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 16-053		**Contact**	Chris Lee, clee@duluthmn.gov	
Application Type	Concurrent Use Permit		**Planning Commission Date**	June 14, 2016	
Deadline for Action	**Application Date**	May 16, 2016	**60 Days**	July 15, 2016	
	Date Extension Letter Mailed	June 1, 2016	**120 Days**	September 13, 2016	
Location of Subject	9030 Beaudry Street, between S 91st Ave West and S 90th Ave W				
Applicant	Westminster Presbyterian Church		**Contact**	Paul Rigstad, pnbrigs@gmail.com	
Agent			**Contact**		
Legal Description	See attached				
Site Visit Date	May 26, 2016		**Sign Notice Date**	May 25, 2016	
Neighbor Letter Date	N/A		**Number of Letters Sent**	N/A	

Proposal

Applicant would like to use the right of way of Beaudry Street to place a paved parking lot with 23 stalls on the the south side of the road.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Right of way	Traditional Neighborhood
North	R-1	Residential Traditional	Traditional Neighborhood
South	R-1	Residential Traditional	Traditional Neighborhood
East	R-1	Residential Traditional	Traditional Neighborhood
West	R-1	Residential Traditional	Traditional Neighborhood

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. B-1

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

Governing Principle #12 - Create efficiencies in delivery of public serivces

Future Land Use - Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Recent History: Westminster Presbyterian Church has recently completed a small paved parking lot on the west side of the buildings entrance to include handicap stalls. The Church is currently implementing a landscape plan on the west side of the property, and has plans for landscaping following the construction of the parking lot to the east of the entrance.

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 to improve the south side of Beaudry Street with paved parking. Currently parking is done on the gravel that is on the side of the road.

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

3.) The area proposed for concurrent use permit will not take away from the public's (pedestrians) ability to use the public right of way.

4.) City Engineering staff approve the placement of a paved parking lot with the condition that a curb runs the length of the proposed new parking lot to prevent water from running into adjacent properties and to keep parking controlled to the lot.

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 the Site Plan and Sections, both dated 05/05/16.

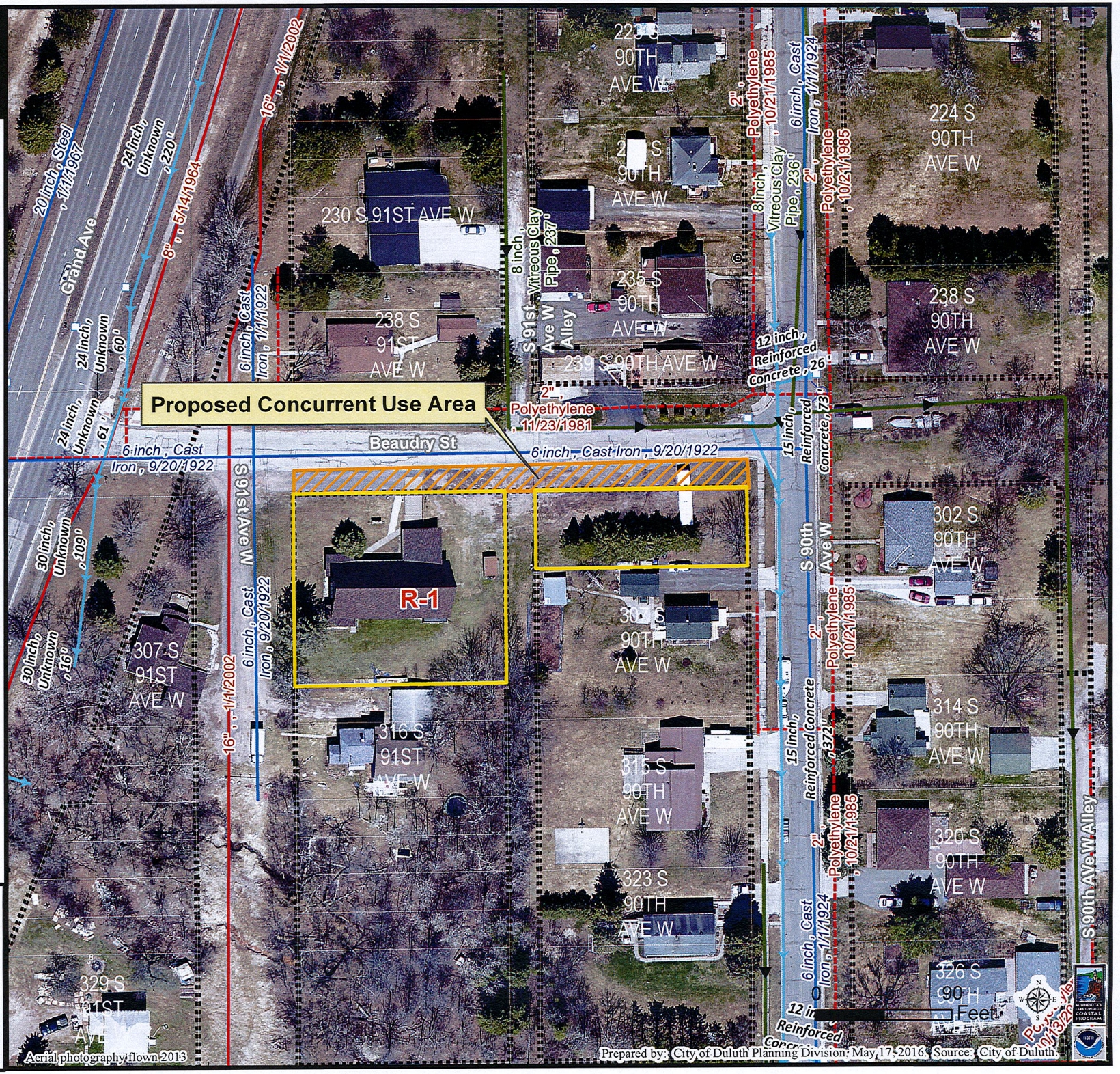
2.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

B-2

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

City Planning

PL 16-053
9030 Beaudry 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

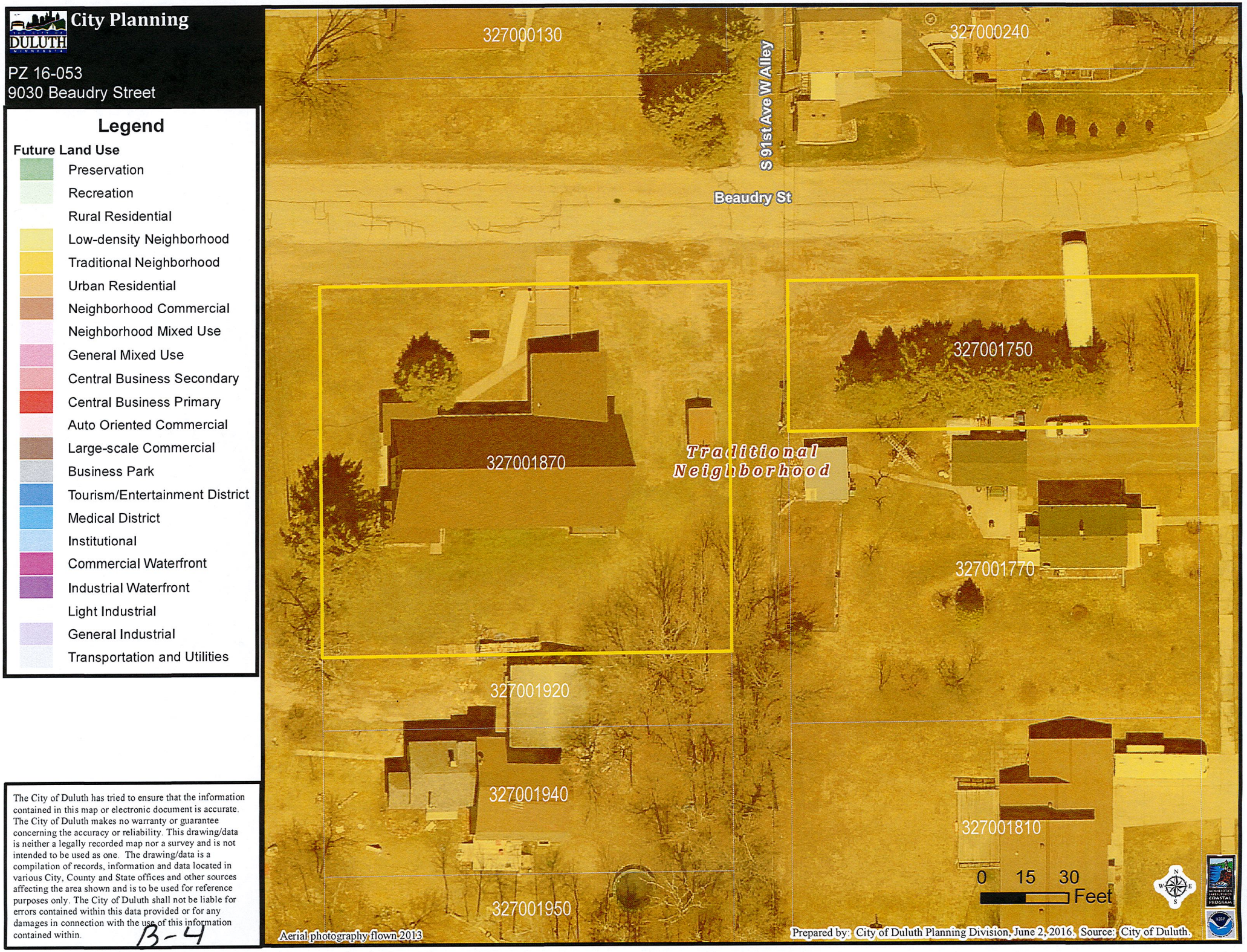
- Zoning Boundaries

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

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.

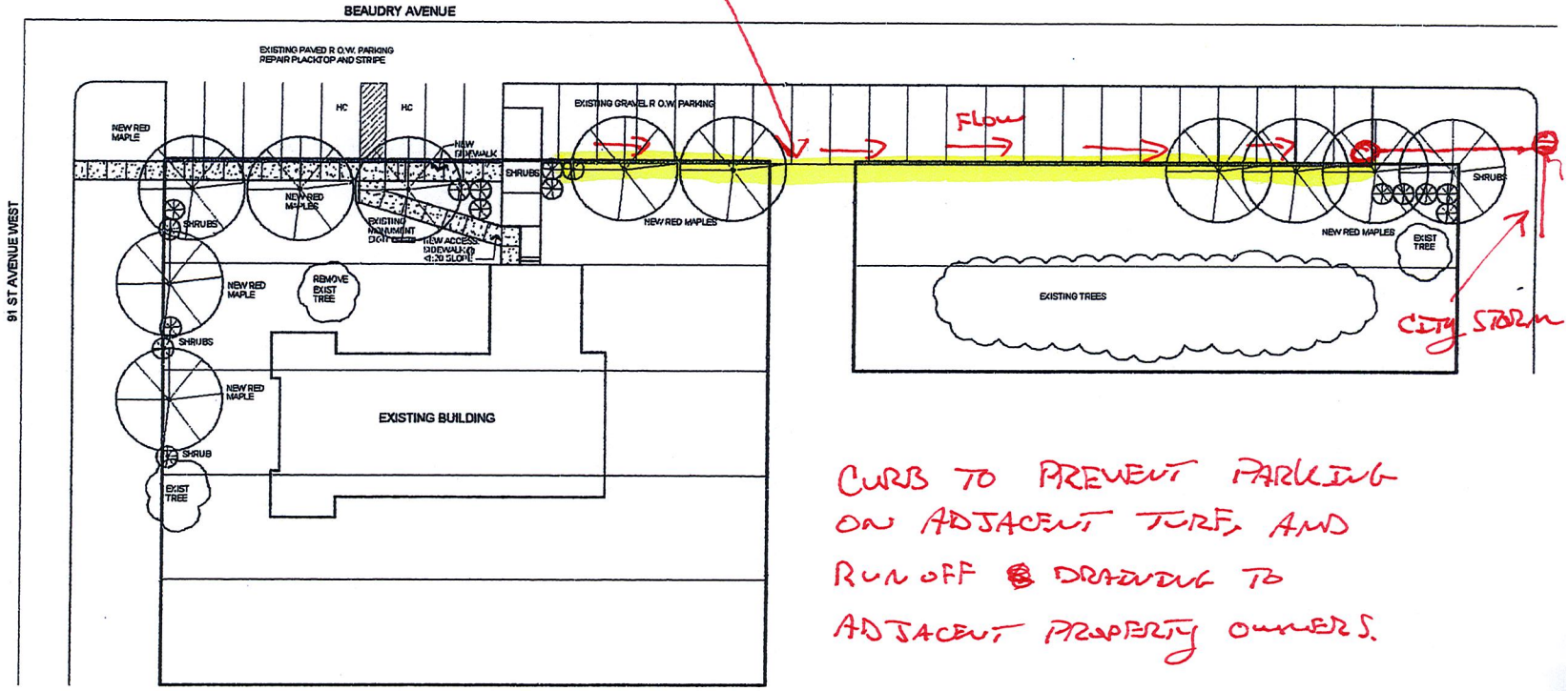
B-3


City Planning
DULUTH
PZ 16-053
9030 Beaudry Street
Legend
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
327000130
327000240
S 91st Ave W Alley
Beaudry St
327001750
327001870
Traditional Neighborhood
327001770
327001920
327001940
327001810
327001950
0 15 30
Feet
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.
B-4
Aerial photography flown 2013
Prepared by: City of Duluth Planning Division, June 2, 2016. Source: City of Duluth.

PL 16-053

CURB AT PARKING EDGE

NEED CURB ALONG # PARKING TO DIRECT RUNOFF TO EAST TO NEW PRIVATE CATCHBASIN / PIPE — CONNECT TO CITY STORM.



CURB TO PREVENT PARKING ON ADJACENT TURF, AND RUNOFF & DRAINAGE TO ADJACENT PROPERTY OWNERS.

SITE PLAN
SCALE: 1/16" = 1'-0"

COMMENTS FROM TS X5103

B-5

Lots One (1), Two (2), Three (3) and Four (4), Block Twenty-two (22), MINNE WAKAN ADDITION TO DULUTH, according to the plat thereof on file and of record in the Office of the Registrar of Titles for St. Louis County, Minnesota,

EXCEPT all minerals and mineral rights,

AND

Lots One (1) AND Two (2), Block Twenty-one (21), and Lot Five (5), Block Twenty-two (22),

MINNE WAKAN ADDITION TO DULUTH, according to the plat thereof on file and of record in the Office of the County Recorder for St. Louis County, Minnesota,

EXCEPT all minerals and mineral rights as to Lot 1, Block 21 and Lot 5, Block 22, MINNE WAKAN ADDITION TO DULUTH

Check here if all or part of the described real property is Registered (Torrens) ☒

B-6

91 MAIN STREET
SUPERIOR, WI 54880

1-2, BLOCK 21, "MINNIEWAKAN ADDITION TO DULUTH" ST LOUIS COUNTY, MINNESOTA.

SCALE 1" = 30'
15 7.5 0 15 30

DENOTES FOUND IRON MONUMENT

DENOTES ½" IRON REBAR MONUMENT SET AND CAPPED "ANDERSON 45498"

DENOTES "MAG" NAIL SET

DENOTES CATCH BASIN

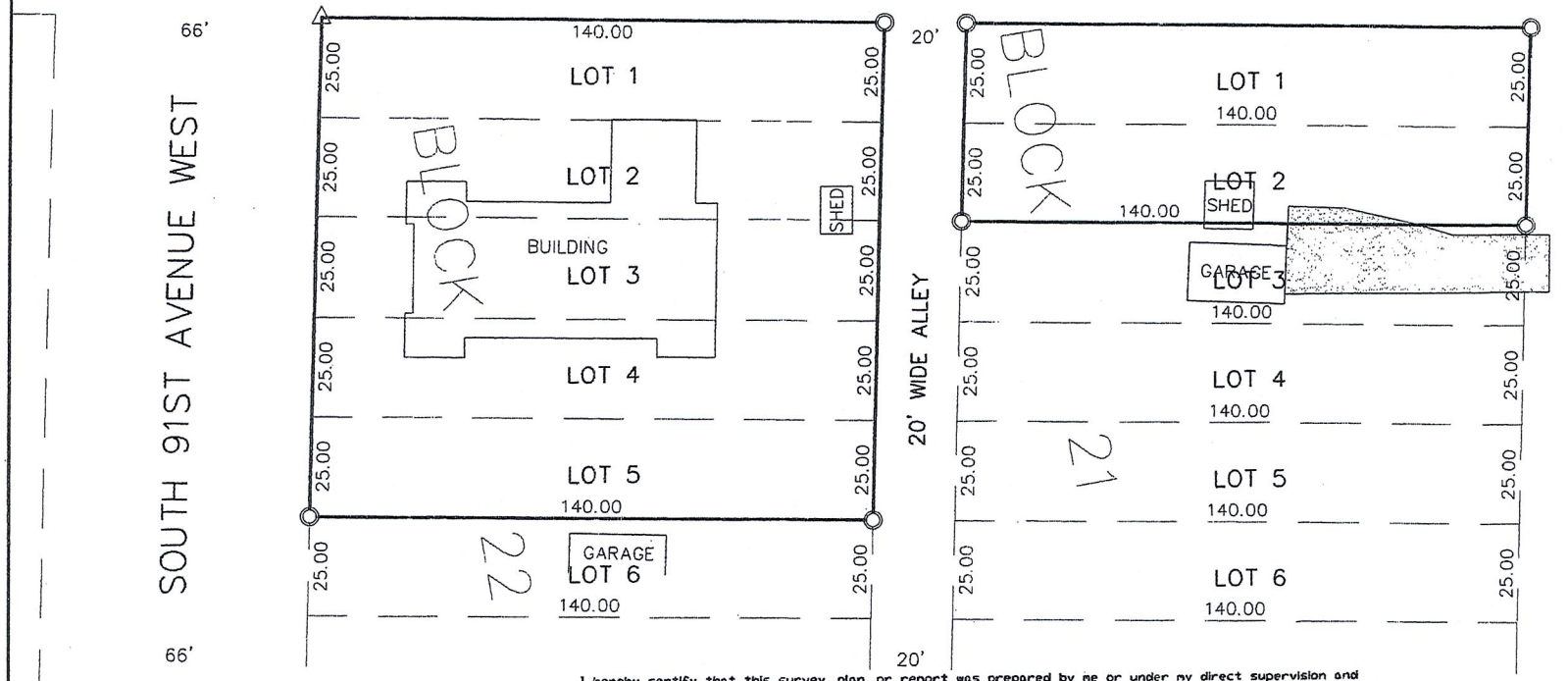
DENOTES HYDRANT

DENOTES BITUMINOUS SURFACE

BEAUDRY STREET

71'

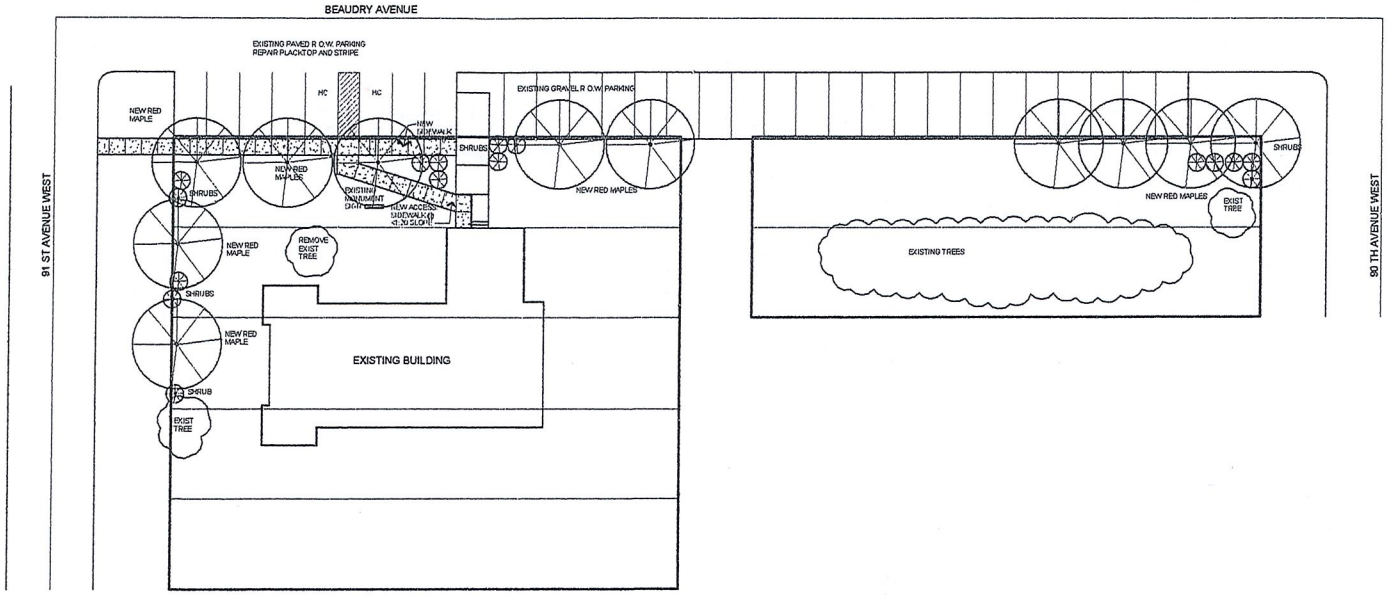
71'



I hereby certify that this survey, plan, 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.

Benjamin H. Anderson	45498	05-13-2016	2016-105	ST LOUIS 4 P.69
Benjamin H. Anderson	License No.	Date	Job No.	Book No.

B-7



SITE PLAN

SCALE: 1/16" = 1'-0"

B-8

FOUNDATION ARCHITECTS

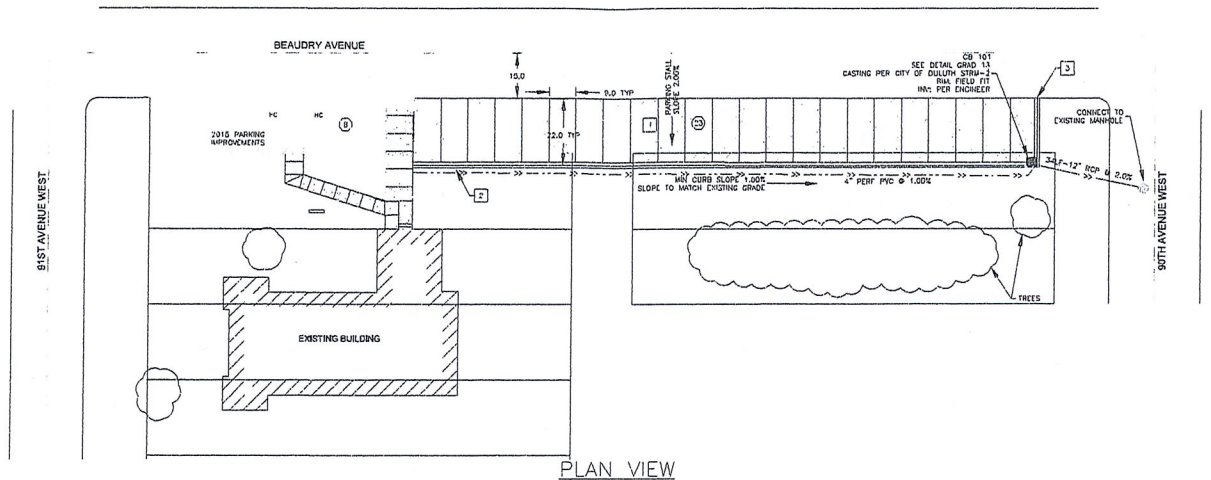
PROPOSED REMODELING FOR:
WESTMINSTER PRESBYTERIAN
9030 BEAUDRY STREET
DULUTH, MN

SHEET TITLE:
SITE PLAN

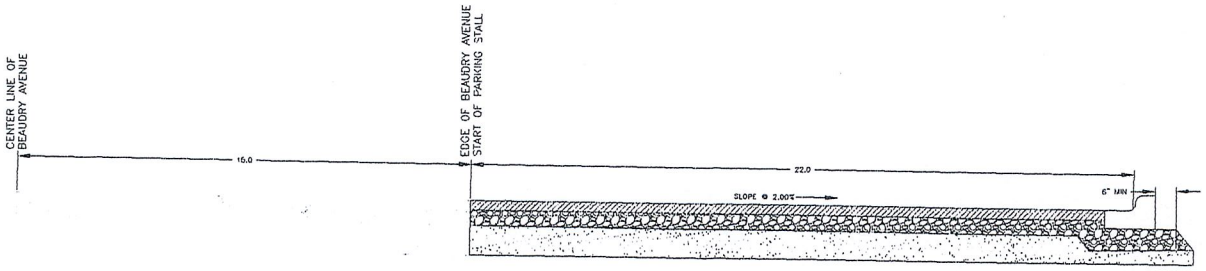
REVISIONS:

DATE: 3-14-15
JOB NO.: 1502
DRAWN BY: GPS
APPROVED BY: GPS

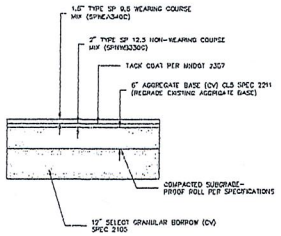
SHEET:
SI-1



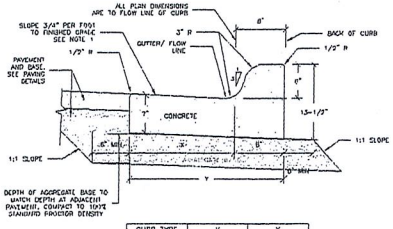
PLAN VIEW



TYPICAL CROSS SECTION



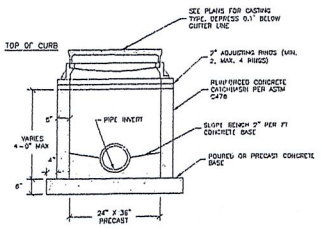
SITE-1 | BITUMINOUS PAVEMENT
NOT TO SCALE



CURB TYPE	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

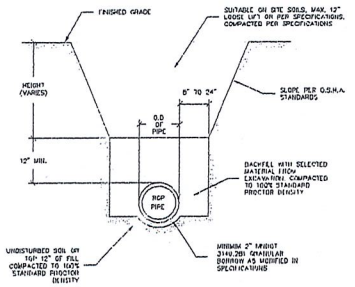
NOTES:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE
2. PROVIDE TOOLED OR SAWN CONTRACTION JOINTS AT 10' SPACING. EXPANSION JOINTS AT 60' MAXIMUM
3. CONSTRUCT CURB AND GUTTER PER MNDOT 2531

SITE-7 | B6 STYLE CURB AND GUTTER
NOT TO SCALE



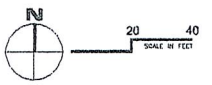
NOTES:
1. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF 0.101 LESS THAN 0.12 SQ. INCH PER FOOT OF WIDTH

GRAD-13 | 2' X 3' CATCH BASIN
NOT TO SCALE



NOTES:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS. 100% IN PAVED AREAS OR WITHIN 5 FEET OF STRUCTURE.

GRAD-25 | RCP PIPE BEDDING
NOT TO SCALE



CIVIL SITE LEGEND:

(14) PARKING STALL COUNT

CONCRETE CURB AND GUTTER

BITUMINOUS PAVEMENT

KEY NOTES

1. LIGHT-DUTY BITUMINOUS PAVEMENT (SEE DETAIL SITE-1)
2. B612 CONCRETE CURB AND GUTTER (SEE DETAIL SITE-7)
3. CURB TAPER

PARKING DATA		
BUILDING TYPE	EXISTING NO. OF SPACES, ACCESSIBLE SPACES	PROPOSED NO. OF SPACES, ACCESSIBLE SPACES
INSTITUTIONAL	6,2	23, 0
PARKING STALL SIZE REQUIREMENTS: 18' x 8'		

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. BUILDING AND SITE IMPROVEMENTS SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT, EXACT LOCATION AND DIMENSIONS OF STOOPS/EXITS, RAMPS AND TRUCK DOCKS AND PRECISE BUILDING DIMENSIONS.
3. REFER TO SITE DEMOLITION PLAN FOR LIMITS OF PAVEMENT REMOVAL, IF APPLICABLE.
4. ALL PAVING DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS NOTED OTHERWISE. THE FLOW LINE OF CURB IS ASSUMED TO BE 8 INCHES FROM THE BACK OF CURB.
5. MEET REQUIREMENTS OF LOCAL GOVERNING AUTHORITY FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING TEMPORARY TRAFFIC CONTROL. A TRAFFIC CONTROL PLAN SHALL BE PROVIDED AND APPROVED BY THE CITY PRIOR TO BEGINNING WORK IN THE RIGHT OF WAY.
6. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
7. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
8. MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SAWCUT LINES. ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
9. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
10. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
11. PROVIDE 4' TRANSITION OF B612 CURB AND GUTTER EITHER SIDE OF RECTANGULAR CATCH BASINS TO MATCH WIDTH OF CASTING.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MN MUTCD, CURRENT VERSION
2. SEE REGULATORY SIGN DETAIL FOR SIGN AND POST DETAILS AND SIGN DESIGNATION AND SIZE INFORMATION.
3. ACCESSIBLE PARKING SIGNS SHALL BE PER MINNESOTA MUTCD SIGN R7-8M, VAN ACCESSIBLE PARKING SIGNS PER R7-8BP WHERE INDICATED AS "VAN" SEE ACCESSIBLE SIGN AND POST DETAIL.
4. PROVIDE 4" WIDE SOLID WHITE STRIPING IN PARKING AREAS, UNLESS NOTED OTHERWISE.
5. PROVIDE PAVEMENT MARKINGS AND PAINT SYMBOLS AT ACCESSIBLE PARKING SPACES PER MN MUTCD, ADA AND LOCAL CODE.

AMI Consulting Engineers P.A.
91 Main Street SUPERIOR, WI
715.718.2193 - amiengineers.com
TWIN CITIES - IRON RANGE

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.
PRELIMINARY NOT FOR CONSTRUCTION
DATE: 05.05.2016
LIC. NO. 46681

DATE:	BY:	DESCRIPTION	BY:

WESTMINSTER PRESBYTERIAN CHURCH PAVING PROJECT
DULUTH, MN
CIVIL SITE PLAN

JOB No: 161077
DATE: 05.05.2016
DRAWN BY: CJO
DESIGNED BY: ECR

SHEET: C2.0

B-9