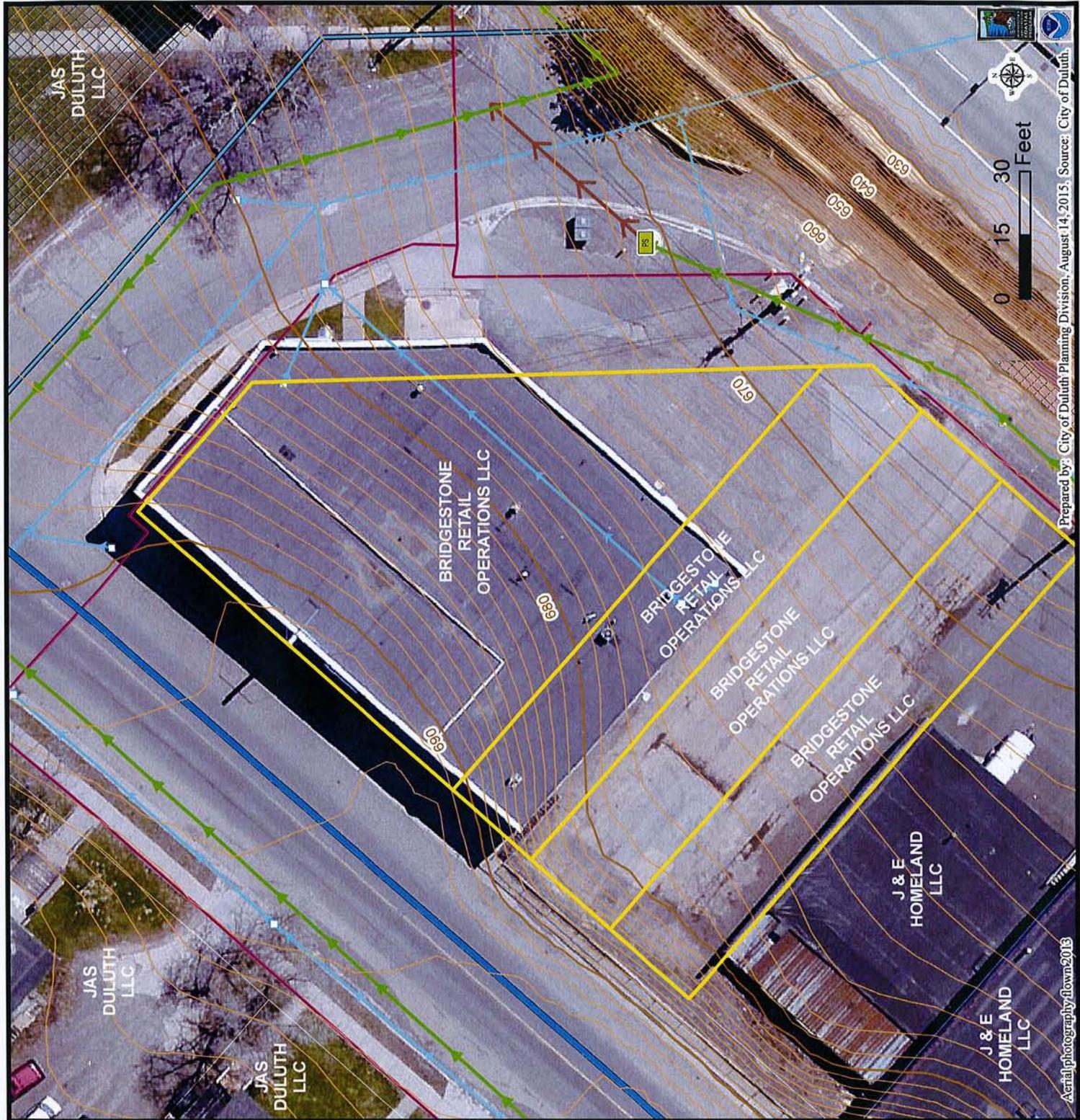
Vacated ROW

Easement Type

Utility Easement

Other Easement

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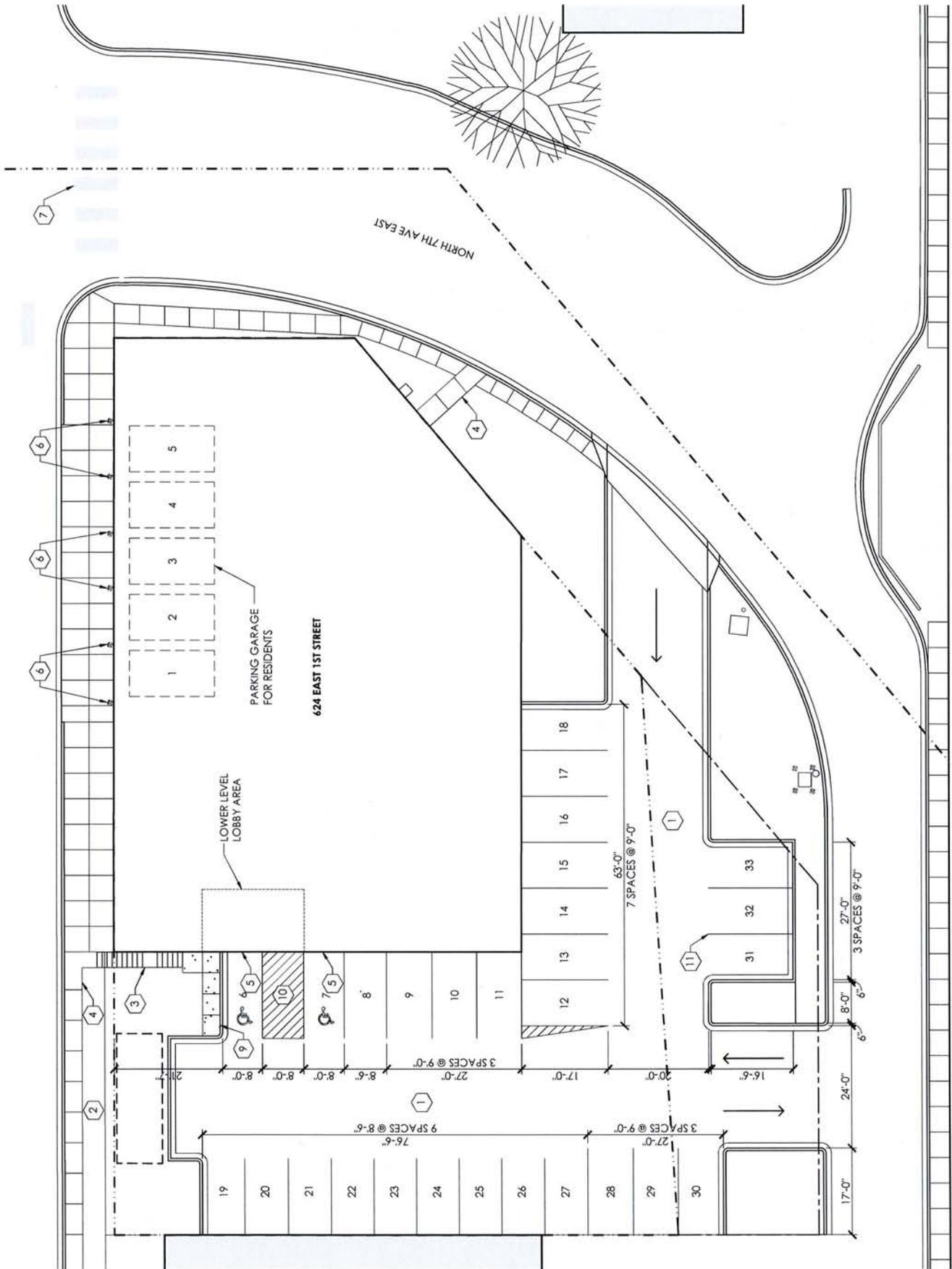
Aerial photography from 2013

Prepared by: City of Duluth Planning Division, August 14, 2015. Source: City of Duluth.

Narrative of the project going forward:

624 East First Street, occupied by Firestone as a tire store for the last 65 plus years. Building in need of major repair and improvement. Structural work mandatory inside and out. Will add a second floor to include four apartments. Will look to develop both the first street level as well as the basement level which will be a walkout to the adjoining parking lot. Looking at Medical/Clinic use as a preference with the site sitting dead center between Essentia Health and St. Luke's Hospital. Let me know if you have additional questions. Thank you.

Joe Kleiman
218-722-9900



7 OF INSTITUTIONAL USES IN DISTRICT

20,000 SF GROSS FLOOR AREA

NET FRONTAGE FRONTAGE

1/2 PUBLIC RIGHT-OF-WAY

AREA

AREA

DOCUMENTS

TOTAL PARKING AREA: 8,578 SF
TREE CANOPY REQ'D: 2,573 SF
TREE CANOPY PROVIDED: 3,176 SF



- LEGEND**
- 30% SHADING REQUIREMENT
 - CONCRETE SIDEWALK
 - GREEN VEGETATIVE SURFACE
 - SNOW STORAGE AREA
 - PROPERTY LINE / RIGHT OF WAY
 - PROPERTY LINE
 - ZONE DISTRICT BOUNDARY
 - SHRUB
 - NEW TREE

- PLANT SPECIES**
- NEW LARGE TREES:
 - AMERICAN LARCH (LARIX LARicina)
 - AMERICAN RED CEDAR (JUNIPERUS SPACHANIANA)
 - AMERICAN WHITE PINE (PINUS VIRGINIANA)
 - CHERRYBERRY (PRUNUS VIRGINIANA)
 - NEW SHRUBS:
 - RED OSIER DOGWOOD (CORNUS SERICEA)
 - GRAY DOGWOOD (CORNUS RACEGOSA)

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 8.4.2015



LANDSCAPE PLAN
1/8" = 1'-0"

INDICATED NO. 33



CALZO
architects

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Minneapolis, MN 55415
Tel: 612.338.1111
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Northland
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PROJECT:
624 BLOCK, LLC
624 EAST FIRST STREET
DULUTH, MN 55805

OWNER:
624 BLOCK, LLC
1541 LONDON ROAD
DULUTH, MN 55812

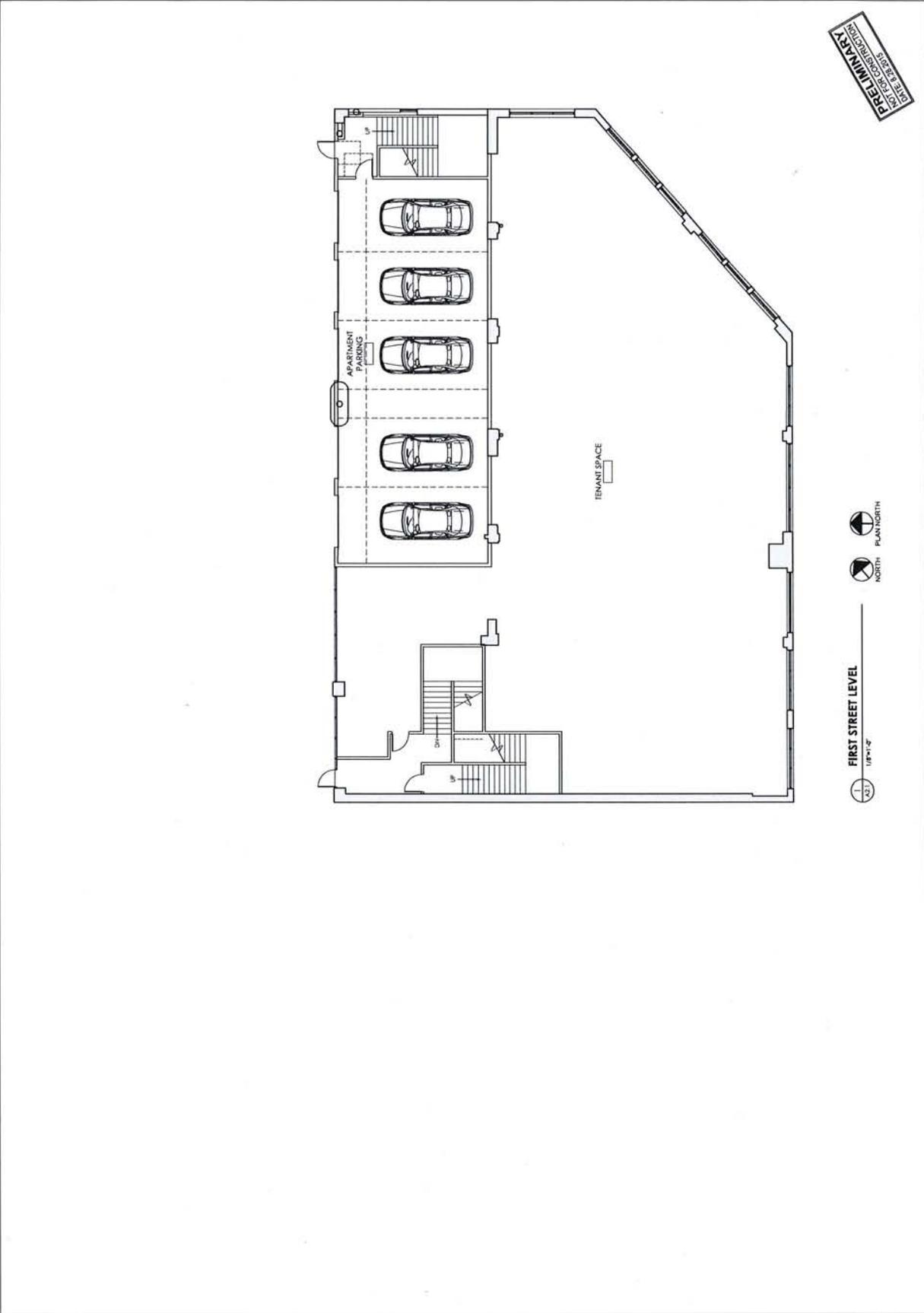
SECOND FLOOR PLAN

REVISIONS:

DATE: AUGUST 4, 2015
DRAWN: WBS
CHECKED: WBS
PROJECT: 1502

0' 1" 2' 3'
FULL SCALE

SHEET NO.
A2.1



PRELIMINARY
FOR PRE-CORRECTION
DATE: 8.2.2015



FIRST STREET LEVEL
1/8" = 1'-0"

1
A2

CALZO
ARCHITECTS

SCALE: ARCHITECTS, LTD.
445 WASHINGTON
DULUTH, MN 55812
TEL: 218.281.2222
FAX: 218.281.2223
www.calzoarchitects.com



CONSULTANTS:

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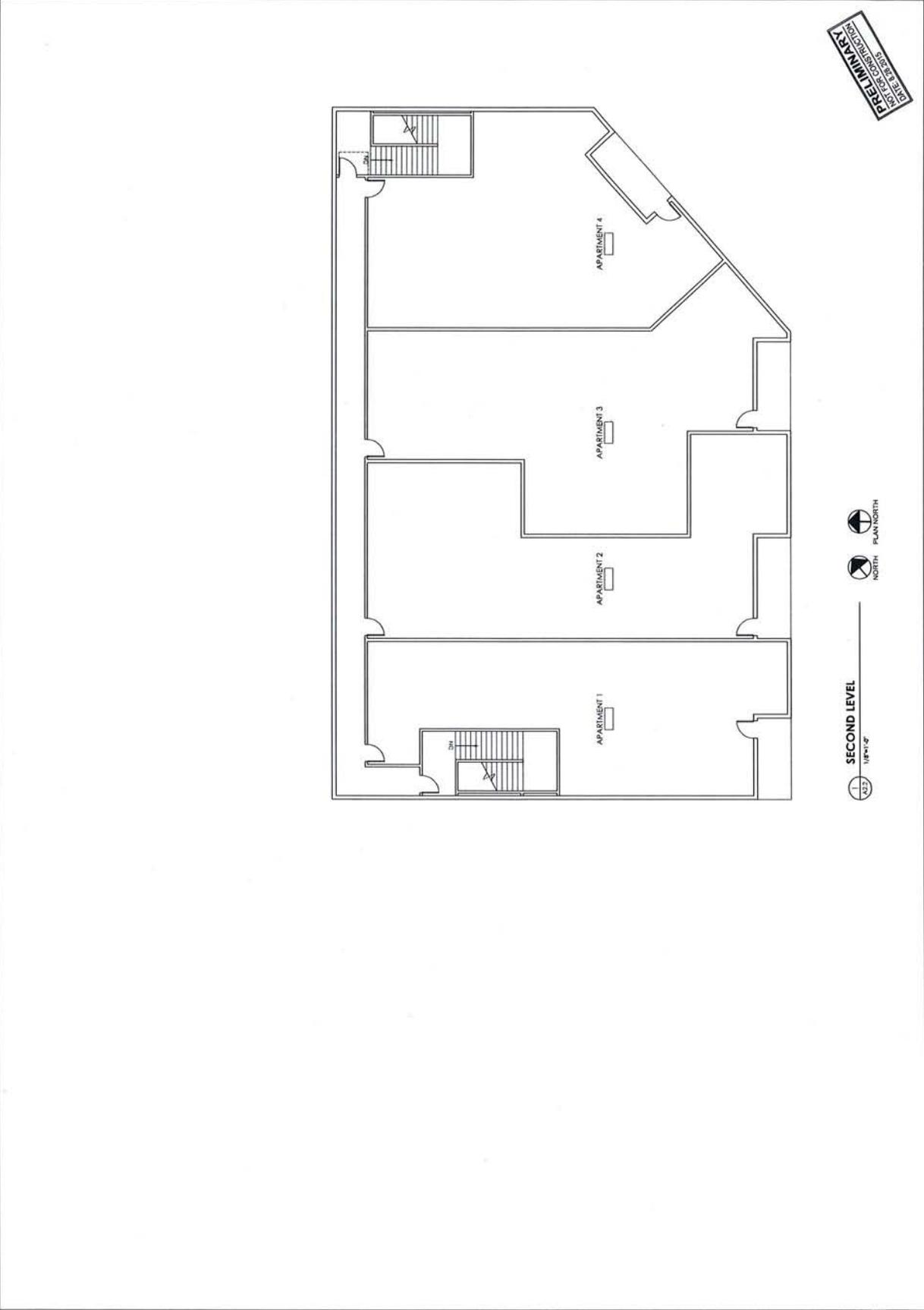
THIRD FLOOR PLAN

REVISIONS:

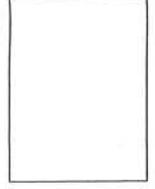
DATE: AUGUST 4, 2015
DRAWN: WBS
CHECKED: WBS
PROJECT: 1502



SHEET NO.
A2.2



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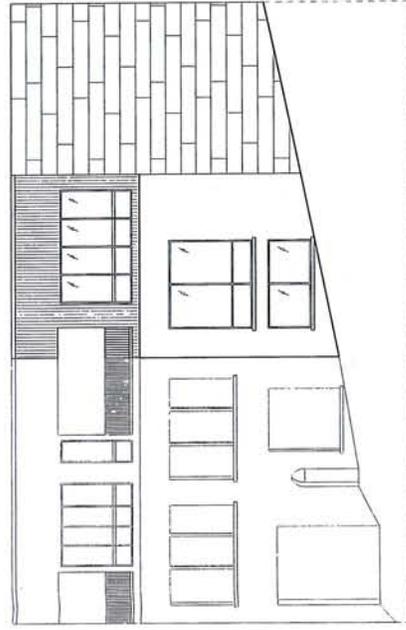
OWNER:
 624 BLOCK, LLC
 1834 LONDON ROAD
 DULUTH, MN 55812

PRELIMINARY EXTERIOR ELEVATIONS

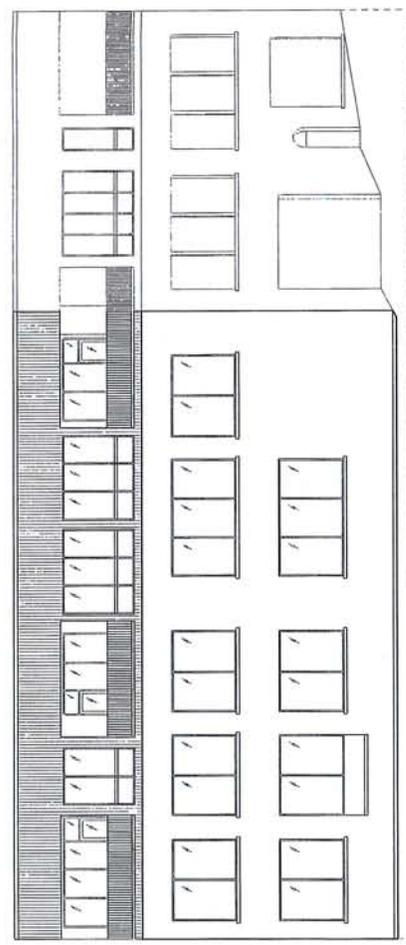
REVISIONS:

DATE: AUGUST 4, 2015
DRAWN:
CHECKED: WBS
PROJECT: 1502

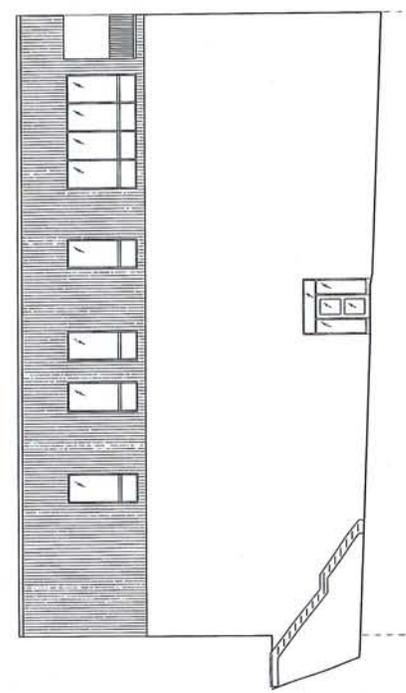
SHEET NO.
A3.0



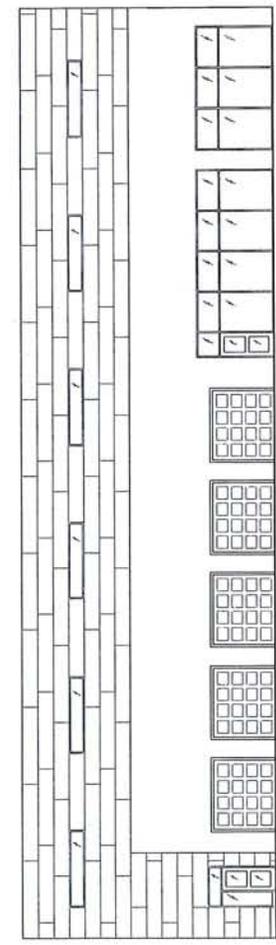
2 EAST ELEVATION
 1/8"=1'-0"
 NORTH



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



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



3 NORTH ELEVATION (1ST STREET)
 1/8"=1'-0"
 NORTH

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION



FULL SCALE

Uses Allowed in Mixed Use-Institutional (MU-I) Zone District Revised January 5, 2015

Permitted Uses

- | | |
|---|---|
| <ul style="list-style-type: none"> - Dwelling, multi-family - Dwelling, live-work - Residential care facility/assisted living (7 or more) - Rooming house - Bus or rail transit station - Club or lodge (private) - Government building or public safety facility - Park, playground, or forest reserve - Religious assembly, small (less than 50,000 sq. ft.) - Religious assembly, large (50,000 sq. ft. or more) - Business, art, or vocational school - School, elementary - University or college - Hospital - Medical or dental clinic - Nursing home - Other institutional support uses not listed in this table - Veterinarian or animal hospital - Personal service and repair, small (less than 10,000 sq. ft.) - Personal service and repair, large (10,000 sq. ft. or more) | <ul style="list-style-type: none"> - Retail store not listed, small (less than 15,000 sq. ft.) - Parking lot or parking structure (primary use) - Research laboratories - Restaurant (less than 5,000 sq. ft.) - Restaurant (5,000 sq. ft. or more) - Hotel or motel - Bed and breakfast - Bank - Office - Data center - Preschool - Day care facility, small (14 or fewer) - Day care facility, large (15 or more) - Funeral home or crematorium - Personal service and repair, small (less than 10,000 sq. ft.) - Personal service and repair, large (10,000 sq. ft. or more) - Retail store not listed, small (less than 15,000 sq ft) - Parking lot or parking structure (primary use) - Research laboratories - Manufacturing, light |
|---|---|

Special Uses

- | | |
|---|--|
| <ul style="list-style-type: none"> - Cemetery or mausoleum - School, middle or high - Kennel - Electric power transmission line or substation - Major utility or wireless telecommunication facility | <ul style="list-style-type: none"> - Solar, geothermal, or biomass power facility (primary use) - Water or sewer treatment facilities - Wind power facility (primary use) - Recycling collection point (primary use) |
|---|--|

Language from UDC: MU-I Planning Reviews

50-15.4 D, MU-I District

D. Planning commission approval required.

1. A planning review by the planning commission, pursuant to the procedures in Article V, shall be required for all development and redevelopment, unless the applicant chooses to use the district plan option described below. Development may not proceed until the planning commission has approved the project through planning review or the district plan option;
2. Any proposed rezoning of land from an R district into the MU-I district shall require the preparation of a plan addressing how traffic, parking, and view impacts from the proposed redevelopment will be minimized for those lands on nearby R district properties or mitigated within existing MU-I lands, and planning review shall be based on that plan. The plan shall include any land and facilities within the current MU-I district that will be used to support the use or development of the property to be rezoned, and shall demonstrate how the rezoned and existing institutional properties will functionally relate in terms of parking, circulation, noise, visual impacts, and other applicable development standards;
3. Applicants that do not opt for approval of a district plan shall obtain separate approval for each future expansion or development project through the planning review procedures pursuant to Section 50 37.11, which may include requirements for special use permits or variances. Such approval will require review of vehicle circulation and building scale;

50-25.8 Alternative landscaping.

Where compliance with the specific requirements of Section 50-25 is not possible as a result of unique site conditions abutting or surrounding a proposed site, an owner may propose alternatives consistent with the goals of Section 50-25. The land use supervisor may approve an alternative proposal where an applicant can demonstrate that the alternative proposal achieves required landscaping to the same degree, or better than, the provisions of Section 50-25.

50-37.11 Planning review.

This Section applies to all development and redevelopment activities except for the construction, reconstruction or modification of one- and two-family residential structures that are located (a) on lots platted and zoned for residential development, and (b) outside of the R-C district and SP-O district.

A. Applications.

An application for a planning review shall be filed pursuant to Section 50-37.1.B;

B. Procedure.

1. Building permit applications for certain types of development and redevelopment activities will trigger planning review for compliance with the standards of this Chapter. Except as stated in subsection 2 below, this planning review shall be conducted by the land use supervisor pursuant to the criteria in subsection C below;
2. For applications involving covered types of development and redevelopment activities in the MU-C, MU-I, MU-W and HE-O zone districts, the planning commission shall review the application, conduct a public hearing pursuant to Section 50-37.1.I, with public notice as required by Section 50-37.1.H, and make a decision to adopt, adopt with modifications or deny the application based on the criteria in subsection C below;

3. The land use supervisor or the planning commission may refer the application to any city, county or other public or quasi-public agency deemed necessary to confirm whether the criteria in subsection C have been met;

C. Criteria.

The land use supervisor or 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.





