City of Duluth
Planning Division

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MEMORANDUM

DATE: September 6th, 2016

TO: Planning Commission

FROM: John Kelley, Planner II

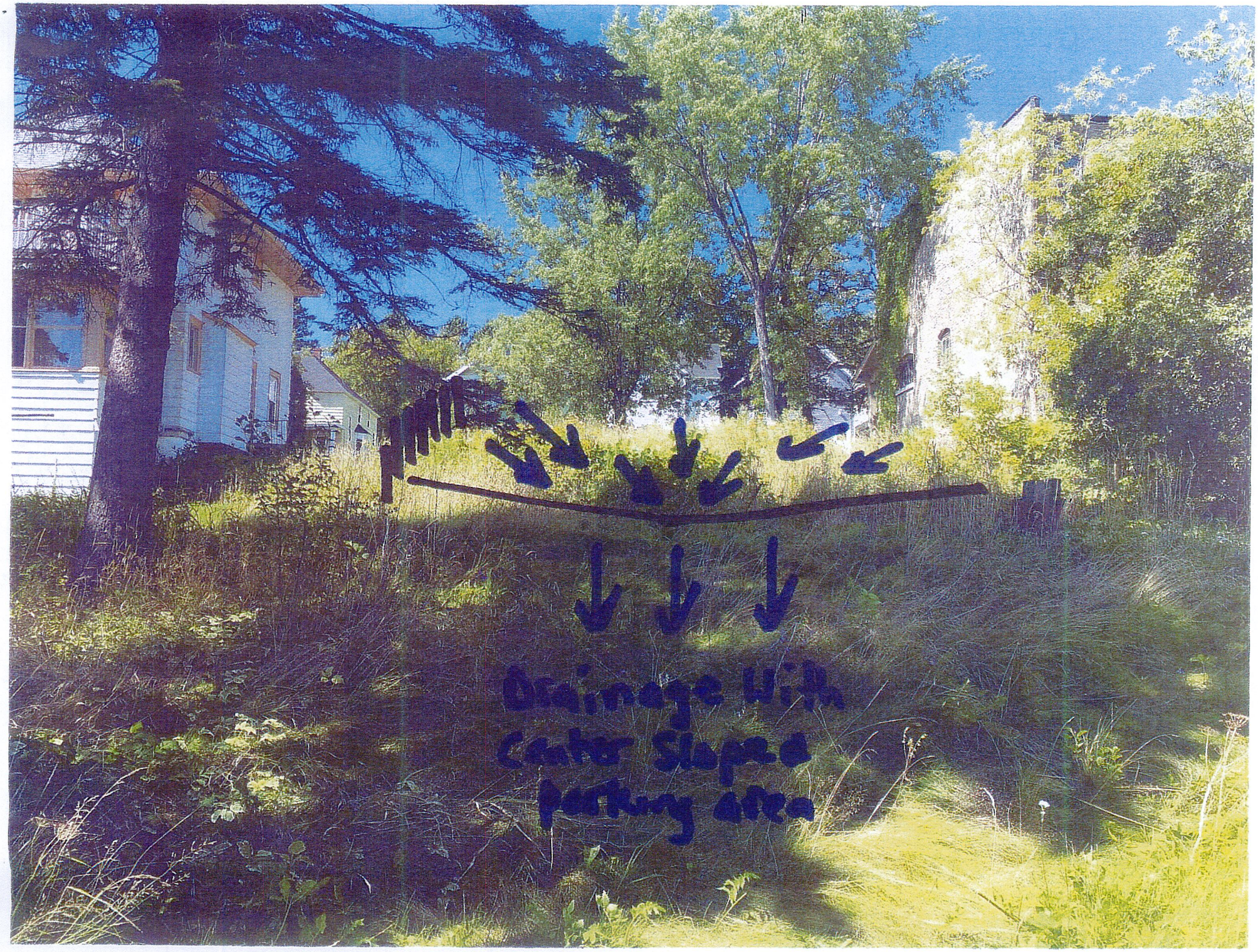
SUBJECT: PL 16-085 Special Use Permit at 1726 East 5th Street

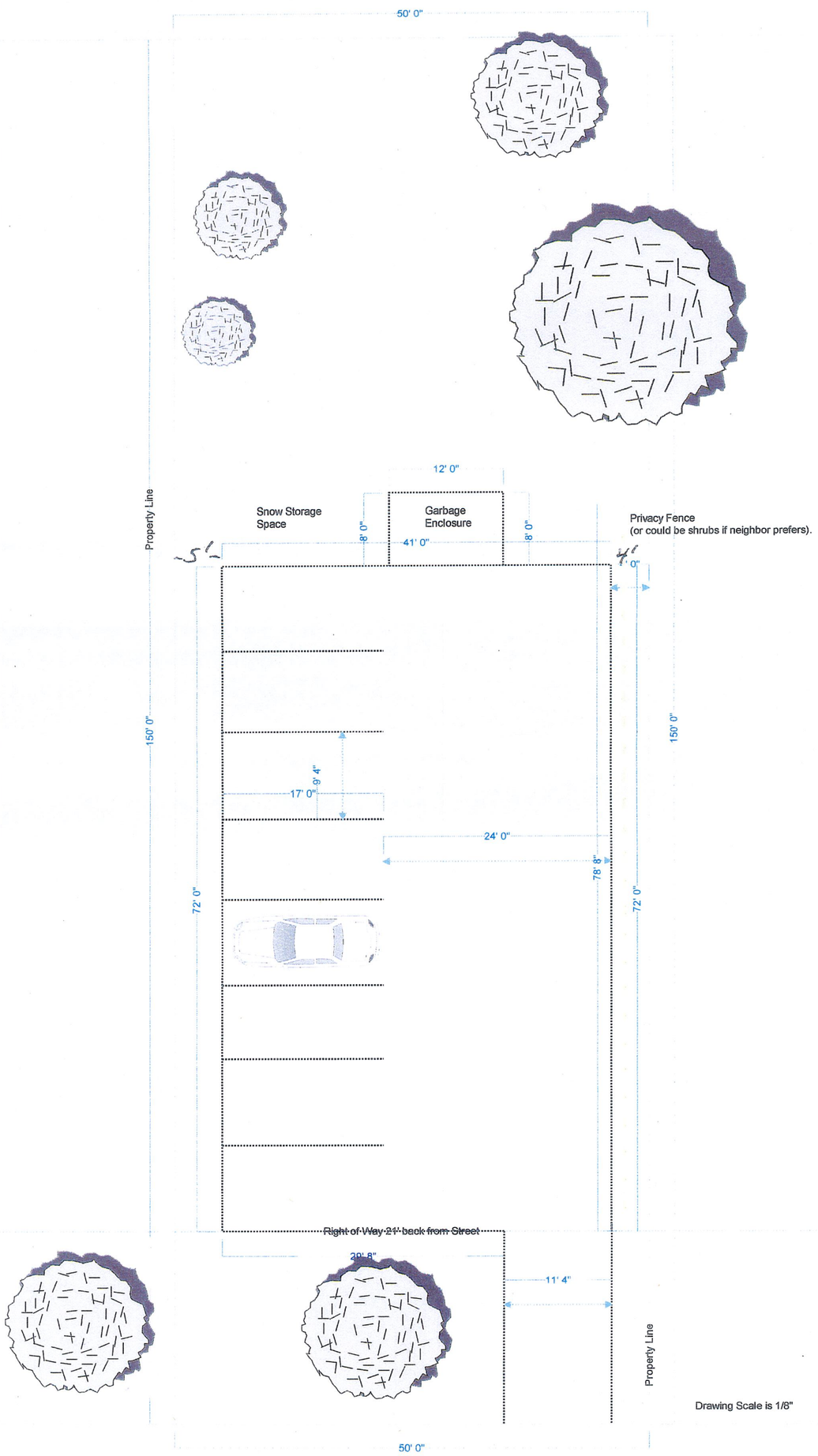
At the August 9th, 2016 Planning Commission meeting PL 16-085 Special Use Permit application for an accessory parking lot and site improvements for an existing 5-unit townhome was tabled for further information and review. Specifically, the Planning Commission requested an improved site plan and additional site information pertaining to drainage and storm water runoff.

The attached site plan reflects an improved layout and site design for the proposed parking lot. Additional maps are also attached showing existing and proposed site drainage.

Current Drainage Flow

New Drainage Flow


Drainage With
Center Slope
parking area


50' 0"
12' 0"
Property Line
Snow Storage Space
Garbage Enclosure
8' 0"
41' 0"
8' 0"
Privacy Fence
(or could be shrubs if neighbor prefers).
4' 0"
150' 0"
150' 0"
9' 4"
17' 0"
24' 0"
78' 8"
72' 0"
72' 0"
Right of Way 21' back from Street
29' 8"
11' 4"
Property Line
Drawing Scale is 1/8"
50' 0"
1724 E 5th St