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	PL 16-087	**Contact**	Steven Robertson, 218-730-5295	
Type	Rezoning, Additional Building Type (RP)	**Planning Commission Date**		August 9, 2016
Deadline for Action	**Application Date**	July 19, 2016	**60 Days**	September 17, 2016
	Date Extension Letter Mailed	July 28, 2016	**120 Days**	October 16, 2016
Location of Subject	5103 Ramsey Street			
Applicant	Joe Kovich	**Contact**		
Agent	Mike Poupore	**Contact**	bluestoneconstruction@msn.com	
Legal Description	Lots 12 to 16, Block 188, West Duluth 7th Division			
Site Visit Date	July 23, 2016	**Sign Notice Date**	July 26, 2016	
Neighbor Letter Date	July 22, 2016	**Number of Letters Sent**	53	

Proposal

The property at 5103 Ramsey Street is permitted by the Ramsey Village TND Plan to have Type I and IV building types (Village House and Townhouse). The property owner wants to expand the footprint of the current commercial structure (office use), which would require the City to rezone the parcel to also allow Type VIII buildings (Mixed Use Residential and Commercial/Retail). Any change to the approved plan of the Ramsey TND needs to be approved by the City through a rezoning process.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-P (Ramsey)	Commercial	Urban Residential
North	R-P (Ramsey)	Residential	Urban Residential
South	R-P (Ramsey)/I-G	Residential/Industrial	Urban Residential/General Industrial
East	R-P (Ramsey)/I-G	Residential/Industrial	Urban Residential/General Industrial
West	R-P (Ramsey)	Residential	Urban Residential

Summary of Code Requirements

UDC Sec. 50-14.07.E: The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P plan per Section 50-37.11 that governs the uses, location, density, dimensional standards and character of the proposed project. In accordance with the purpose of the R-P district, approval of the R-P plan is deemed to include subdivision approval; R-P districts are not required to submit a separate subdivision application under Section 50-37.5.

UDC Sec. 50-14.07.H: All residential developments approved prior to November 19, 2010, as low-density planned developments pursuant to Sections 50-36.1 through 50-36.3 of the previous zoning code shall be treated as approved R-P developments, and will be rezoned to the R-P zone district.

UDC Sec. 50-14.07.I: Applications to amend an existing R-P plan shall follow the process described in Section 50-37.3 if they relate to uses, densities, or height. All other amendments shall follow the process in Section 50-37.11

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):
Future Land Use: Urban Residential Greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

Governing Principles: #6 - Reinforce the place-specific. Public and private actions should reinforce cultural, physical and economic features which have traditionally defined Duluth, its open space and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features that define neighborhood edges and view corridors to the Lake or River which serve to provide location and context.

Review and Discussion Items

1. The property at 5103 Ramsey Street is permitted by the Ramsey Village TND Plan to have two building types: Type I, Village House and IV, Townhouse. The property owner wants to expand the footprint of the current legal non-conforming commercial structure, which would require the City to rezone the parcel to also allow Type VIII buildings (Mixed Use Residential and Commercial/Retail).

2. The structure was originally constructed in 1891 and has 2,240 square feet. The property owner's current plans are to build the addition for extra office space. Future expansions may include a second floor for residential uses, likely 4 units or less. Future development must conform to the Ramsey Village TND plan, as well as any other additional development standards in the UDC, such as minimum off-street parking requirements, etc.

3. When the UDC became effective on November 19, 2010, all existing TND zone districts were rezoned to the R-P zone districts. Ramsey Village and Harbor Highlands were the two TND districts that were immediately rezoned to R-P. Any proposed change to the R-P Regulating Plan that involves land use, density, or height needs to be approved by the City Council through the rezoning process (including a public hearing in front of the Planning Commission), but minor changes to the R-P Regulating Plan can be approved by the Land Use Supervisor. What the property owner is proposing, allowing another building type (or use) on their property, would require approval through a zoning map amendment ordinance. The Ramsey Village Plan has had several zoning map amendments to allow additional building types on parcels, most recently PL 13-119 (to allow 8 unit apartment structures at the NE corner of Ramsey Street and North Central Avenue Alley).

4. The Approved Regulating Plan states that: "Ramsey Street is proposed to be rebuilt as a more neighborhood scale, pedestrian friendly street including welcoming signage at each end announcing arrival in the Ramsey Village. Larger scale residential or mixed use buildings facing Ramsey are planned for each entrance to create a sense of "arrival" into the residential neighborhood". The proposal to change the allowed building types to include a mixed use commercial and residential structure at this specific location is consistent with the spirit of the original TND Plan.

5. No written comments were received from the public, City Departments, or Government agencies. A citizen called to ask for additional information on the use of the structure (office space versus additional rental housing).

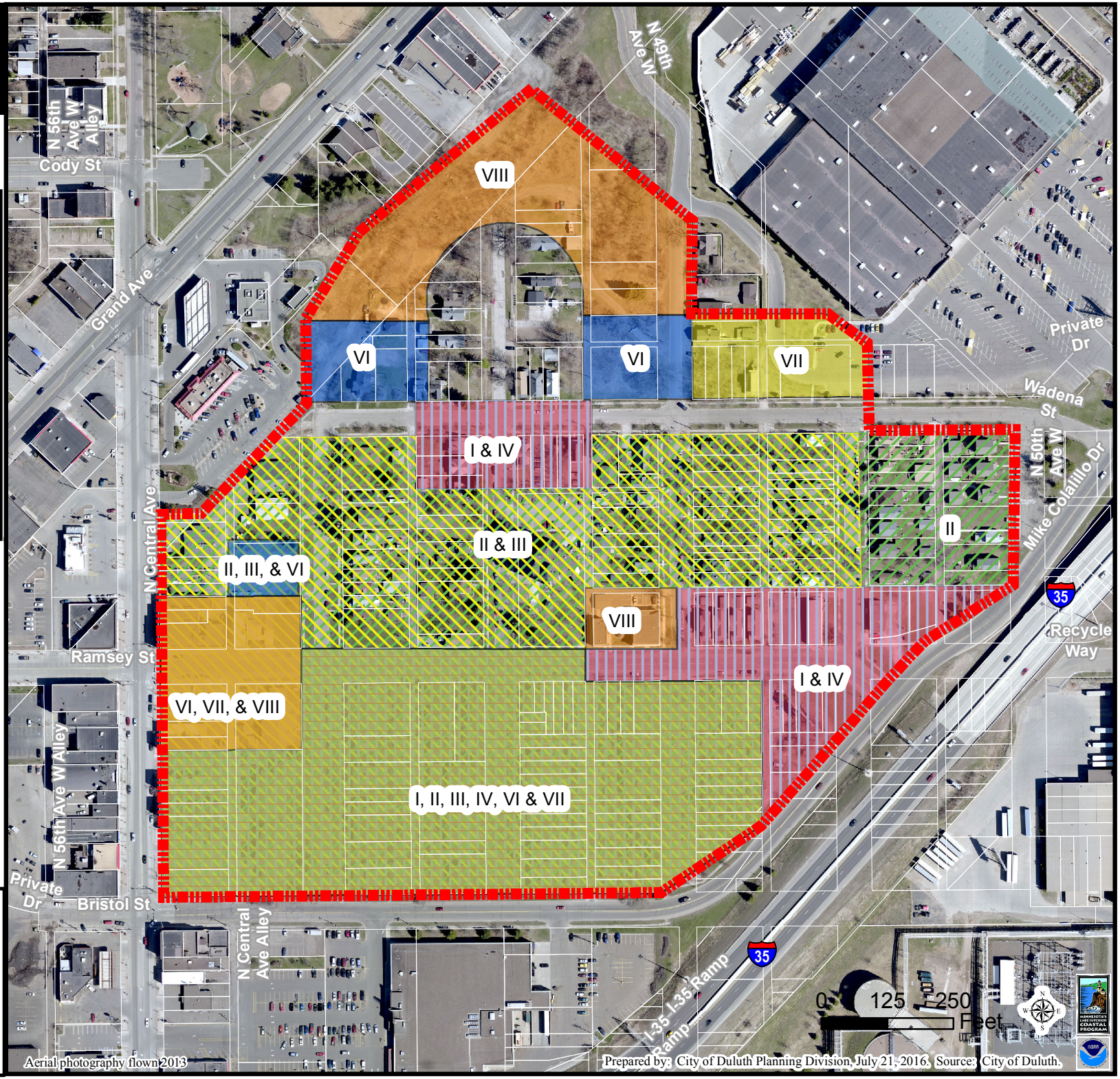
Staff Recommendation
Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council of the amendment to the Ramsey Village TND plan because:
1) Is the building type zone most reasonably able to implement the objectives of the neighborhood plan.
2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map of Urban Residential.
3) Material adverse impacts on nearby properties are not anticipated as the commercial (office) use already exists and the proposed building is of a similar character and density as the existing neighborhood.

City Planning

Ramsey Village TND
July 21, 2016

Legend

- I, Village House
- II, Detached S.F. Home
- III, Twin Home
- IV, Townhouse
- V, Accessory Unit
- VI, Four Unit Apt
- VII, Eight Unit Apt
- VIII, Mixed Use Bldg



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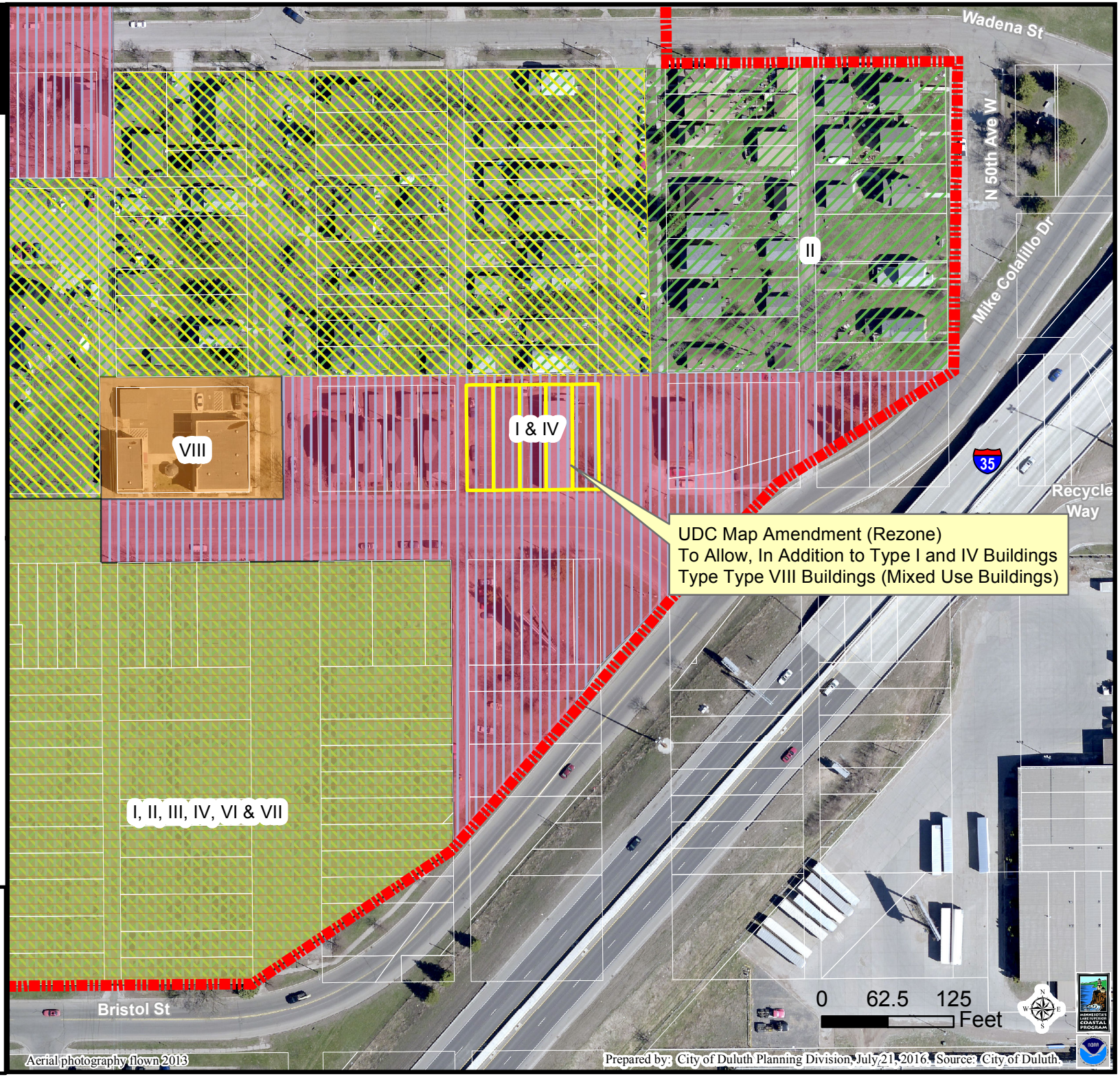

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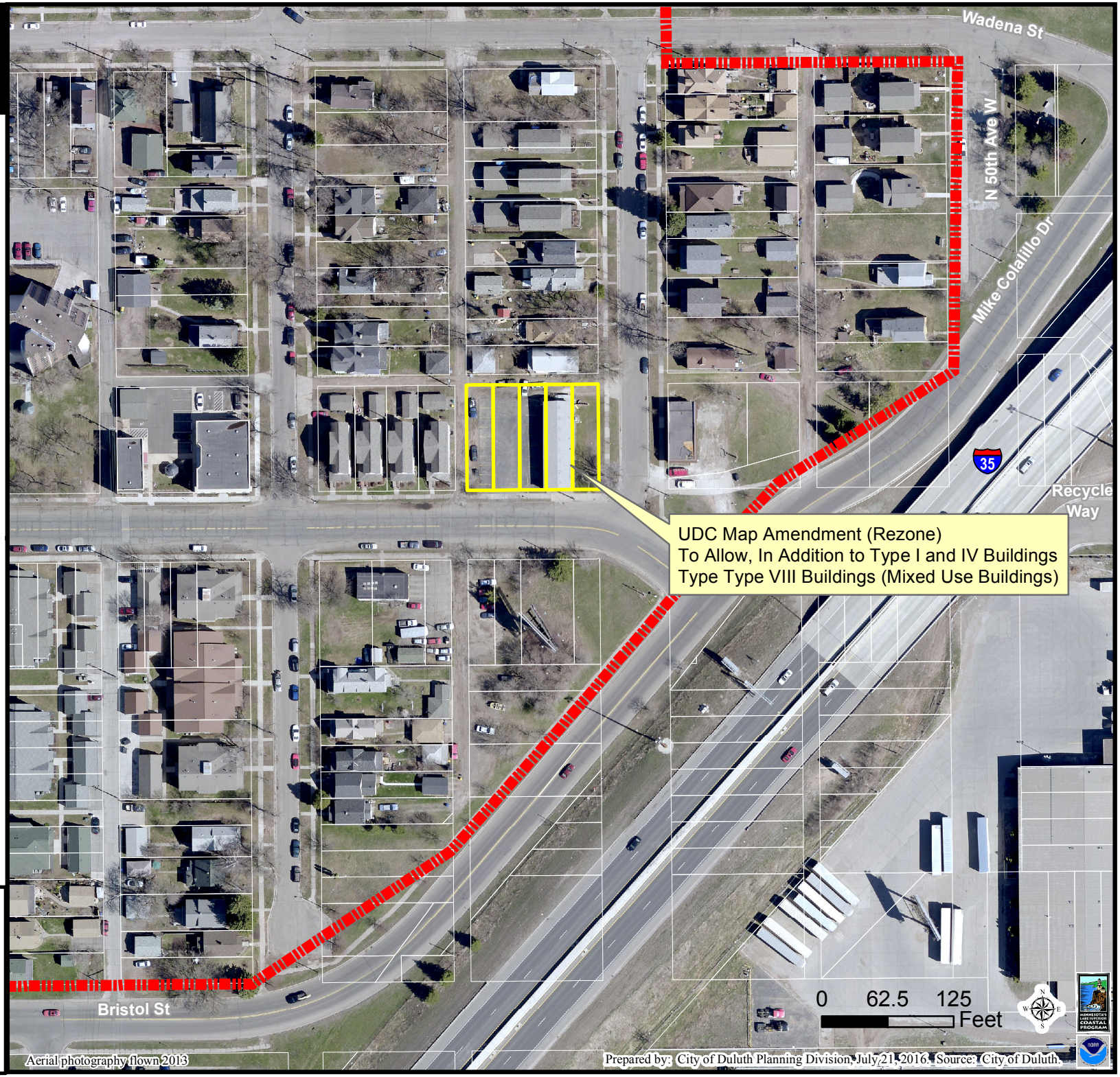
City Planning

Ramsey Village TND
July 21, 2016



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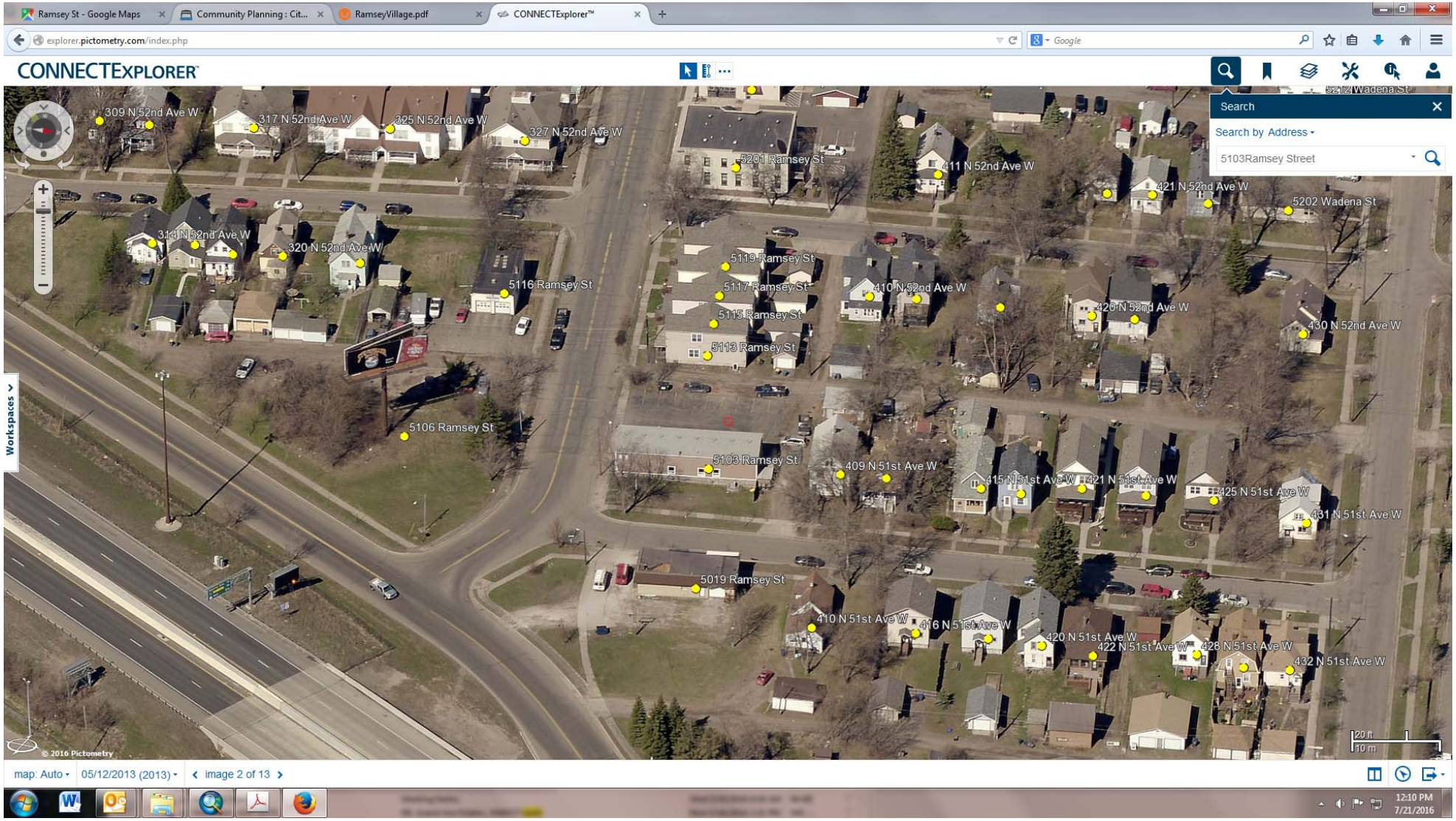
Ramsey St - Google Maps
Community Planning : Cit...
RamseyVillage.pdf
CONNECTExplorer™
explorer.pictometry.com/index.php
CONNECTEXPLORER
Search
Search by Address
5103Ramsey Street
309 N 52nd Ave W
317 N 52nd Ave W
325 N 52nd Ave W
327 N 52nd Ave W
5201 Ramsey St
411 N 52nd Ave W
421 N 52nd Ave W
5202 Wadena St
314 N 52nd Ave W
320 N 52nd Ave W
5119 Ramsey St
5117 Ramsey St
5116 Ramsey St
410 N 52nd Ave W
420 N 52nd Ave W
430 N 52nd Ave W
5115 Ramsey St
5113 Ramsey St
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5103 Ramsey St
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Workspaces
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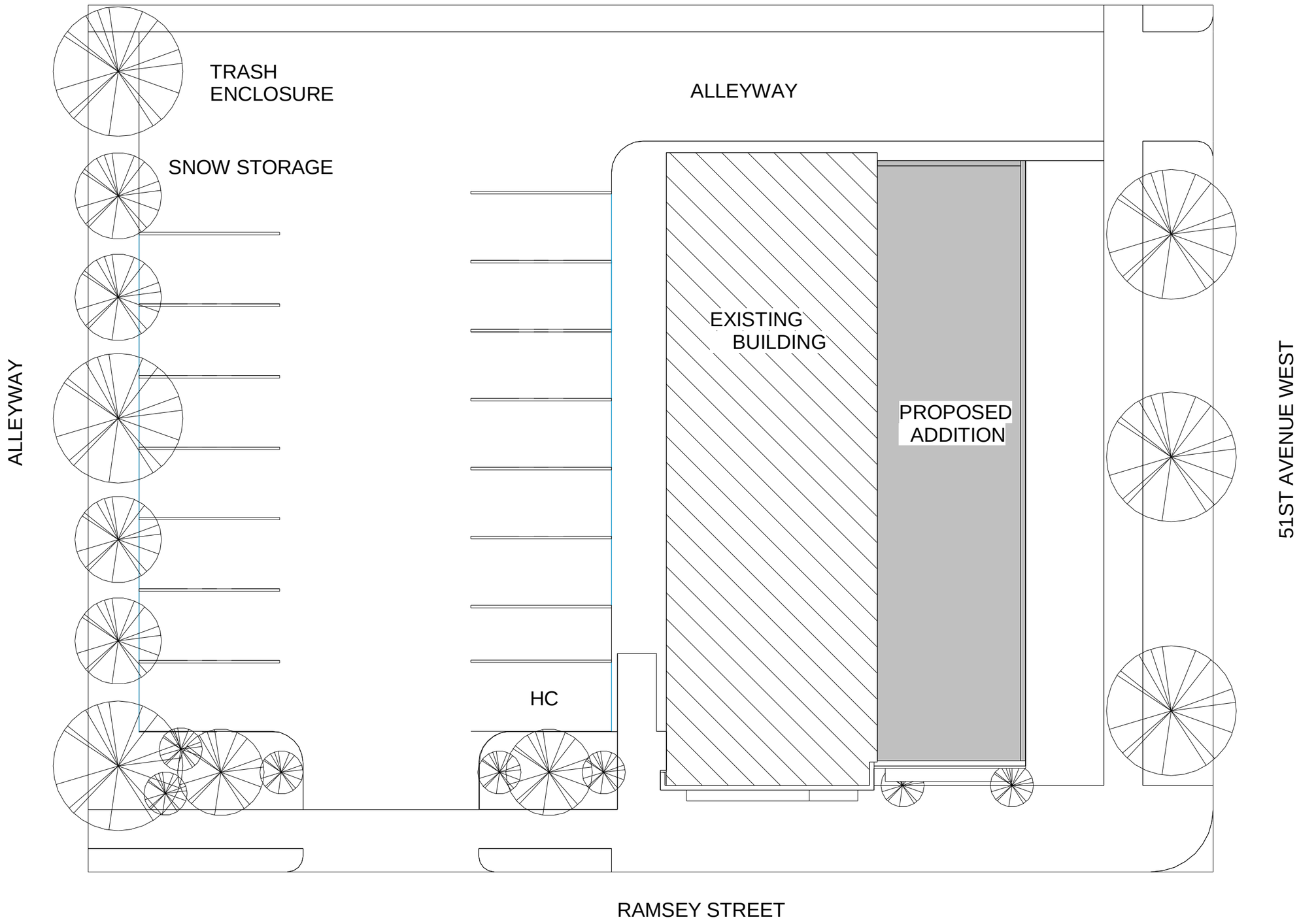

TRASH
ENCLOSURE
ALLEYWAY
SNOW STORAGE
EXISTING
BUILDING
PROPOSED
ADDITION
ALLEYWAY
51ST AVENUE WEST
HC
RAMSEY STREET

Regulating Document

Ord. 9594

MAR 24 2003

COUNCIL COPY

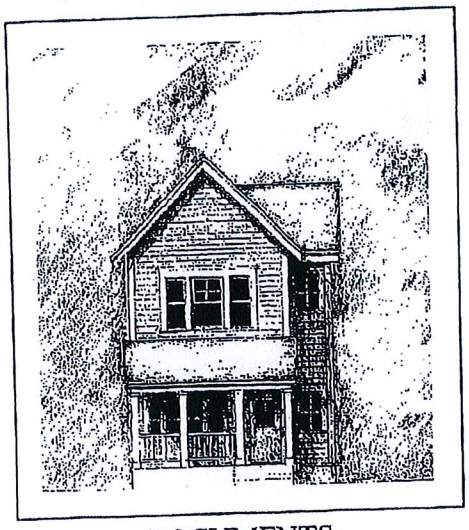
To City Council _____

Pub. Doc. No. 03-0324-15

Referred to _____

As amended by Ord. 9635 & 9753

RAMSEY VILLAGE NEIGHBORHOOD



DOCUMENTS of IMPLEMENTATION

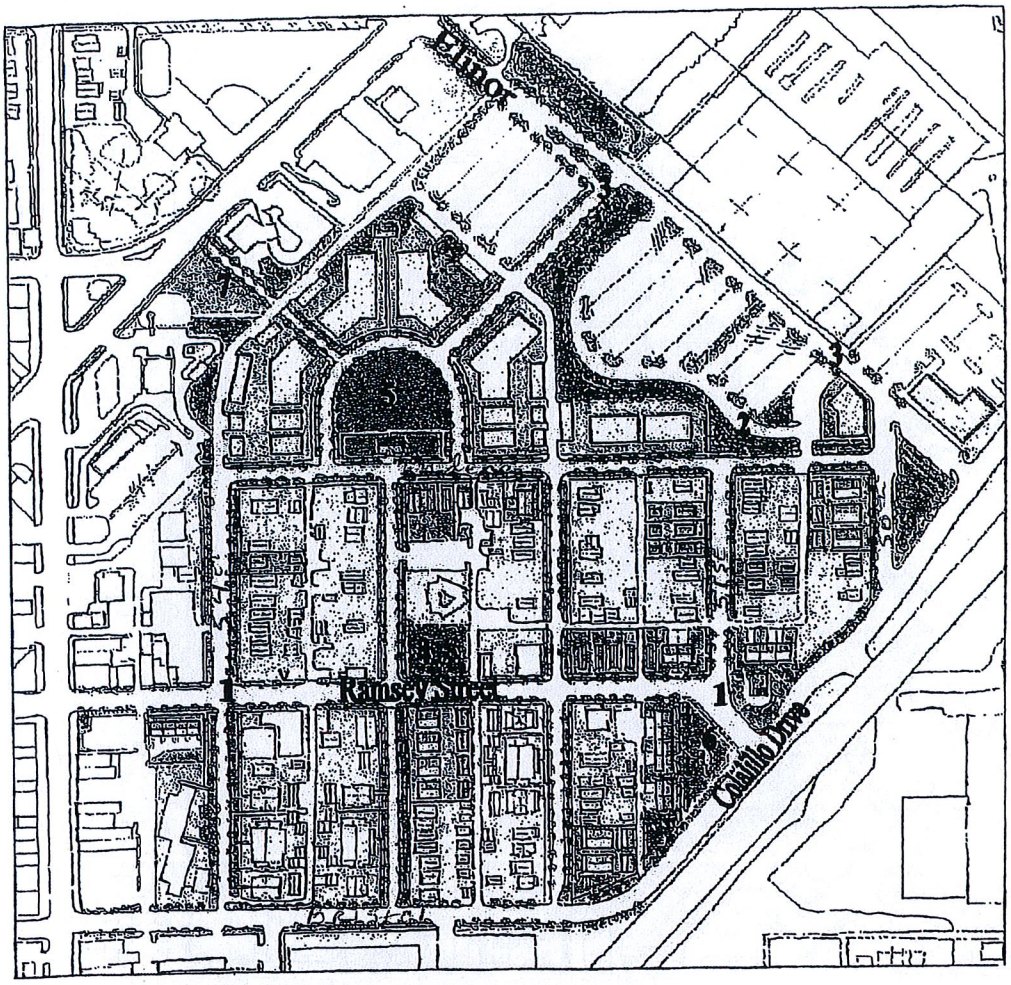
Prepared for

Spirit Valley Citizens Neighborhood Development Association, Inc.

DULUTH, MINNESOTA

March 2003

Revised Master Plan Summary

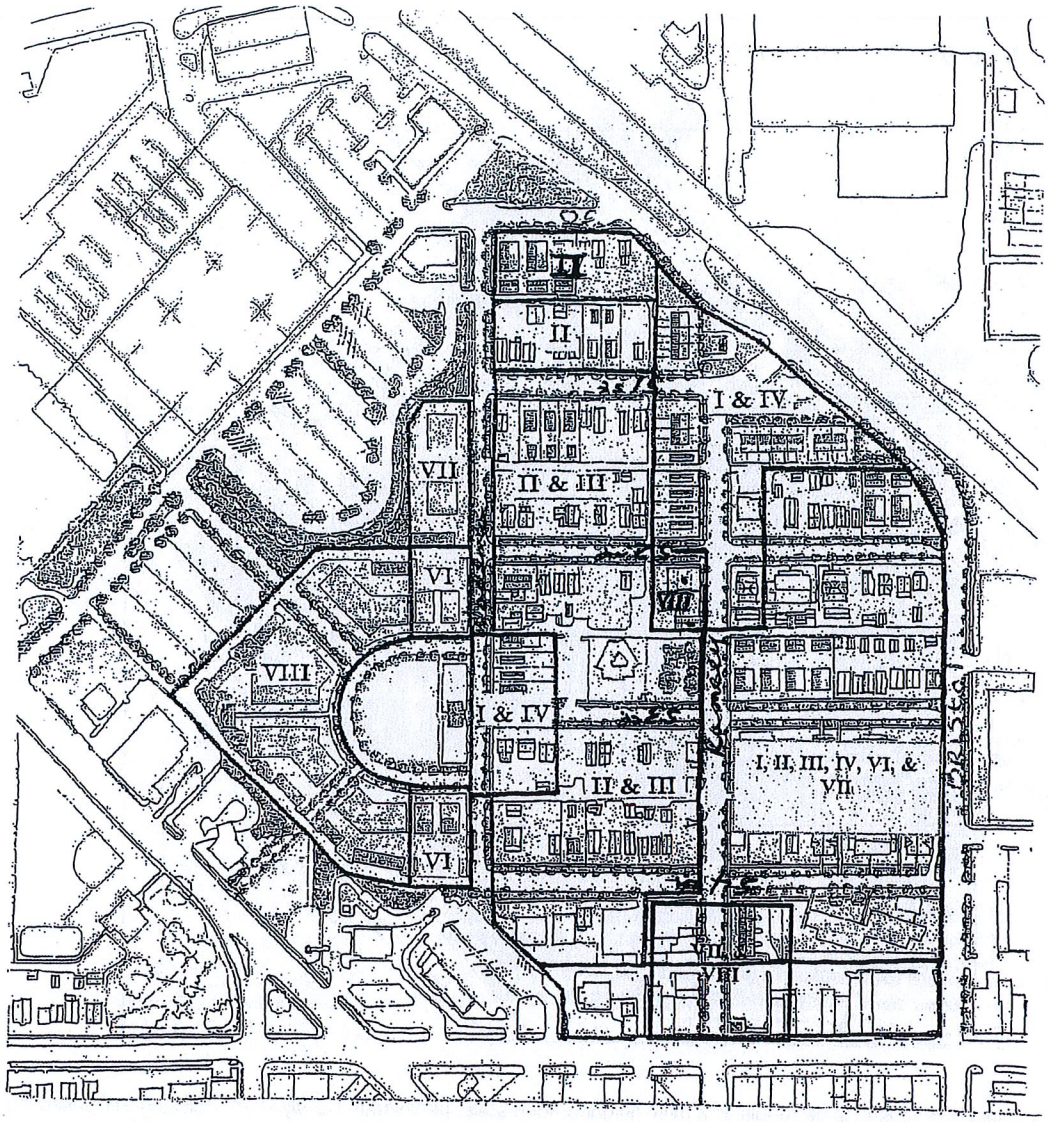


1. Ramsey Street is proposed to be rebuilt as a more neighborhood scale, pedestrian-friendly street including welcoming signage at each end announcing arrival in the Ramsey Village. Larger scale residential or mixed used buildings facing Ramsey are planned for each entrance to create a sense of "arrival" into the residential neighborhood.
2. A grass covered berm, with significant shrub and tree plantings along with a decorative fence is necessary to buffer the residential area from Menard's facility. No entrances from the Menard parking lot will connect to the residential street of Wadena.
3. Elinor Street is suggested to be an entrance to the Menard facility from Grand Avenue and exit on to Colalillo Drive, with no access to Wadena Street.
4. The site on Ramsey Street alongside of Ramsey Manor is proposed to be a gentle use "pocket park" for all area residents.
5. A new neighborhood park terminates 53rd Avenue West North of Wadena Street, including a small community building.
6. Additional green space is realized along Colalillo Drive on the South side of Ramsey Street as redevelopment occurs in that area. Passive green space with trees and native plantings should be developed in the block at the SW corner of 51st Avenue West and Ramsey Street from the alley to Colalillo Drive.
7. A lighted, gravel walkway at least 15 feet wide is proposed from the new neighborhood park North of Waden a to Grand Avenue creating
neighborhood access to the facilities and activities of Memorial Park.
8. Implementation of a variety of new housing units will occur on an incremental basis throughout the neighborhood.

COUNCIL COPY

To City Council NOV 24 2003
Pub. Doc. No. 03-1124-20
Referred to

Regulating Plan



1. Reference applicable Urban Standards (shown in Roman Numerals above) for designated building types.
2. Maximum lot width South of Ramsey Street shall be sixty feet (60').
3. Maximum lot width North of Ramsey Street shall be fifty feet (50').
4. Building Type V - Accessory Unit - is allowed on all lots.
5. Residential units built North of Ramsey Street should front either
   i. Wadena Street I built adjacent to Wadena or
   ii. The new neighborhood park
6. "Main street" building types should be located at the SE and SW corner of 54th Avenue West and Ramsey Street
7. Passive green space with trees and native plantings should be developed in the block at the SW corner of 51st Avenue West and Ramsey Street from the alley to Colalillo Drive.

amended
1#9635
9753 II instead of IV

A-5

Urban Standards

Urban Standards will guide the use, placement, height, bulk, and massing for private development of blocks and parcels. The standards will also physically determine build-to and/or setback criteria, encroachments, location of parking and any specific site features related to building types (e.g., outdoor courtyards, plazas, etc.).

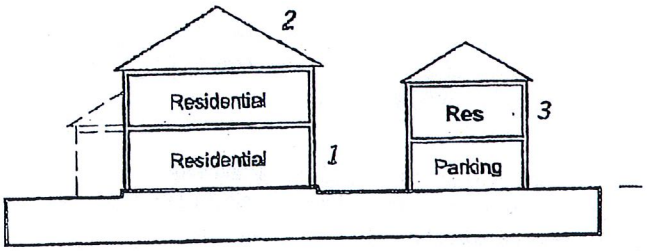
The standards are prepared for a range of building types including mixed-use buildings, small and large apartments/condominiums, attached townhouses, accessory units, commercial buildings and other types as needed. The architectural massing and proportion of each building type are illustrated.

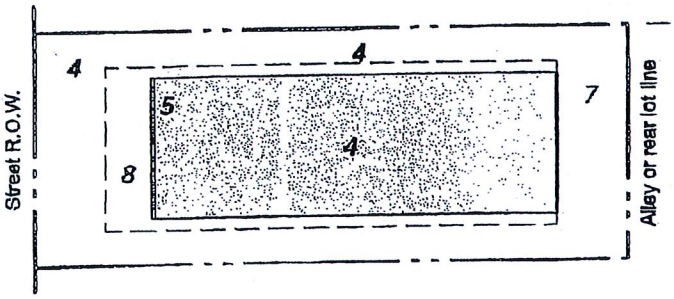
Lot size. The minimum allowable front property line width for a buildable lot shall be thirty (30) feet with the minimum total square footage of a buildable lot being 3000 square feet.

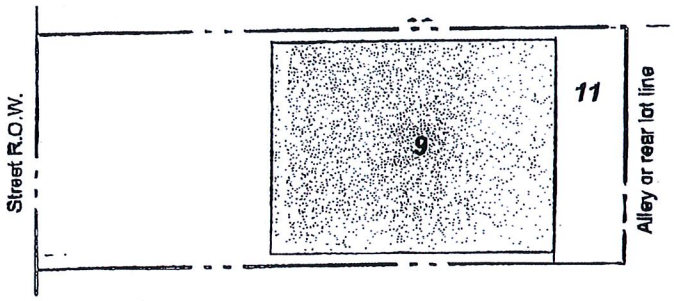
Accessory Units. All accessory units shall be located adjacent to and accessible by an alley with a minimum section of twenty (20) feet. 5' rear city standard where silent

(Note: no allowance for eave/overhang into setbacks)

Type I Village House
Type II Detached Single Family House
Type III Twin House
Type IV Townhouse
Type V Accessory Unit above two-car garage
Type VI Four Unit Apartment
Type VII Eight Unit Apartment
Type VIII Mixed Use Building with residential & commercial/retail
Type IX Parking Building







Type I
Village House

Use and Height

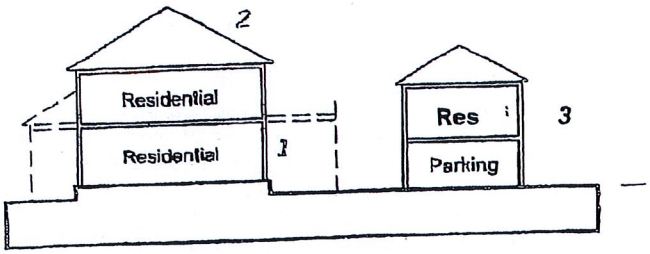
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height and the second floor shall not exceed 10 feet in height, measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit shall not require on-site parking. Access to accessory unit will always be made via interior stairwell.

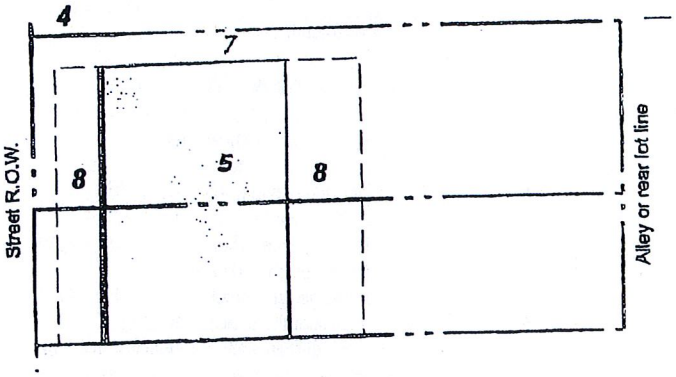
Placement & Projections

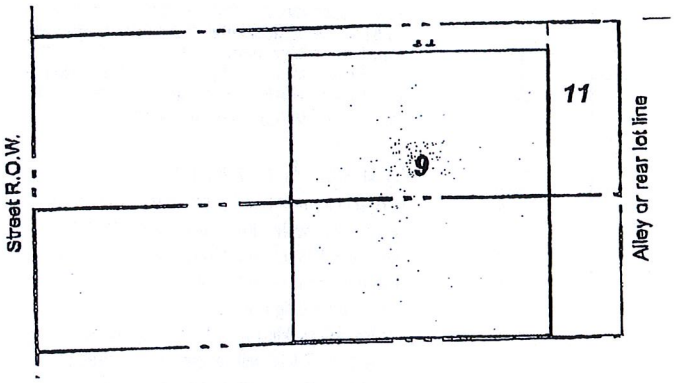
4. Buildings shall be set within lots relative to the property lines as shown here.
Minimum frontyard setback - ten (10) feet.
Minimum sideyard setback - five (5) feet.
Aggregate sideyard setback - ten (10) feet
Corner sideyard setback - nine (9) feet
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12' feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking

9. A minimum of one (1) parking garage shall be provided within the shaded area shown here. Additional parking may be provided in attached or detached garages, or on paved concrete parking pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.







Type IV
Town House

Use and Height

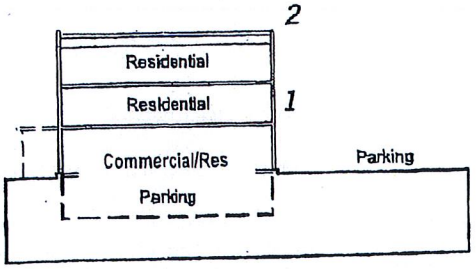
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height and the second floor should not exceed 10 feet in height, measured from floor to ceiling.
3. A residential use of not more than 720 square feet shall be permitted as an accessory unit above a detached garage. Occupancy of an accessory unit should not require on-site parking. Access to accessory unit will always be made via interior stairwell.

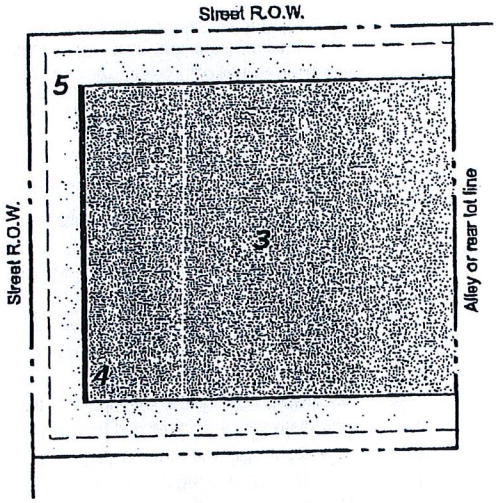
Placement & Projections

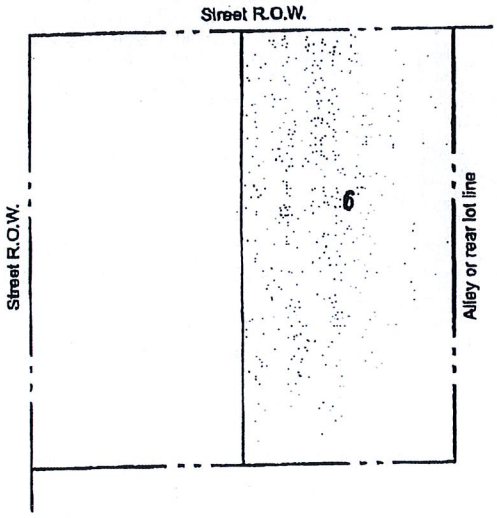
4. Buildings shall be set within lots relative to the property lines as shown here.
Minimum frontyard setback - ten (10) feet.
Corner lot sideyard setback - nine (9) feet
5. Building street facades shall extend along the lot width as designated here.
6. Attached garages shall adhere to the side yard setback of the principal building.
7. Masonry garden walls, wrought iron fencing shall be built or hedges shall be planted along the property lines to define the street's edge.
8. Balconies, stoops, open porches, bay windows, covered walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than 12' feet from the building wall. Covered walkways between the principal building and garages are permitted.

Garage & Parking

9. A minimum of one (1) parking garage shall be provided within the shaded area shown here. Additional parking may be provided in attached or detached garages, or paved concrete pads.
10. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.







Type VIII
Mixed-Use Building

Use and Height

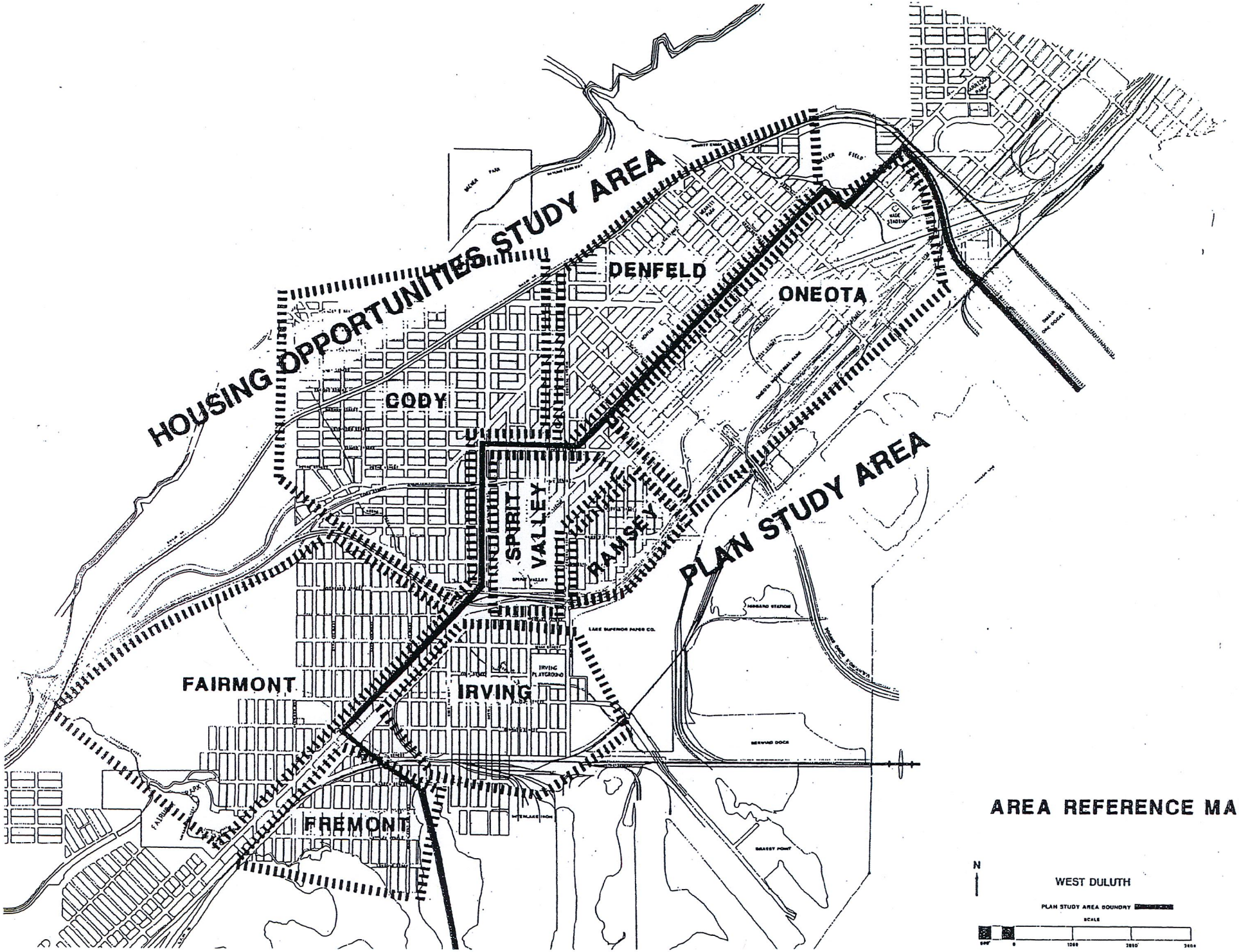
1. Only the main floor of the building may house retail or commercial uses.
2. Residential space may be located on any of the three stories.
3. The building shall have a first floor elevation not to exceed twelve (12) inches above grade; on-grade is preferred.
4. Maximum building height is three (3) stories.
5. Each building's first story shall not exceed fourteen (14) feet in height measured from floor to ceiling.
6. Garages may be attached to the rear of the principal building.
7. Enclosed garage parking spaces mayalso be accommodated under the building.

Placement & Projections

8. Maximum front setback—ten (10) feet. Buildings should be set within lots relative to the property lines as shown here.
9. Maximum corner setback—ten (10) feet.
10. Building facades shall face the adjacent street.
11. Rear setback—six (6) feet.
12. Balconies, stoops, open porches, bay windows, covered. walkways and raised door yards are permitted within the shaded areas as shown here. Maximum depth of any projection shall be no more than ten (10) feet from the building wall; in no case shall encroachments extend beyond the property line. Covered walkways between the principal building and garages are permitted.

Garage & Parking

13. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
14. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
15. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.



AREA REFERENCE MAP

Planning Commission File Numbers relating to TNDs

FN 01038 Creating TND Ordinance, Ord #9503, passed 9-24-2001

TND #1 Ramsey Village Neighborhood

FN 02074 Establishing Ramsey Village Neighborhood TND, Ord. #9594, 3-24-2003, Public Doc. #03-0324-15

FN 03118 Amended for technical corrections including allowing Building Type VIII (Mixed Use) at the SE and SW corner of 54th Ave. W. and Ramsey St., Ord #9635, 11-24-2003, Public Doc. #03-1124-20

FN 05095 Amended to allow a Type IV area to be re-designated to a Type II use and to allow for a monument sign to be placed at the corner of Ramsey St. and 54th Ave. W., Ord #9753, 10-24-2005

FN 08029 Amended to allow a Type VIII use at the adjacent 5209 property, to allow for a small office function on the main floor. Ord. #9911

FN 08085 Amended to allow Type VIII (mixed use building) instead of Type I & IV at 5201 Ramsey St. (NW corner of Ramsey and 52nd, Lots 12 and 13, Block 190, West Duluth 7th Div.). Ord. #08-063

FN 10??

TND #2 Harbor Highlands

FN 02128 Establishing Harbor View/Central Hillside Revitalization TND Development Code, Ord. #9586, Public Doc. #03-0127-43, 11-15-2002, amended 12-20-2002

FN 04018 Amendment, Ord. #9657, 4-19-2004, Public Doc. #04-0419-01 (Document dated 3/34/2004)

? Amended 9-28-2005

? Amended 10-14-2005

? Amended 1-25-2006

FN 05106 Amendment Ord #9768, Public Doc. #06-0227-26, 2-27-2006

STATEMENT OF PURPOSE: This zoning ordinance amendment provides for amendments to the "Harbor View /Central Hillside Revitalization, Traditional Neighborhood Development Code," documents of implementation.

The documents amount to a thorough re-analysis of the physical conditions of the project area as well as updated changes relating to the needs and desires of the project residents.