City of Duluth
Planning Division

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Todd Carlson, Duluth Utility Operations
Wendy Rannenberg, Duluth Building Safety
Matt Kennedy, Duluth Parking
Peggy Billings, Engineering Technician
Jim Shoberg, Duluth Parks

DATE: September 23, 2015
SUBJECT: Planning Commission Agenda Items for October 13, 2015

The Duluth City Planning Commission has received 10 applications for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. They are grouped by general theme for easier review.

Rezoning
- **PL 15-157** UDC Map Amendment to Rezone from R-1, MU-B, and I-G to R-2 (Residential-Urban) Vintage Acres & Abutting Parcel in Northwest Corner of Vintage Acres, by the City of Duluth
- **PL 15-147** UDC Map Amendment to Rezone from R-1 (Residential-Traditional) to MU-I (Mixed Use Institutional) at 1215 Rice Lake Road, by Marshall School

Concurrent Use Permits
- **PL 15-xxx** Concurrent Use Permit to Allow Parking Spaces in Public Right of Way at 313 Mygatt Street by Montessori School of Duluth

Vacation
- **PL 15-142** Partial Vacation of Street Right of Way at 625 West 9th Street by Lee and Kyle Erickson

Subdivision
- **PL 15-150** Minor Subdivision at Bristol Street by Kwik Trip, Inc

Special Use Permit
- **PL 15-153** Special Use Permit for a Private Club in a P-1 (Parks and Open Space) District, at 3911 Minnesota Avenue, by the Duluth Rowing Club and AMI Engineers

Planning Reviews
- **PL 15-149** MU-C Planning Review for Filling Station at Bristol Street by Kwik Trip, Inc

Variances

- **PL 15-152** Variance from Shoreland Setbacks at 3911 Minnesota Avenue, by the Duluth Rowing Club and AMI Engineers
- **PL 15-156** Variance from Side Yard Setback at 1013 N 10th Avenue East by Kyle Jensen
- **PL 15-148** Variance from Parking Requirements at 2421 London Road by Michael Tegethoff

We appreciate your time and input. If you have any questions or comments, or need additional background information, please feel free to call me at 730-5328 or e-mail me at jmoses@duluthmn.gov. Thank you!

Jenn Reed Moses, Planner II

City Planning

PL 15-157
Vintage Acres
Rezone to R-2
Utility Map

Area to be rezoned

Legend

Water Distribution System

- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

Sanitary Sewer Collection System

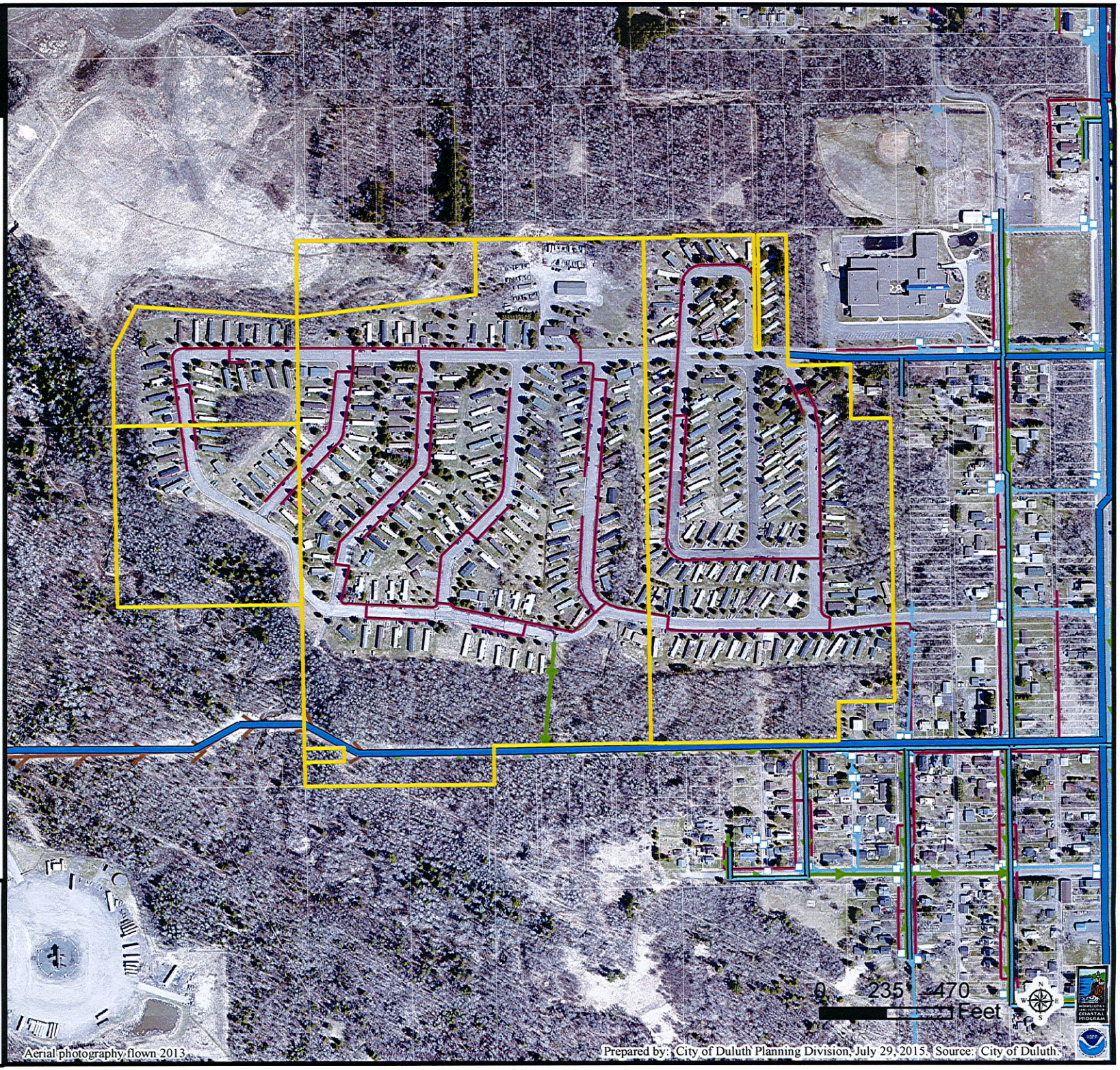
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- PS Pump Station

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



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City Planning

PL 15-147
1215 Rice Lake Road

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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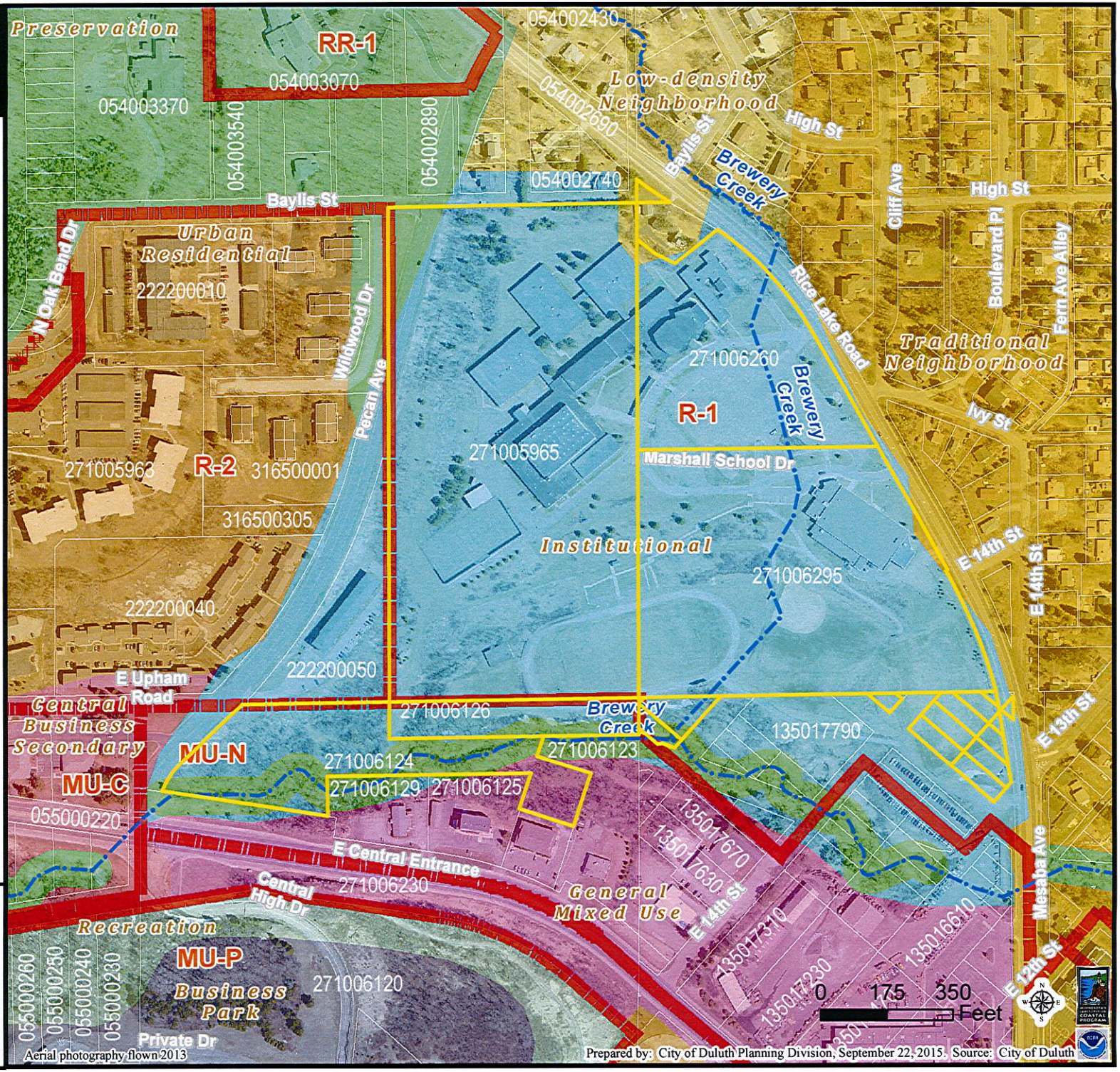


City Planning

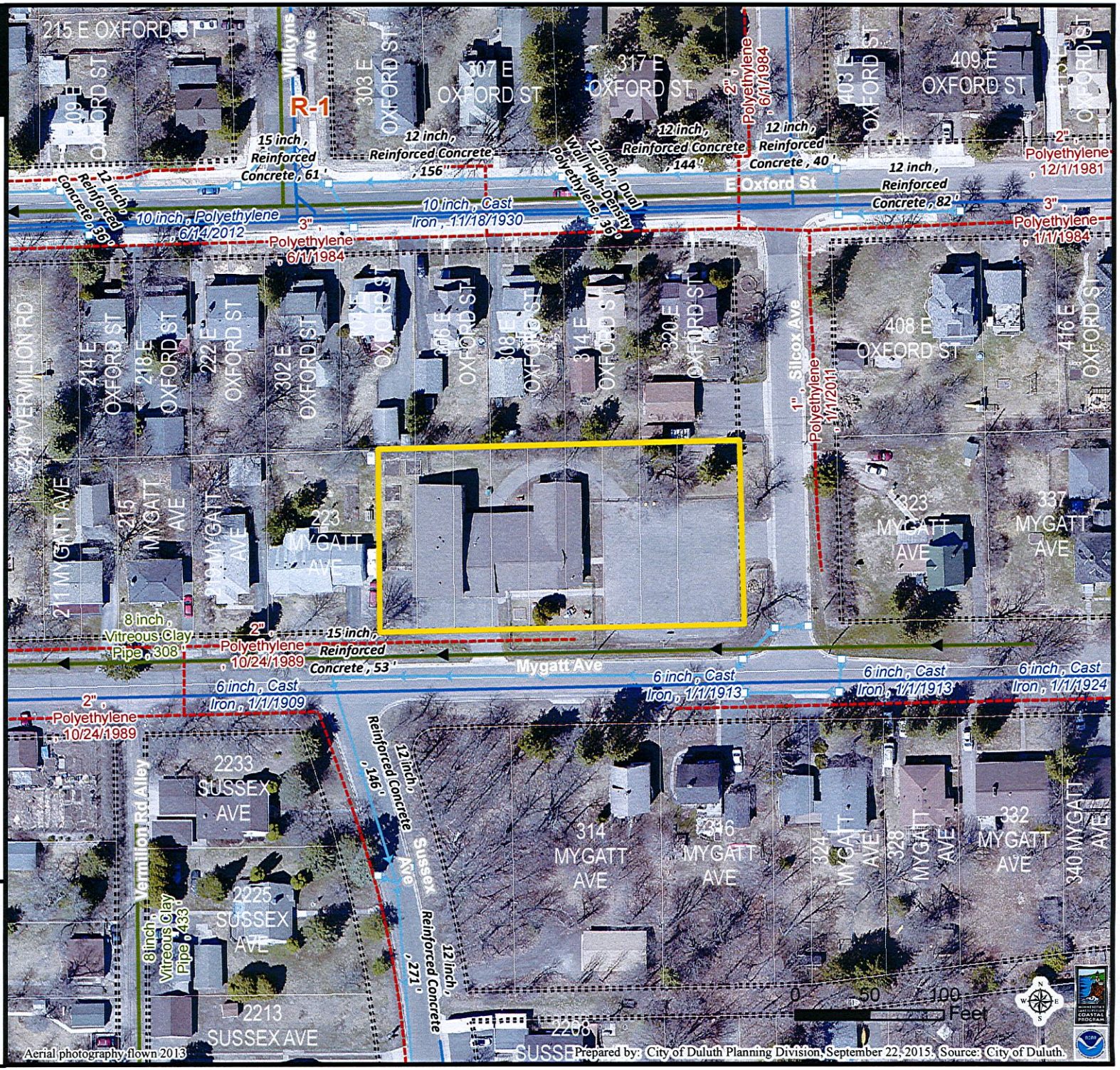
PL 15-
313 Mygatt St

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries
- General Flood Plain
- Flood Way
- Flood Fringe

Shoreland (UDC)

- Cold Water
- Natural Environment
- General Development
- Utility Easement
- Other Easement
- Vacated ROW
- Road or Alley ROW



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City Planning

PL 15-142
625 W 9th St

Legend

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
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

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City Planning

PL 15-149/15-150
Bristol Street

Legend

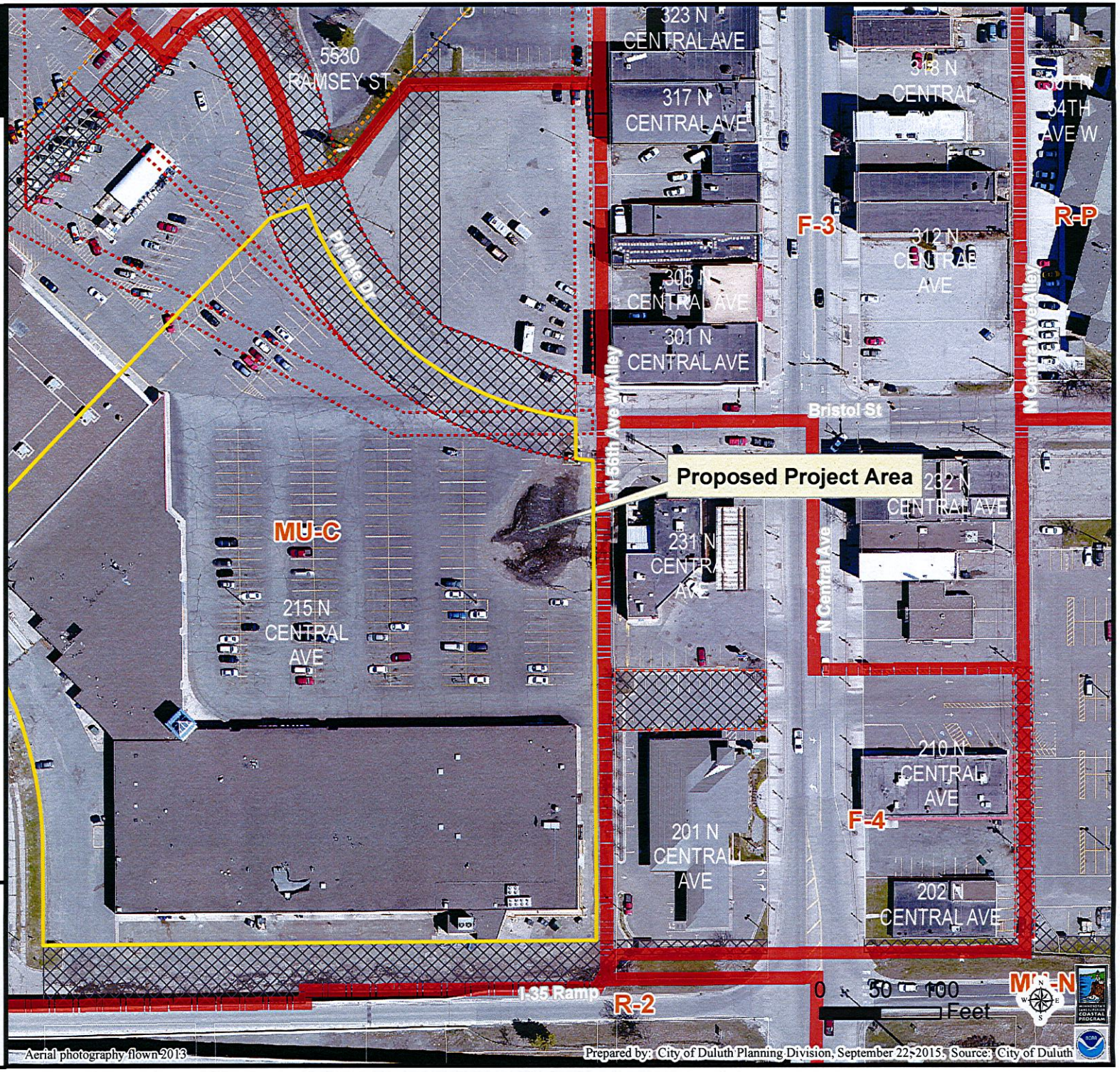
- Trout Stream (GPS)
- Other Stream (GPS)

Zoning Boundaries

- Zoning Boundaries
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement



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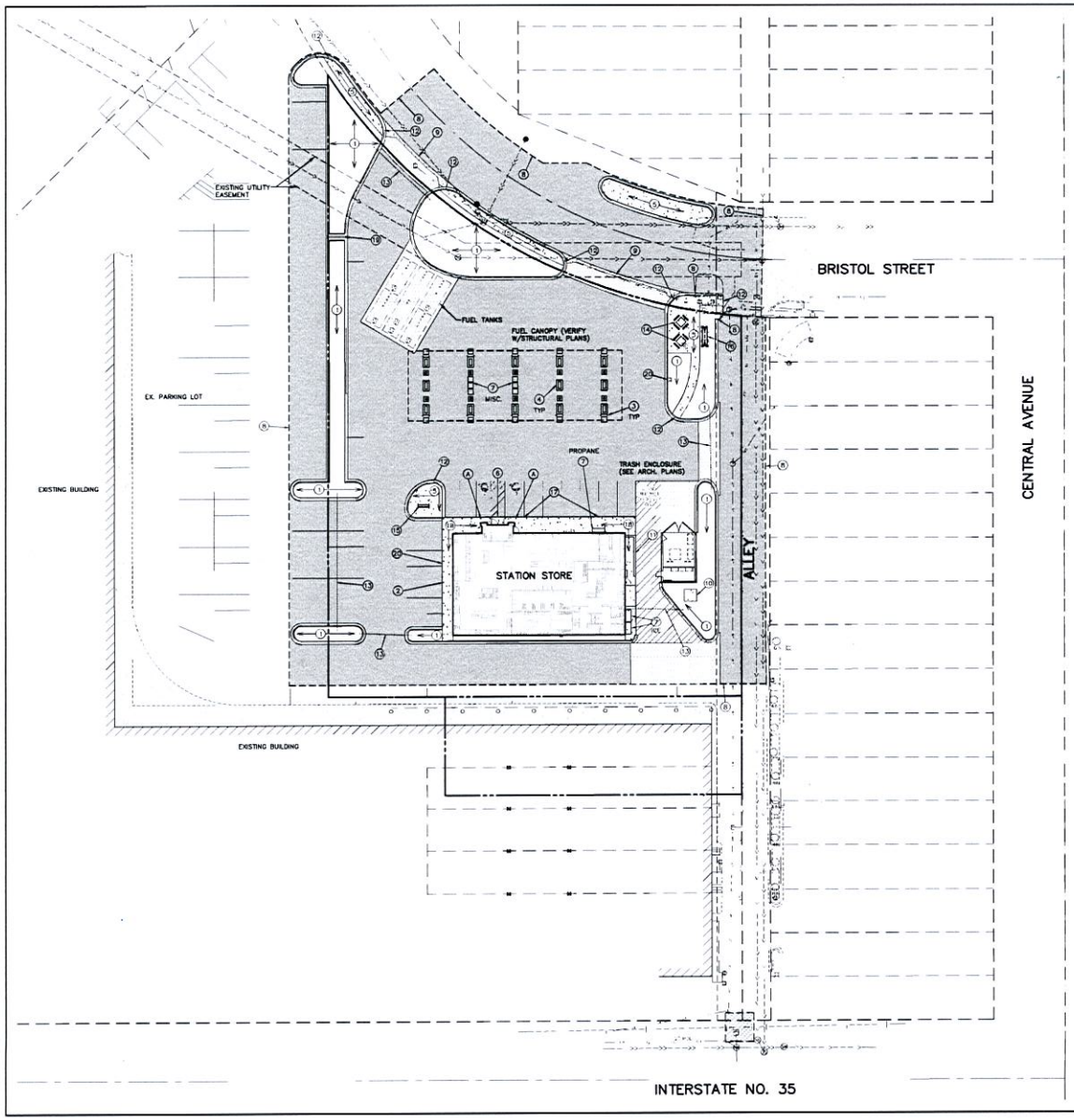


PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		LIGHT DUTY 35,350 SF
		HEAVY DUTY 6,500 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
UNDERGROUND TELEPHONE		
UNDERGROUND TELEVISION		
OVERHEAD ELECTRIC		
MANHOLE		
HYDRANT		
GATE VALVE		
POWER POLE		
LIGHT POLE		
HAND HOLE		
TELEPHONE BOX		
GUARD POST		

SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/SP6.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/SP6.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. 2"x3' CAST IRON TRUNCATED DOME INSERT.
7. OUTDOOR MERCHANDISING.
8. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
9. DRIVEWAY & ALLEY ENTRANCE WITH CONCRETE VALLEY GUTTER. SEE DETAILS ON SP8.
10. TRANSFORMER LOCATION.
11. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
12. PEDESTRIAN CURB RAMP. SEE SHEET SP8.
13. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
14. PICNIC TABLES TO BE PROVIDED BY OWNER.
15. BIKE RACK PER OWNER.
16. PYLON SIGN.
17. PAINT FACE OF CURB TRANSITION WITH HIGH VISIBILITY YELLOW PAINT.
18. 6" INTEGRAL CONCRETE WALK/CURB.
19. CURB CUT.
20. 'FREE AIR' COMPRESSOR/PEDESTAL PER OWNER.

SIGNAGE & STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" HIGH VISIBILITY SOLID YELLOW PAINT.
4. PAVEMENT MATCHING, LANE MARKINGS AND TEXT SHALL BE 4" HIGH VISIBILITY PAINT.

   COLORS: HANDICAP – BLUE
   ALL OTHERS – YELLOW
5. HANDICAP PARKING PROVIDED PER ADA CODE.

SIGN SCHEDULE (PER MMUTCD)

(A) HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 9/SP7.

N

0 15 30 60
(IN FEET)

BENCHMARKS

1. TOP OF BOLT SOUTHEAST CORNER OF LIGHT POLE BASE LOCATED AT THE WEST SIDE OF PARKING LOT AT 215 NORTH CENTRAL AVENUE.
   ELEVATION = 639.06 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

KWIK TRIP STORES
KWIK STAR STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr. Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7939

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 Professional Engineer under the laws of the State of Minnesota.

Name: Joseph T. Radach, P.E.
Signature:
Date: 08/13/15 License #: 45889

SITE PLAN (KEYNOTE)
CONVENIENCE STORE #169
BRISTOL STREET & N. CENTRAL AVENUE
DULUTH, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	5475-00
DATE	2015-08-13
SHEET	169 SP2.1

City Planning

PL 15-152/15-153
3911 Minnesota Ave

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

Gas Distribution Main

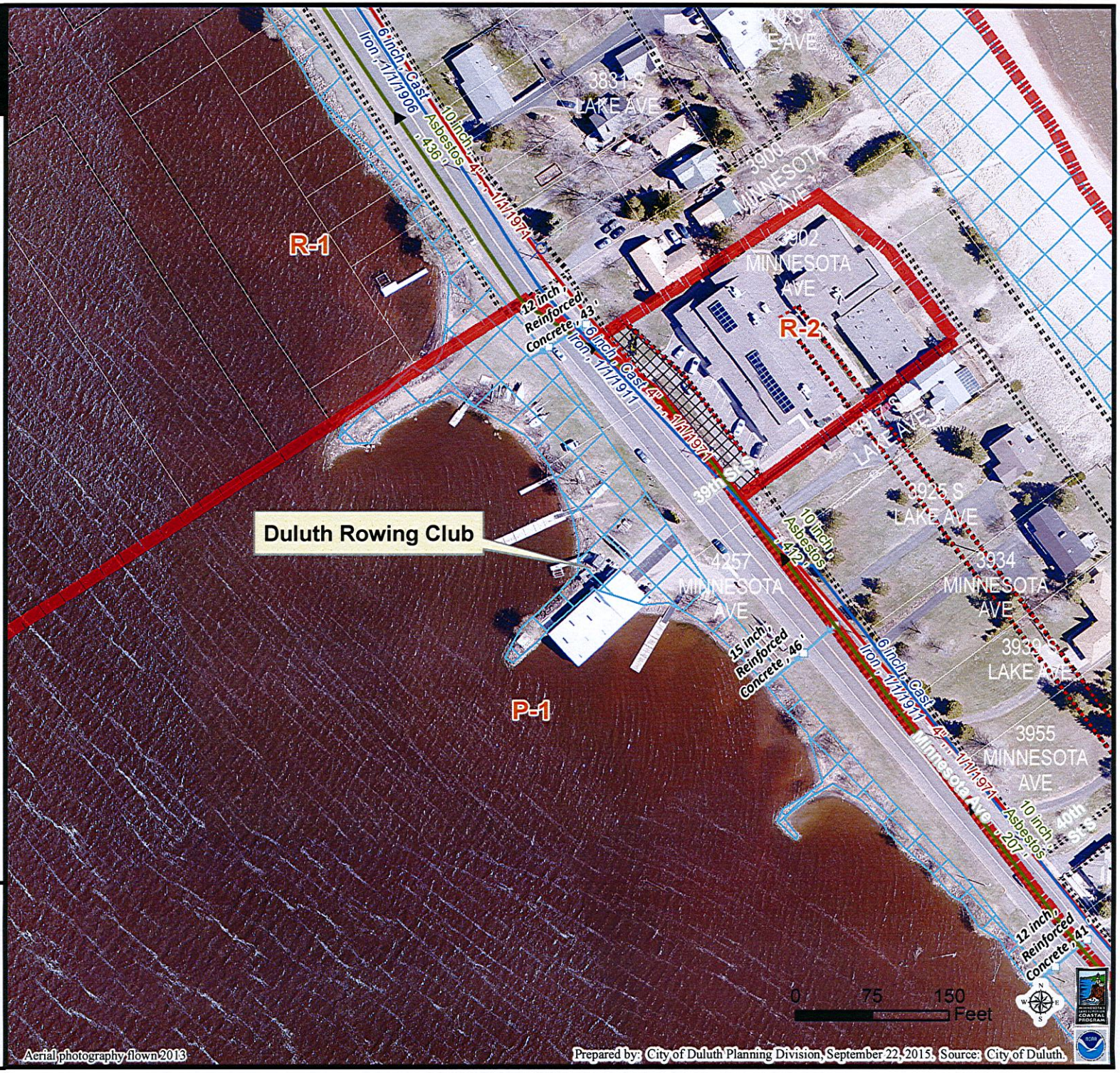
Material
- Coated Steel
- Plastic

Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

Floodplain Type
- General Flood Plain
- Flood Way
- Flood Fringe



Aerial photography flown 2013

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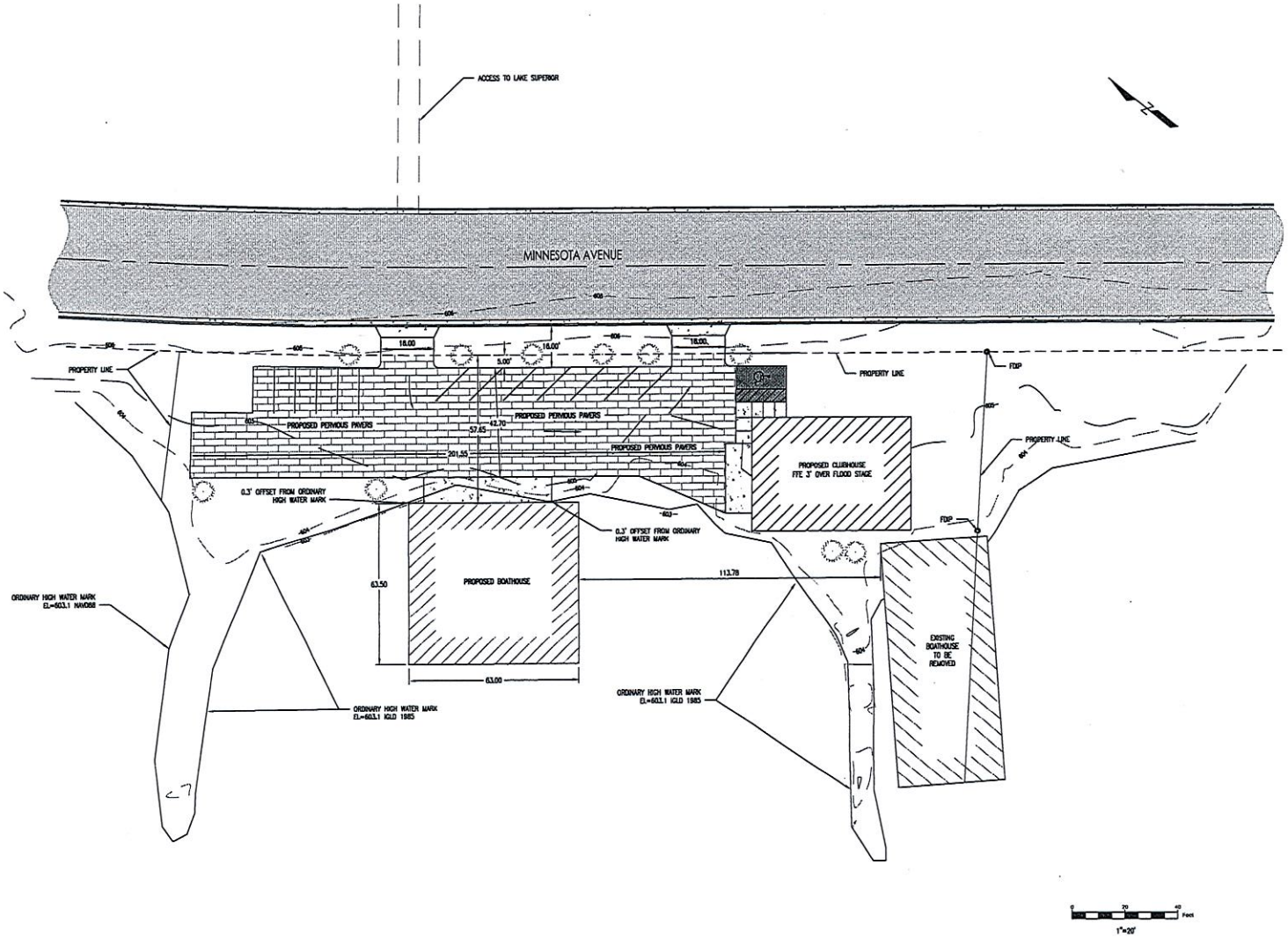

AMI Consulting Engineers P.A.
915 Rain Street
Superior, WI 54880
PH 715.718.2193 Fax 877.761.7058

PRELIMINARY NOT FOR CONSTRUCTION

DATE:	REV:	DESCRIPTION:	REV. BY:

DULUTH ROWING CLUB

Duluth, MN

Proposed Site Plan

JOB No: 131037
DATE: 9/10/15
DRAWN BY: STF
DESIGNED BY:

SHEET:
C2.0

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City Planning

PL 15-156
1013 N 10th Ave E

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure
Subtype
- Storage Basin
- Pump Station

Sanitary Gravity Mains
Owner
- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype
- Storm Sewer Pipe

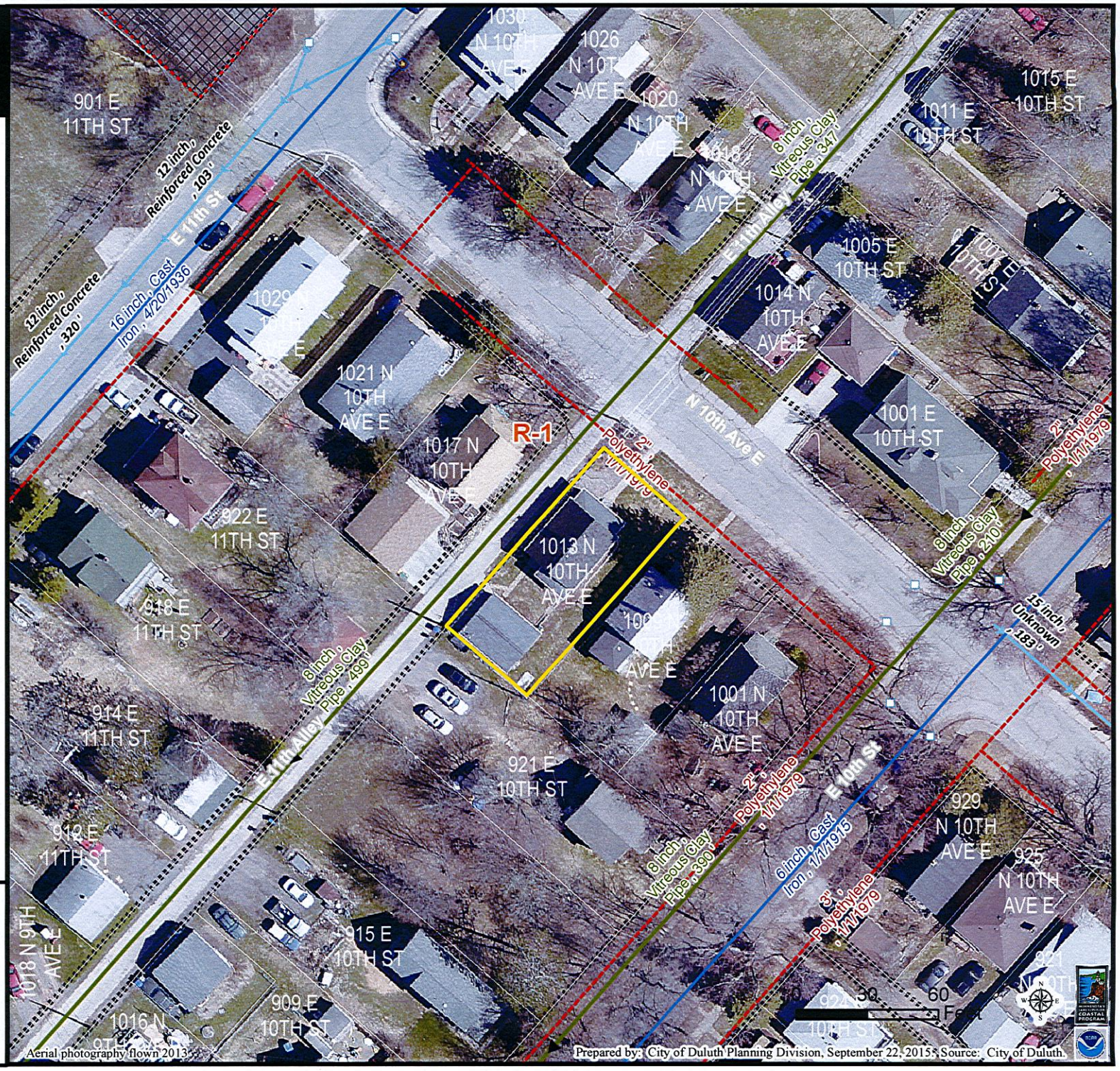
Gas Distribution Main
Material
- Coated Steel
- Plastic

Zoning Boundaries
- Zoning Boundaries

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

Floodplain Type
- General Flood Plain
- Flood Way
- Flood Fringe



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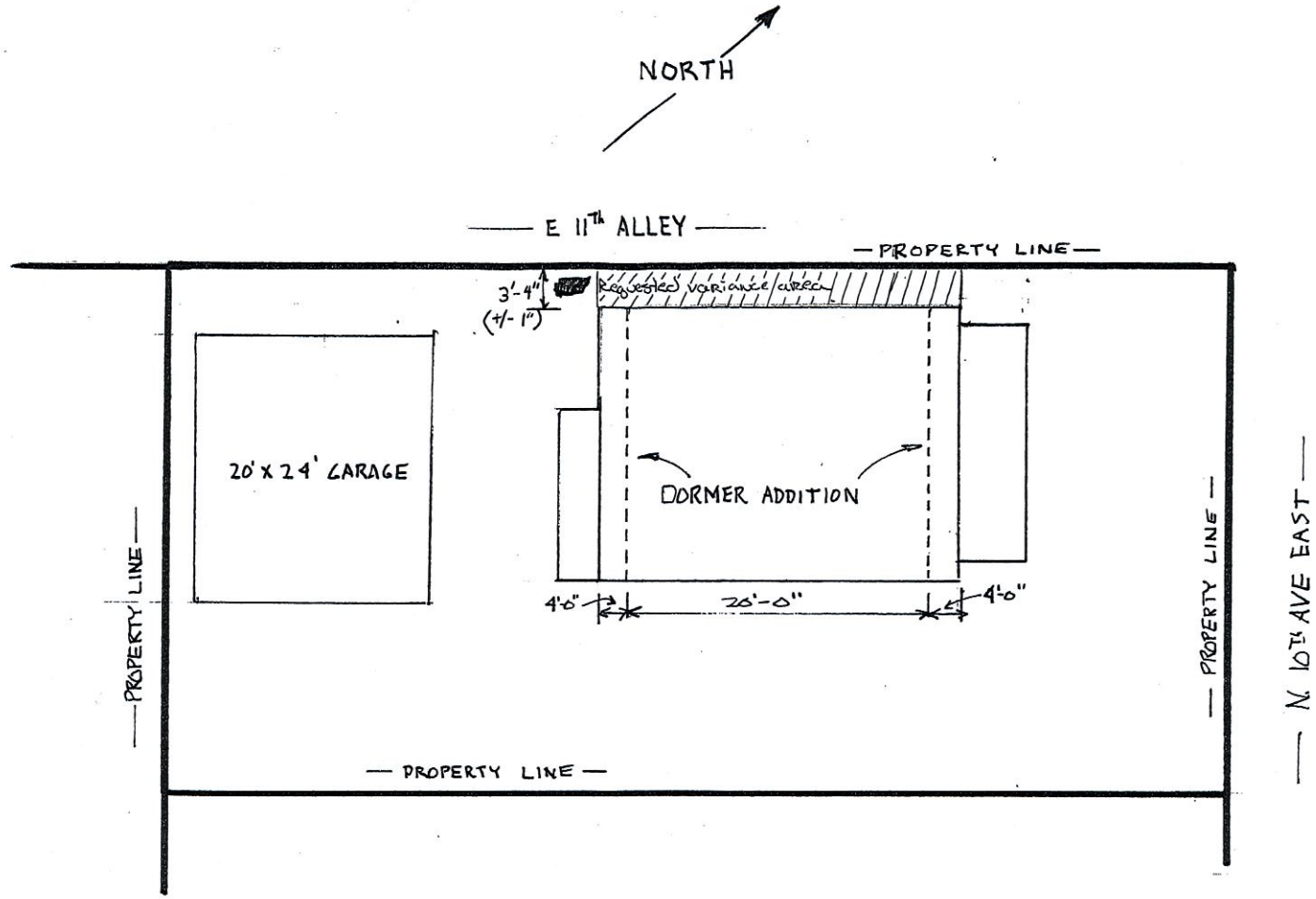


SITE PLAN

SCALE 1" = 10'-0"

KYLE W. JENSEN

AUG. 28. 2015

City Planning

PL 15-148
2421 London Road

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

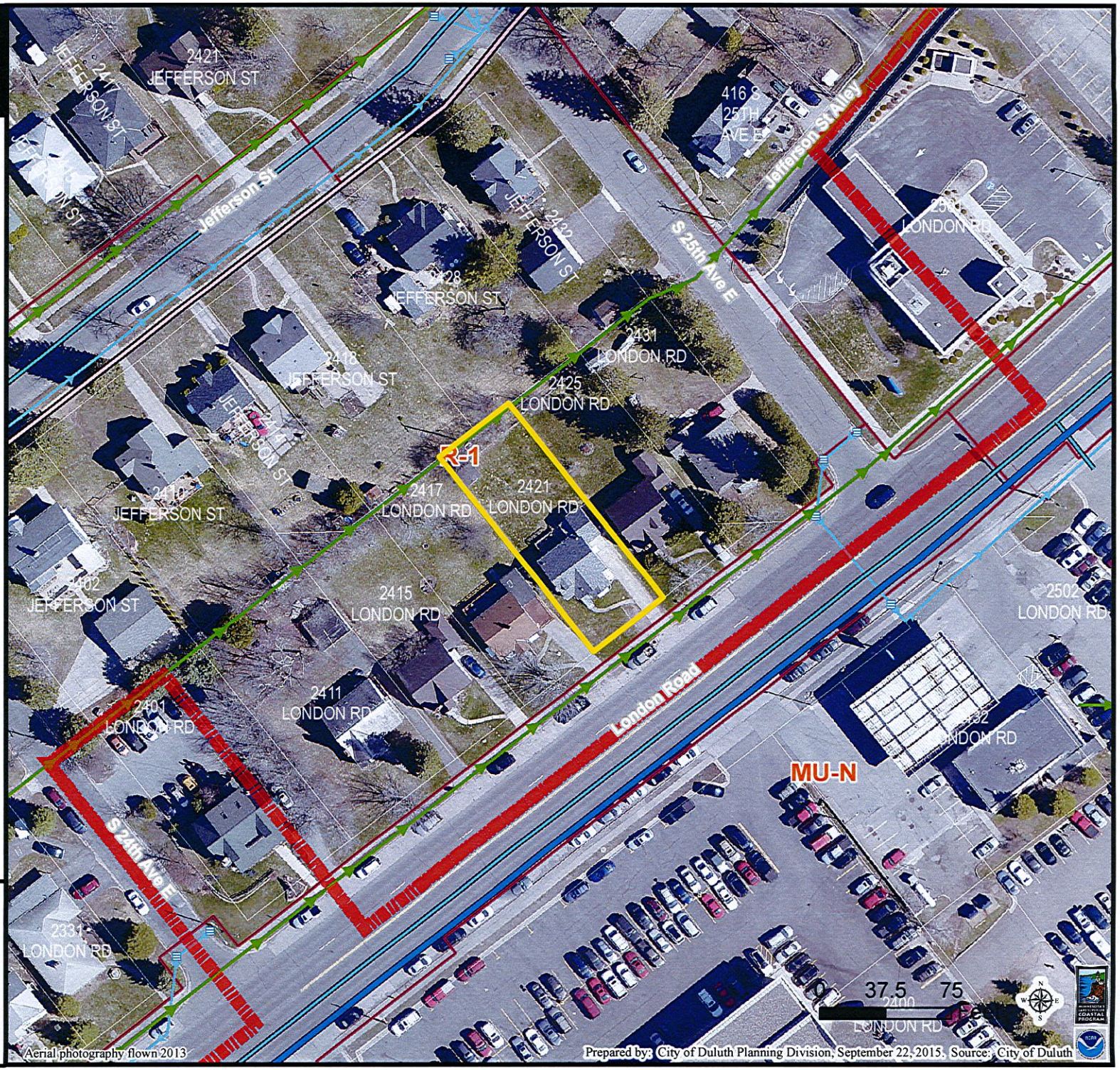
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station

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



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