

**CITY OF DULUTH**

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL16-082	Contact	Kate Van Daele	
Type	Planning Review, MU-I	Planning Commission Date	July 26, 2016	
Deadline for Action	Application Date	July 11, 2016	60 Days	September 9, 2016
	Date Extension Letter Mailed		120 Days	November 8, 2016
Location of Subject	915 East 1 st Street			
Applicant	St. Luke's Hospital	Contact	Ron Franzen, Vice President, Support Serv.	
Agent	William Scalzo	Contact	wscalzo@scalzoarchitects.com	
Legal Description	Lots 1 through 16 INC			
Site Visit Date	July 13, 2016	Sign Notice Date	July 12, 2016	
Neighbor Letter Date	July 13, 2016	Number of Letters Sent	33	

Proposal

St. Luke's Hospital is asking for a Planning Commission review required for a Mixed Use-Institutional (MU-I) Zone District. St. Luke's wants to build a one-story addition along Second Street for Phase one of the MRI Services expansion. According to the applicant, the new MRI Services building will provide state of the art MRI services for cancer patients, including the expansion of their Breast Center which will be built in phase II of the plan. This building will provide patients fast results so that they can return home to process their treatment plan and be with their loved ones.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Parking lot/Medical	Medical District
North	MU-I	Medical	Medical District
South	MU-I	Medical	Medical District
East	MU-I/F4	Medical	Medical District
West	R-2	Residential	Urban Residential

Summary of Code Requirements

50-37.11 Planning Review. Applies to all development and redevelopment activities except for one-and two-family residential structures

50-24.7 Parking Lot Design Standard. Addresses dimensional standards, stow storage, and pedestrian circulation.

50-25 Landscaping and Tree Preservation. Speaks to landscaping standards such as materials, plant size, location, tree preservation and replacement.

50-26.1 Screening of Medical Equipment. Required screening from view of citizens at street level.

50-27 Signs. Wall signs are limited to the square footage of the size of the building being less than or equal to the length of the structure.

50-30.2. Commercial Design Standards. Minimum 10% transparency per façade, and an additional two architectural features.

50-31 Exterior Lighting. Directs the minimum and maximum illumination values and lighting fixtures for a site.

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

Governing Principle #1, Reuse previously developed lands.
 Governing Principle #3, Support traditional economic base.

The 2006 Comprehensive Plan defines a medical district as 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.

- Density increasing from fringe to taller buildings in core,
- Form-based guidelines to transition between core and fringe, preserve viewsheds
- Pedestrian-oriented design, transit facilities, and parking
- Relationship to institutional master plans

Review and Discussion Items

Staff finds that:

- 1) Planning Commission review required for project in an MU-I district, per 50.15.4
- 2) Proposed project has sufficient parking, per 50.24.2
- 3) Proposed project has sufficient street frontage landscaping, per 50.25.3.
- 4) The proposed project has sufficient screening of mechanical equipment, per 50.26.1 Copper will be placed within the wall to ensure that radiation does not travel outside of the room that the MRI machine is in.
- 5) The proposed project meets signage requirements.
- 6) The proposed project meets commercial design standards per 50.30.2 Commercial Designs Standards. Minimum of 10% transparency per façade, and additional two architectural features (wall plane articulation and vertical articulation).
- 7) To date, staff has received one phone call of concern for the project as to how parking will overflow into the neighborhoods. Staff also received a phone call of support for the project. This neighbor mentioned that they were looking forward to improved landscaping outside of St. Luke's and patients being served faster and with state of the art equipment.

Staff Recommendation

Based on the above findings, staff recommends the approval of the proposed MU-I plan, subject to the following conditions:

- 1) The project will be limited to, constructed and maintained according to the documents submitted by William Scalzo of Scalzo Architects dated 7/11/2016 titled "MRI Development at St. Luke's"
- 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; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

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

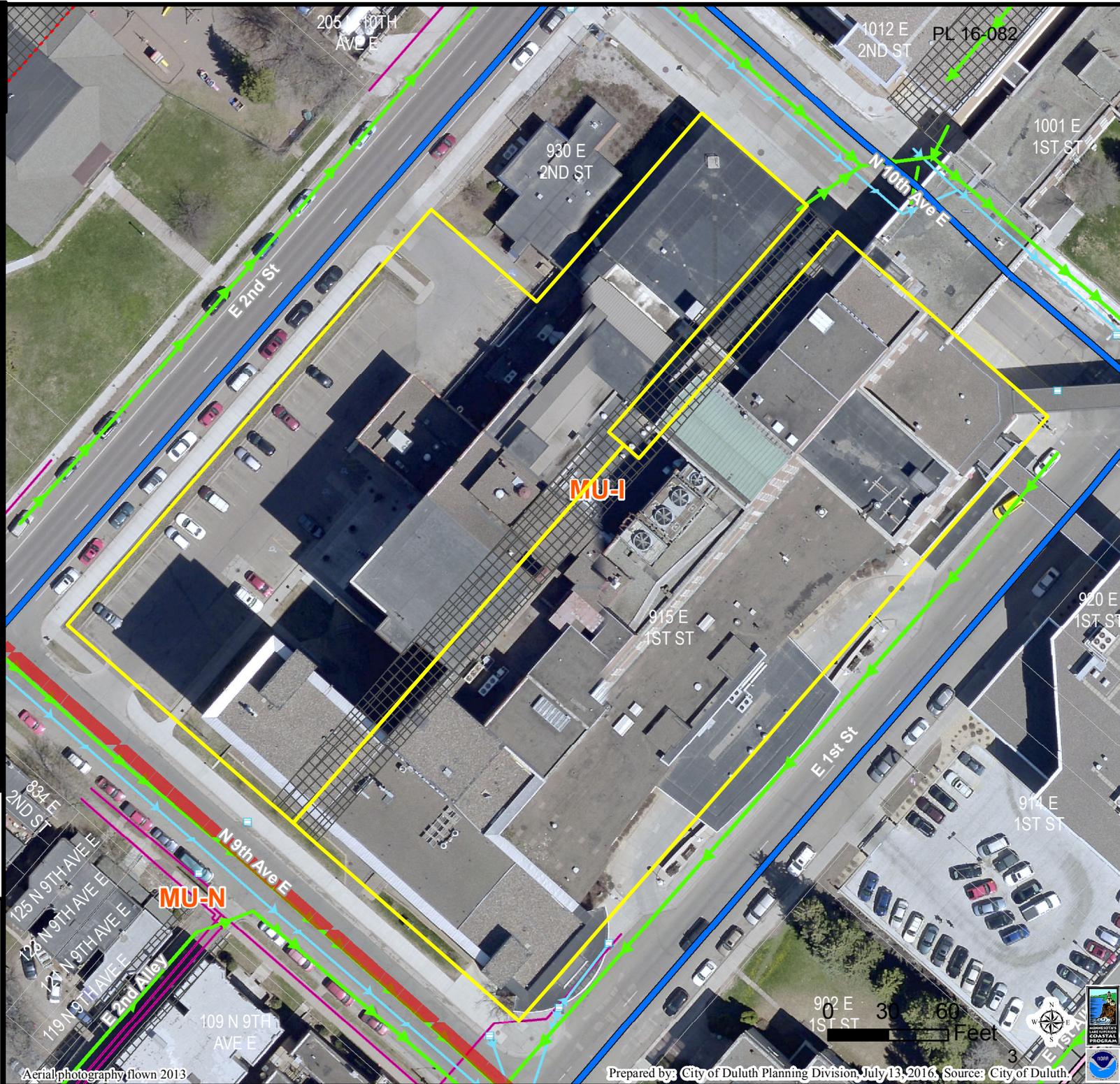
 Vacated ROW

Easement Type

 Utility Easement

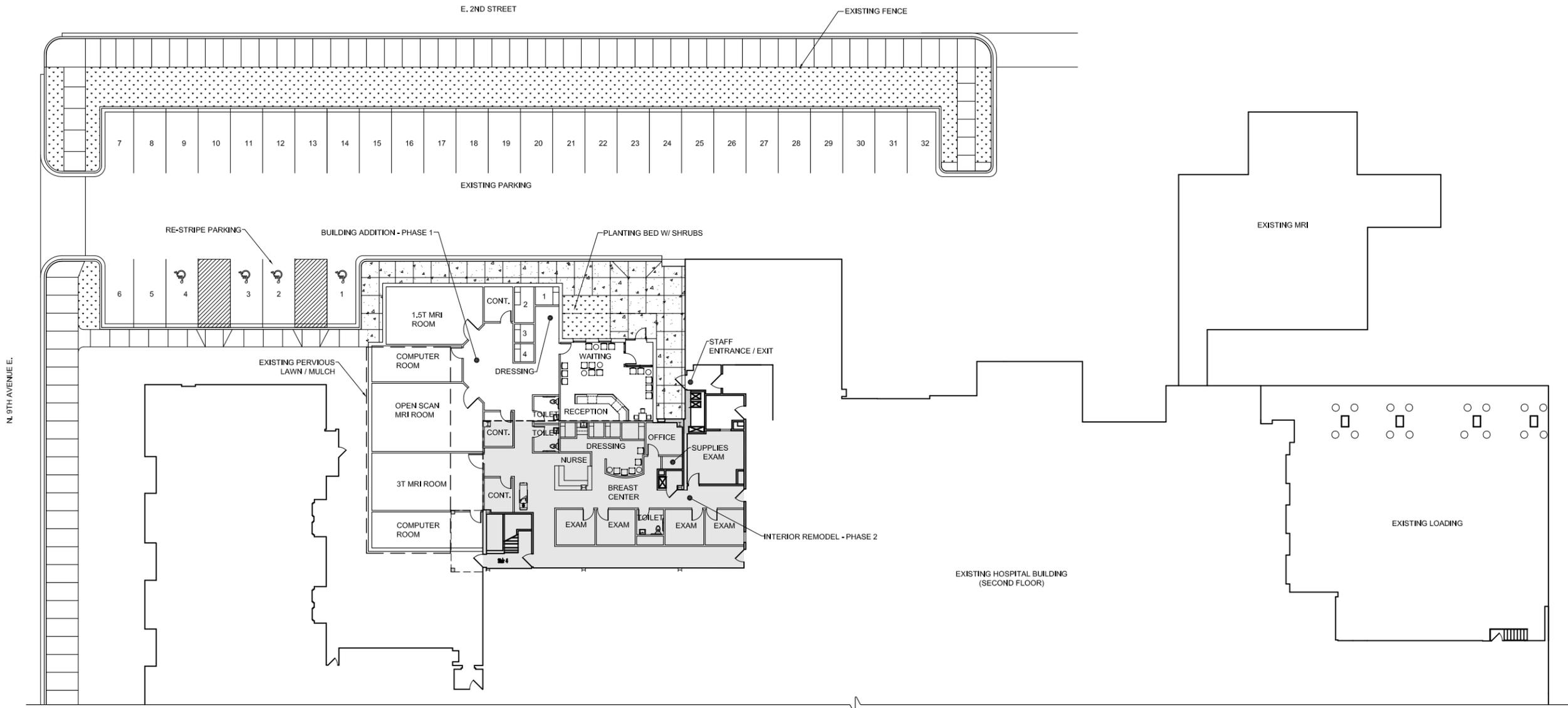
 Other Easement

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.



ZONING COMPLIANCE SUMMARY

CODES USED:	UNIFIED DEVELOPMENT CODE CHAPTER 50	MAY 29, 2015
LAND USE CATEGORY:	TABLE 50-19.8	HEALTH CARE FACILITY - HOSPITAL
ZONE DISTRICT:	MU-I	MIXED USE - INSTITUTIONAL ST. LUKE'S DISTRICT PLAN
NATURAL RESOURCES OVERLAY (NR-O):	NOT APPLICABLE	
AIRPORT OVERLAY (A-O):	NOT APPLICABLE	
HISTORIC RESOURCES OVERLAY (HR-O):	NOT APPLICABLE	
SKYLINE PARKWAY OVERLAY (SP-O):	NOT APPLICABLE	
HIGHER EDUCATION OVERLAY (HE-O):	NOT APPLICABLE	
STORM WATER MANAGEMENT:	TOTAL LAND DISTURBANCE NEW IMPERVIOUS AREA TEMPORARY EROSION CONTROL PERMANENT WATER QUALITY AND DISCHARGE RATE CONTROLS TREATMENT REQUIREMENTS	5,400 SF 1,200 SF REQUIRED DEFERRED UNTIL FUTURE PARKING LOT IMPROVEMENTS DEFERRED UNTIL FUTURE PARKING LOT IMPROVEMENTS
USE SPECIFIC STANDARDS:	NA - HOSPITAL	
LANDSCAPING AND TREE PRESERVATION:	NA - SQUARE FOOTAGE INCREASE BY LESS THAN 25%	
SCREENING:	REQUIRED FOR NEW ROOF/GROUND MOUNTED EQUIPMENT	
SIGN STANDARDS:	PER ST. LUKE'S DISTRICT PLAN	
SUSTAINABILITY STANDARDS:	NA - DEVELOPMENT LESS THAN 10,000 SF	
DESIGN STANDARDS:	NA - DEVELOPMENT LESS THAN 10,000 SF	
EXTERIOR LIGHTING STANDARDS:	PHOTOMETRIC LIGHTING STUDY TO BE INCLUDED WITH BUILDING PERMIT APPLICATION DOCUMENTS	



PROJECT:
**MRI ADDITION /
 BREAST CENTER
 REMODEL**
 ST. LUKE'S HOSPITAL
 915 EAST FIRST STREET
 DULUTH, MINNESOTA 55805

OWNER:
 ST. LUKE'S HOSPITAL
 915 EAST FIRST STREET
 DULUTH, MINNESOTA 55805

PRELIMINARY PLAN
 ZONING COMPLIANCE SUMMARY

REVISIONS:

DATE: JULY 11, 2016
 DRAWN: SLR
 CHECKED: WBS
 PROJECT: 1609

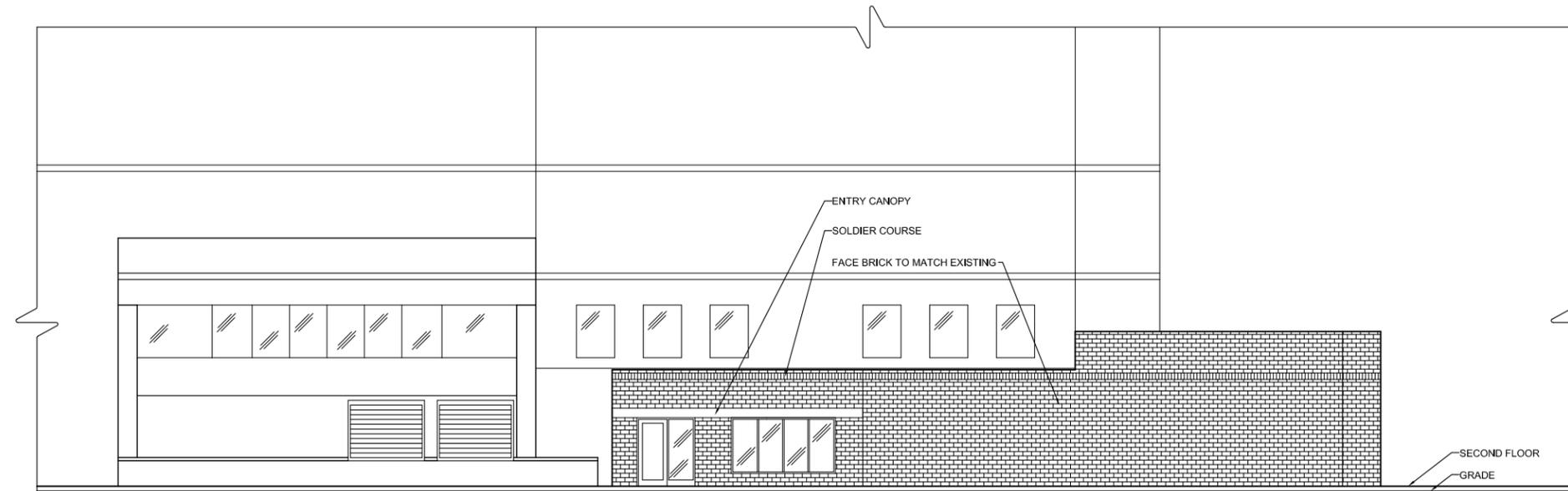


SHEET NO.
1

1/1
PRELIMINARY PLAN
 1/16"=1'-0"
 NORTH PLAN NORTH



BUILDING ADDITION LOCATION



1
2
PRELIMINARY EXTERIOR IMAGE
 1/8"=1'-0"

PROJECT:
**MRI ADDITION /
 BREAST CENTER
 REMODEL**

ST. LUKE'S HOSPITAL
 915 EAST FIRST STREET
 DULUTH, MINNESOTA 55805

OWNER:
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 915 EAST FIRST STREET
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PRELIMINARY EXTERIOR IMAGE

REVISIONS:

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SHEET NO.

2
6

