



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 16-125		Contact	Jenn Moses, jmoses@duluthmn.gov	
Type	Planning Review		Planning Commission Date	November 15, 2016	
Deadline for Action	Application Date	October 10, 2016	60 Days	December 17, 2016	
	Date Extension Letter Mailed	October 25, 2016	120 Days	February 15, 2016	
Location of Subject	1740 Mall Drive				
Applicant	Andrew Mack		Contact		
Agent			Contact		
Legal Description	PIN: 010-4427-00012				
Site Visit Date	October 31, 2016		Sign Notice Date	November 1, 2016	
Neighbor Letter Date	November 3, 2016		Number of Letters Sent	13	

Proposal

Applicant proposes a 19,000+ sq. ft. Aldi grocery store, with a brick building and 75 parking spaces, on a site that would be redeveloped from its existing use as a parking lot. The existing parking lot is underused and in poor repair; the grocery store would bring the site into compliance with UDC requirements and improve the general character of this area of the city. The new grocery store is transit accessible with regular service via DTA Route 10.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Commercial	Large-scale commercial
North	MU-C	Commercial	Large-scale commercial, preservation
South	MU-C	Commercial	Large-scale commercial, preservaton
East	MU-C	Commercial	Large-scale commercial, preservation
West	MU-C	Commercial	Large-scale commercial

Summary of Code Requirements

50-15.3 MU-C District - Planning review by the Planning Commission is required for most development and redevelopment.

50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.

50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.

50-25 Landscaping and Tree Preservation - Landscaping standards such as materials, plant size, location, and tree preservation

50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.

50-29 Sustainability Standards - Sustainability point system for new development.

50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.

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

50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter. **1**

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

Governing Principle #1 - Reuse previously developed lands. Directs investment to sites which have the potential to perform at a higher level than their current state.

Future Land Use - Large-Scale Commercial: Mall, shopping center and big box retail development, with associated surrounding retail and service uses, but only ancillary office uses and no residential uses. Oriented primarily to the motorist, with planned internal circulation patterns while still accommodating pedestrian movement. Requires access to regional transportation routes. May include regional green infrastructure for watershed protection. Site design includes generous landscaping of parking areas.

Review and Discussion Items

Staff finds that:

- 1.) 50-15.3 (MU-C District) - The MU-C district is established to provide for community and regional commercial development along commercial corridors and nodal centers.
- 2.) 50-23 (Connectivity) – Existing sidewalk along Mall Dr will remain. Project will include a new sidewalk along Mountain Shadow Dr, a sidewalk from Mountain Shadow Dr to the store entrance, and a pedestrian plaza with seating. A crosswalk will be located between the Aldi store and the neighboring Petsmart/Hobby Lobby.
- 3.) 50-24 (Parking) - The parking lot will be resurfaced and restriped, with landscaping and stormwater improvements. Project is proposing 75 parking spaces, which meets all requirements.
- 4.) 50-25 (Landscaping) - Landscape plan shows that project will exceed landscaping requirements in all areas, including number of trees, number of shrubs, and percentage of interior parking lot landscaping. Applicant will need to demonstrate that the trees shown in the plan will provide 30% tree canopy coverage at maturity.
- 5.) 50-26 (Screening) – Loading dock will be screened by a wall. Any exterior mechanicals will need to be screened per UDC standards.
- 6.) 50-27 (Signs) - Applicant shall obtain a separate sign permit prior to installation of any signs on the site.
- 7.) 50-28 (Stormwater) – The site currently contains no stormwater quality BMPs. Improvements proposed with this project will provide a reduction in sediment, debris and oils/floatables, minor temperature controls via filtration basins, and discharge rate reduction/flood control for the site. All of the parking lot runoff will be captured and treated.
- 8.) 50-29 (Sustainability) - Project will need 3 sustainability points, to be verified at the time of building permit application.
- 9.) 50-30 (Building Design Standards) – The façade along Mall Drive meets the transparency requirements, wall plane articulation option, and vertical articulation option of the building design standards. For the façade along Mountain Shadow Drive, an alternative building design has been approved (see attached).
- 10.) 50-31 (Exterior Lighting) – Photometric plan submitted with the application shows elevated light levels along Mountain Shadow Drive and along boundary with Petsmart/Hobby Lobby property. Lights will be full cut-off fixtures.
- 11.) No public, City or agency comments were received.
- 12.) Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.

Staff Recommendation

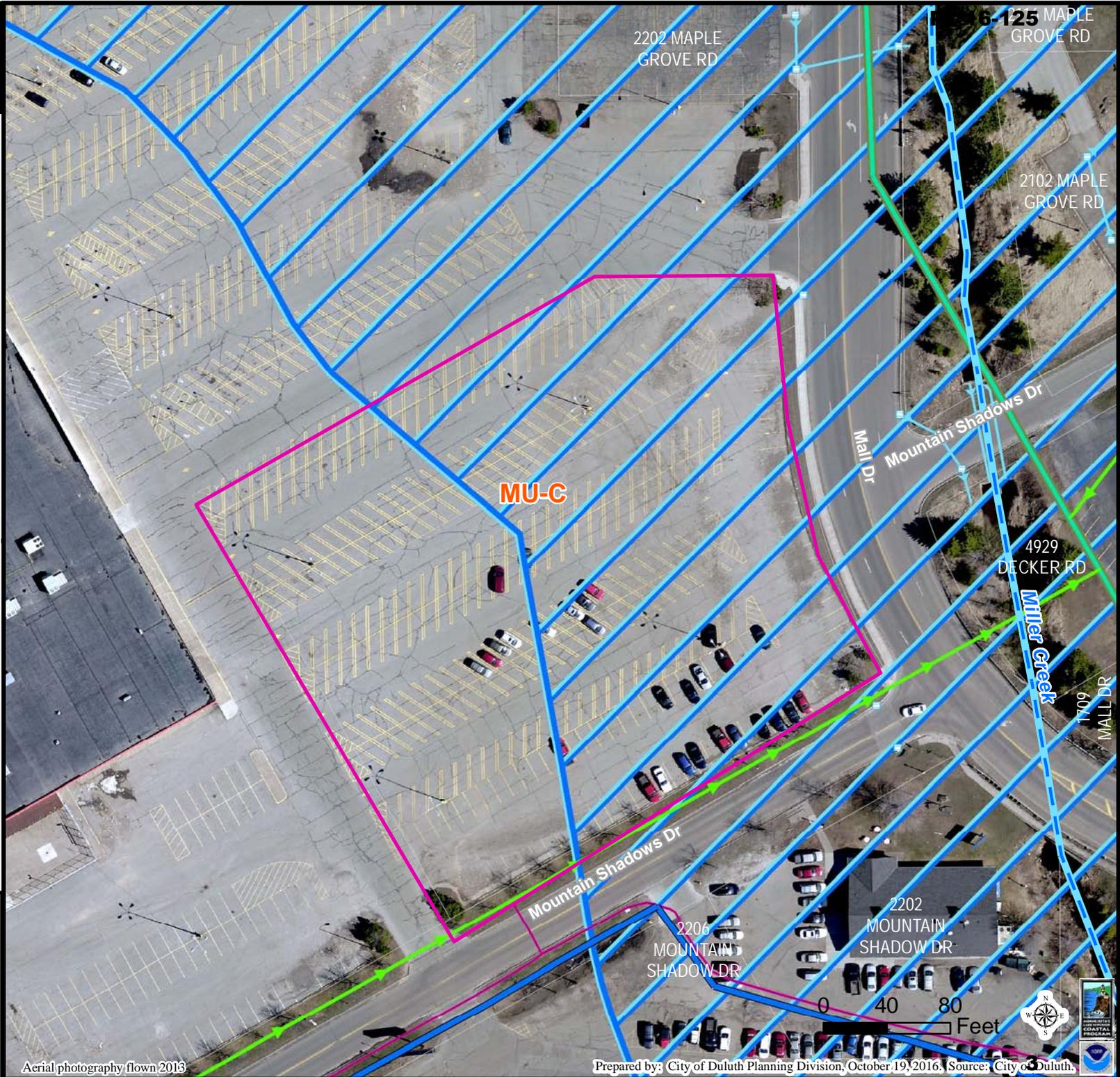
Based on the above findings, Staff recommends that Planning Commission approve the Planning Review for the proposed Aldi store, with the following conditions:

- 1.) The project be limited to, constructed, and maintained according to Site Plan (Sheet C2.11), Site Grading Plan (Sheet C3.11), Site Lighting Plan (Sheet C6.11), Landscape and Restoration Plan (Sheet L1.11), all dated 10/07/2016, along with the Exterior Elevations submitted with the application, with amendments allowed to bring project into compliance with landscaping and lighting requirements.
- 2.) Applicant comply with all UDC requirements including but not limited to tree canopy coverage, lighting levels, and sustainability points.
- 3.) 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

- 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
- Shoreland (UDC)**
- Shoreland Overlay Zone**
- Cold Water
- Natural Environment
- General Development

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.





4201 Bagley Ave. N
Faribault, MN 55021
Tel: 507/333-9460
Fax: 507/333-9485

B.M. ELEVATION=1323.53
T.N.F.H. LOCATED BEHIND THE SOUTH CURB
OF MOUNTAIN SHADOW DRIVE.

KEY PLAN
I HEREBY CERTIFY THAT THIS DOCUMENT 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.
Andrew T. Brandel

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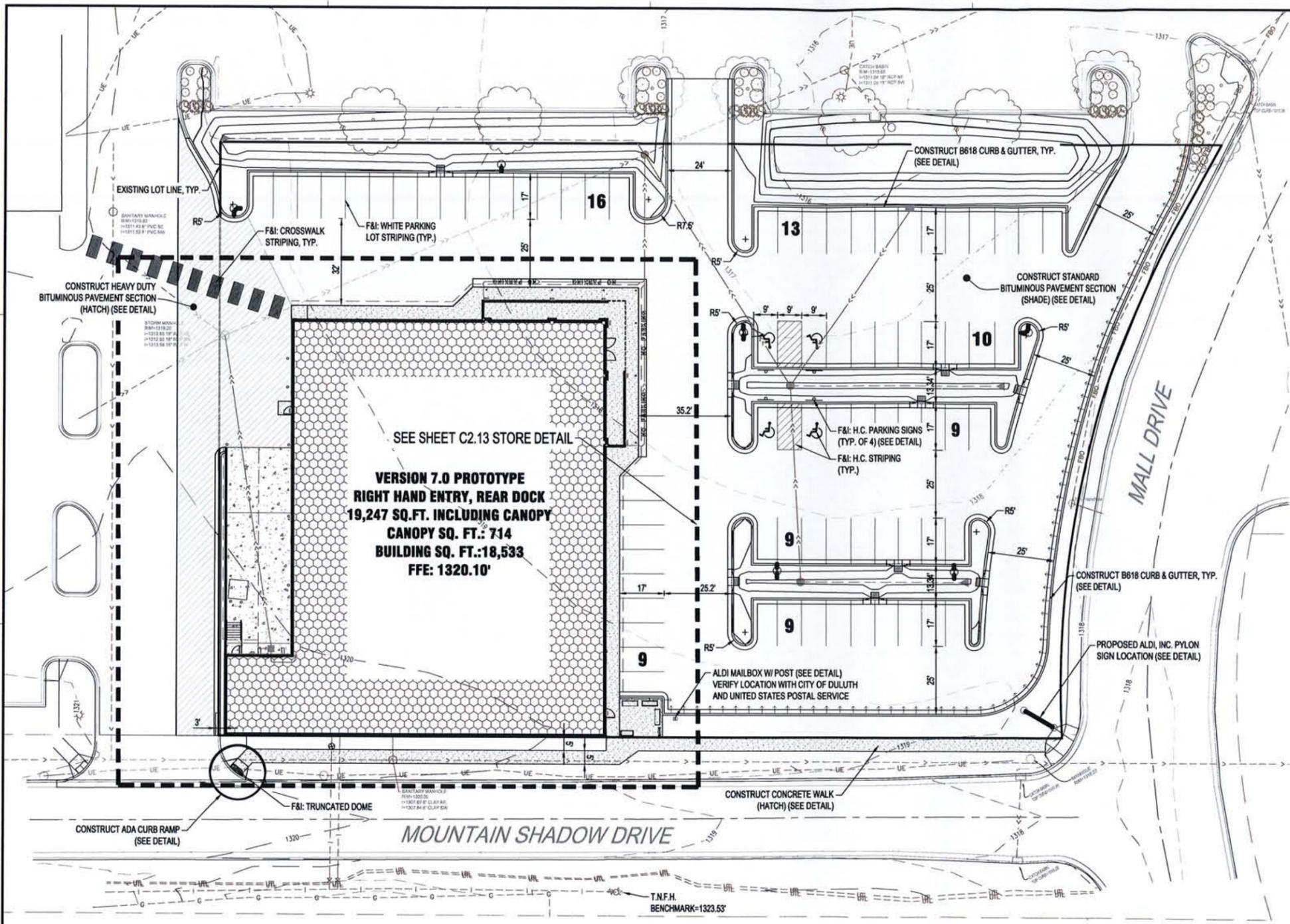
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PROJECT
ALDI, INC.
RETAIL FACILITY #97
DULUTH MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-13672
FILE NAME	13672 C2-SITE
DRAWN BY	JMF
DESIGNED BY	RJA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	10/07/16
CLIENT PROJECT NO.	-

TITLE
SITE PLAN
SHEET
C2.11



SETBACK DATA:

PROPOSED ZONING AREA:
MU-C: MIXED USE COMMERCIAL

*SHORELAND MANAGEMENT DISTRICT - COLDWATER
OVERLAY

BUILDING SETBACK:	PARKING SETBACK:
FRONT 0'	0'
SIDE 0'	0'
REAR 0'	0'
STREET 0'	5'

ALDI PARKING DATA:

TOTAL BUILDING AREA = 18,533 S.F.

PARKING STALLS REQUIRED = 57
PARKING STALLS PROVIDED = 75
(3 STALLS PER 1,000 BUILDING G.F.A.)

H.C. STALLS REQUIRED = 4
H.C. STALLS PROVIDED = 4

ALDI SITE DATA:

PROPOSED ALDI LOT SIZE = 72,765 SF (1.67 ACRES)

INTERIOR PARKING AREA = 38,435 SF
PARKING AREA LANDSCAPE REQUIRED = 5,765 SF (15%)
PARKING AREA LANDSCAPE PROPOSED = 8,560 SF (22.27%)

SIGNAGE DATA:

PYLON SIGNAGE:

MAXIMUM SIGN AREA = 60 SF
MAXIMUM HEIGHT = 25 FT

WALL SIGNAGE:

MAXIMUM SIGN AREA = 520 SF
(BASED ON 2X LF OF BUILDING FACADE)

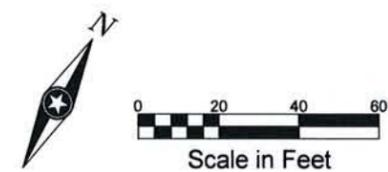
FLOOD INFORMATION:

SITE LOCATED WITHIN MILLER CREEK
FLOODWAY FRINGE

MINIMUM BUILDING F.F.E. = 1320.1'
FLOOD ELEVATION = 1317.1'

NOTE: F&I: ALL PARKING LOT STRIPING AND
MARKINGS AS SHOWN

NOTE: INDICATES REVERSE PITCH CURB





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RETAIL FACILITY
#97

DULUTH MINNESOTA

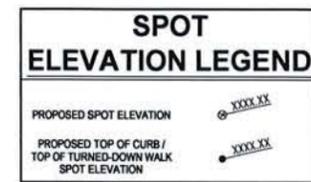
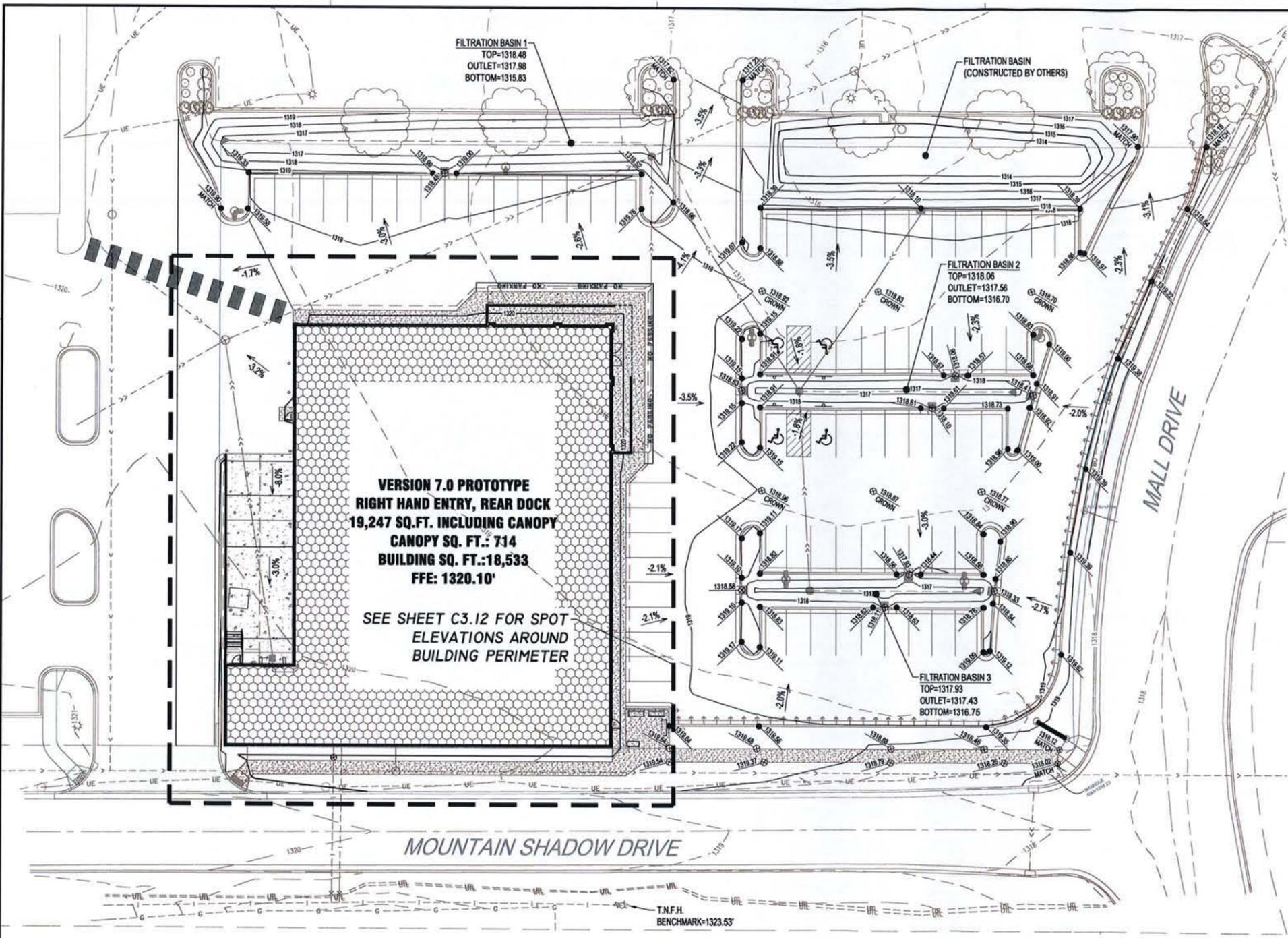
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DATE	DESCRIPTION	BY

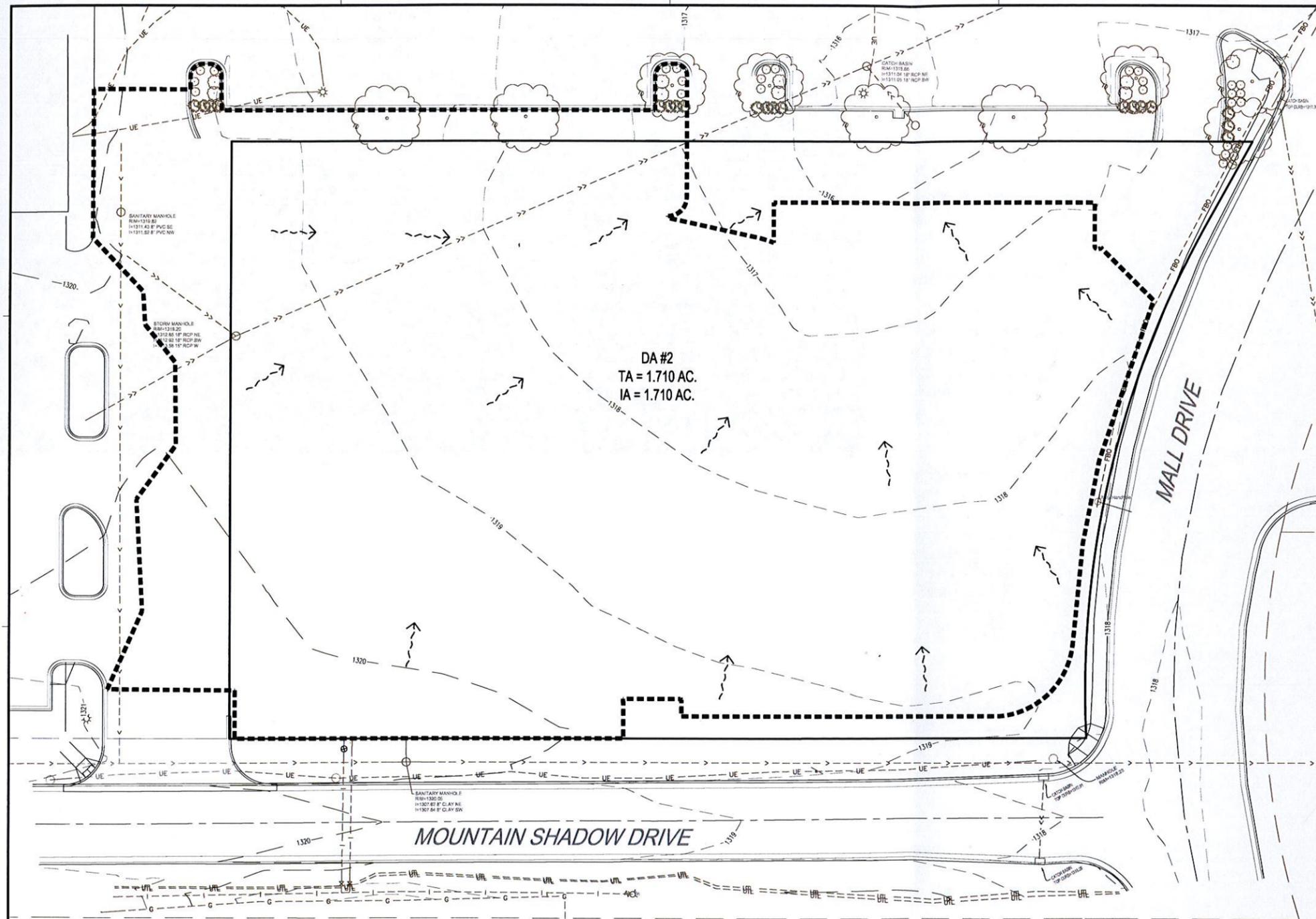
PROJECT NO. 16-13672
FILE NAME 13672 C3-GRADE
DRAWN BY JMF
DESIGNED BY RJA
REVIEWED BY ATB
ORIGINAL ISSUE DATE 10/07/16
CLIENT PROJECT NO. -

TITLE

SITE GRADING PLAN

SHEET
C3.11





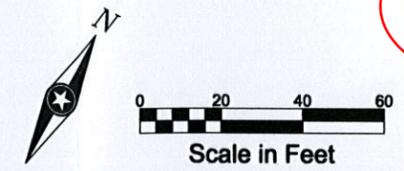
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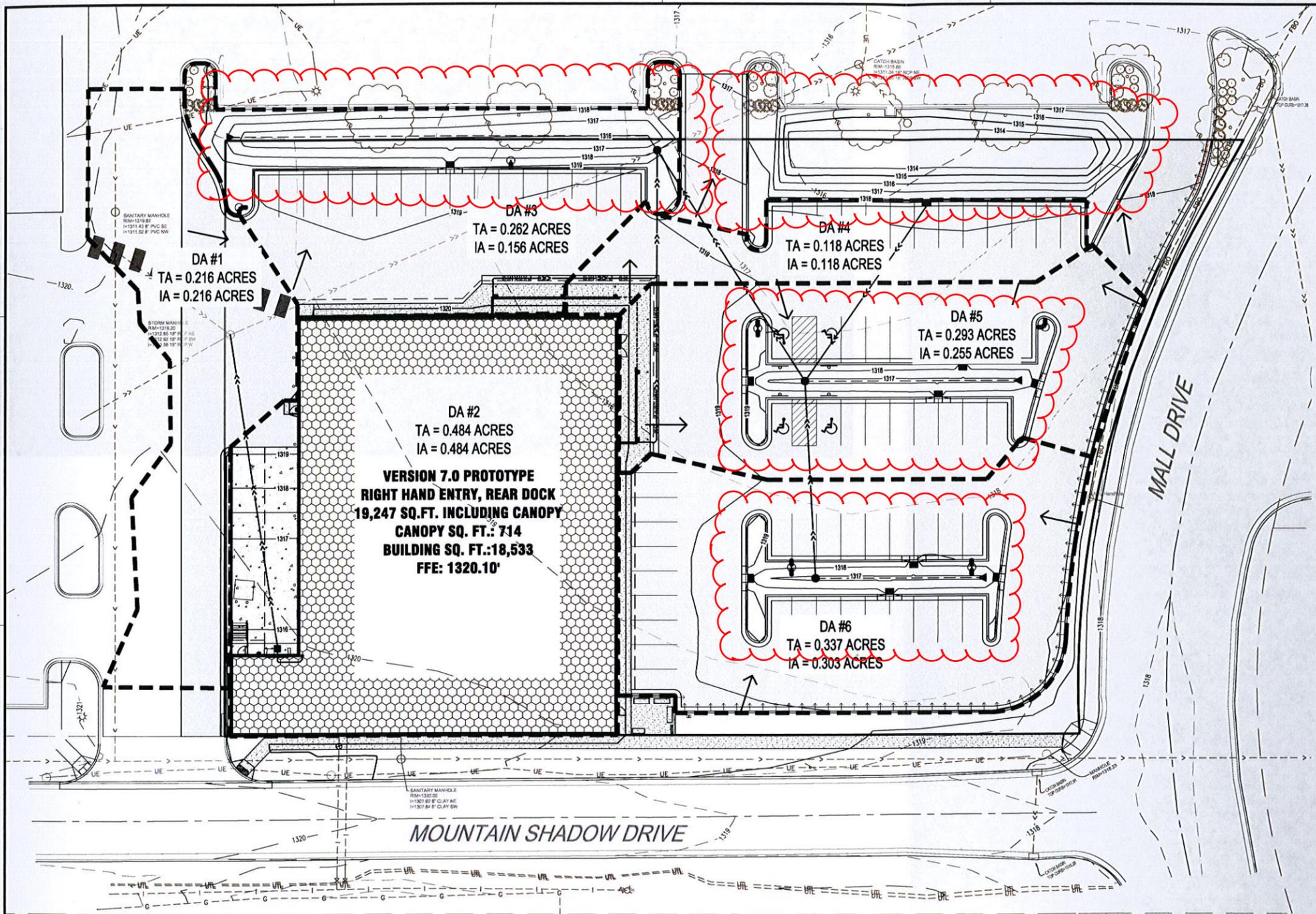
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RETAIL FACILITY #97
DULUTH MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 16-13672
FILE NAME 13672 DRAINAGE AREAS
DRAWN BY JMF
DESIGNED BY RJA
REVIEWED BY ATB
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. --

TITLE
EXISTING DRAINAGE MAP





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RETAIL FACILITY #97

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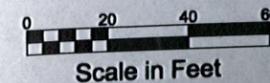
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-13672
FILE NAME	13672 DRAINAGE AREAS
DRAWN BY	JMF
DESIGNED BY	RLA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	-

TITLE

PROPOSED DRAINAGE MAP

SHEET





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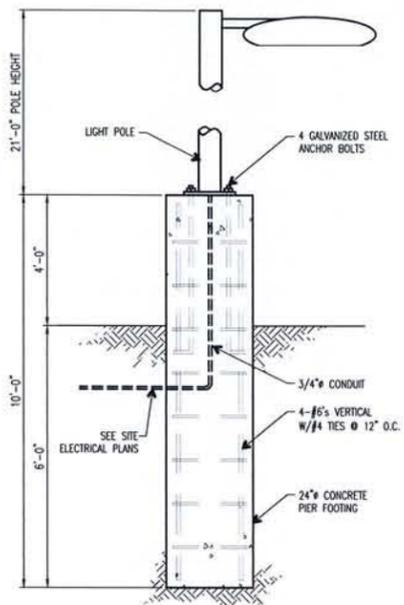
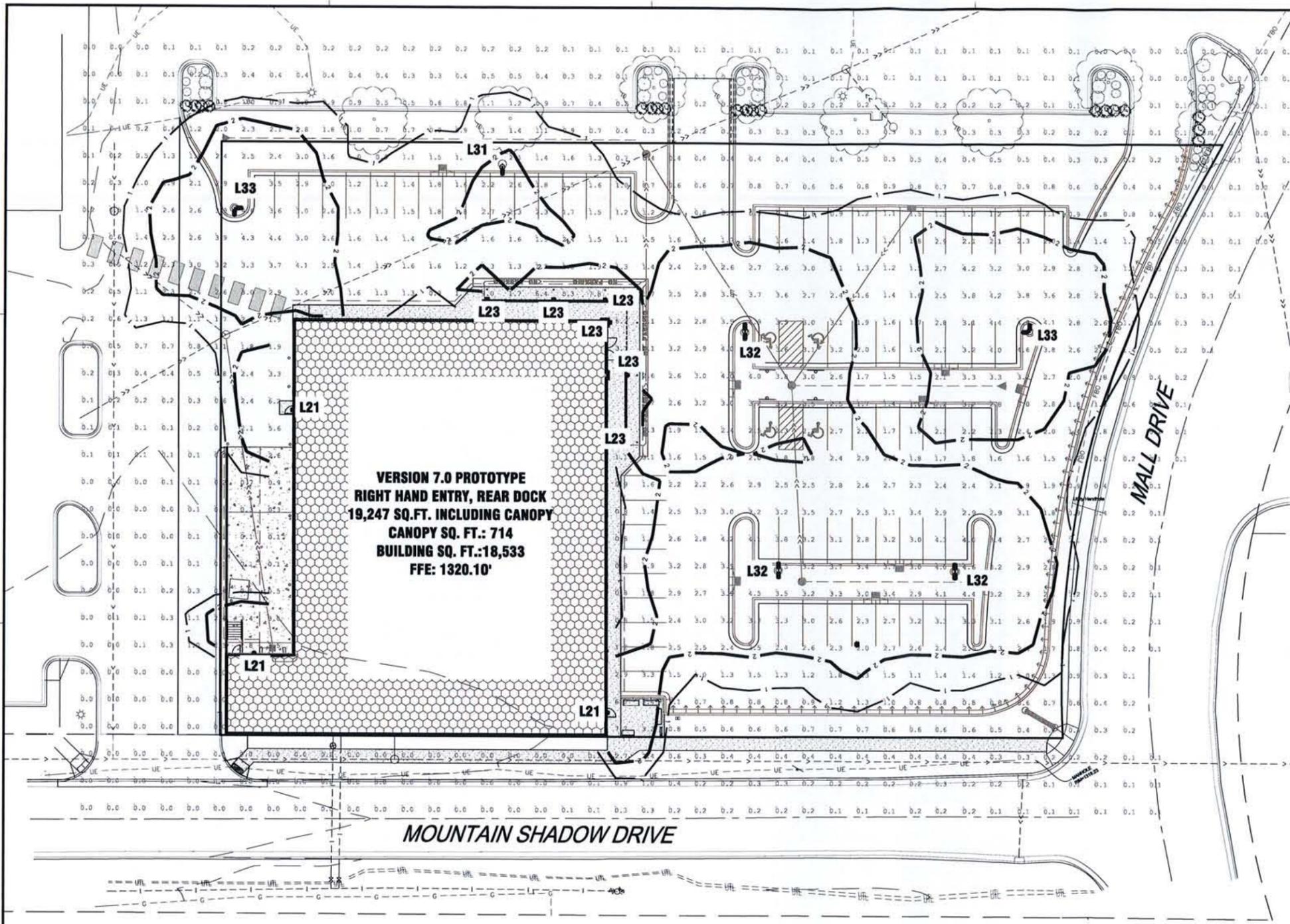
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 16-13672
FILE NAME 13672 C6-LIGHTING
DRAWN BY KDM
DESIGNED BY KDM
REVIEWED BY ATB
ORIGINAL ISSUE DATE 10/07/16
CLIENT PROJECT NO. -

TITLE

SITE LIGHTING PLAN

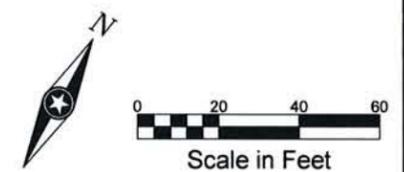
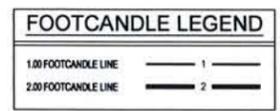
SHEET
C6.11

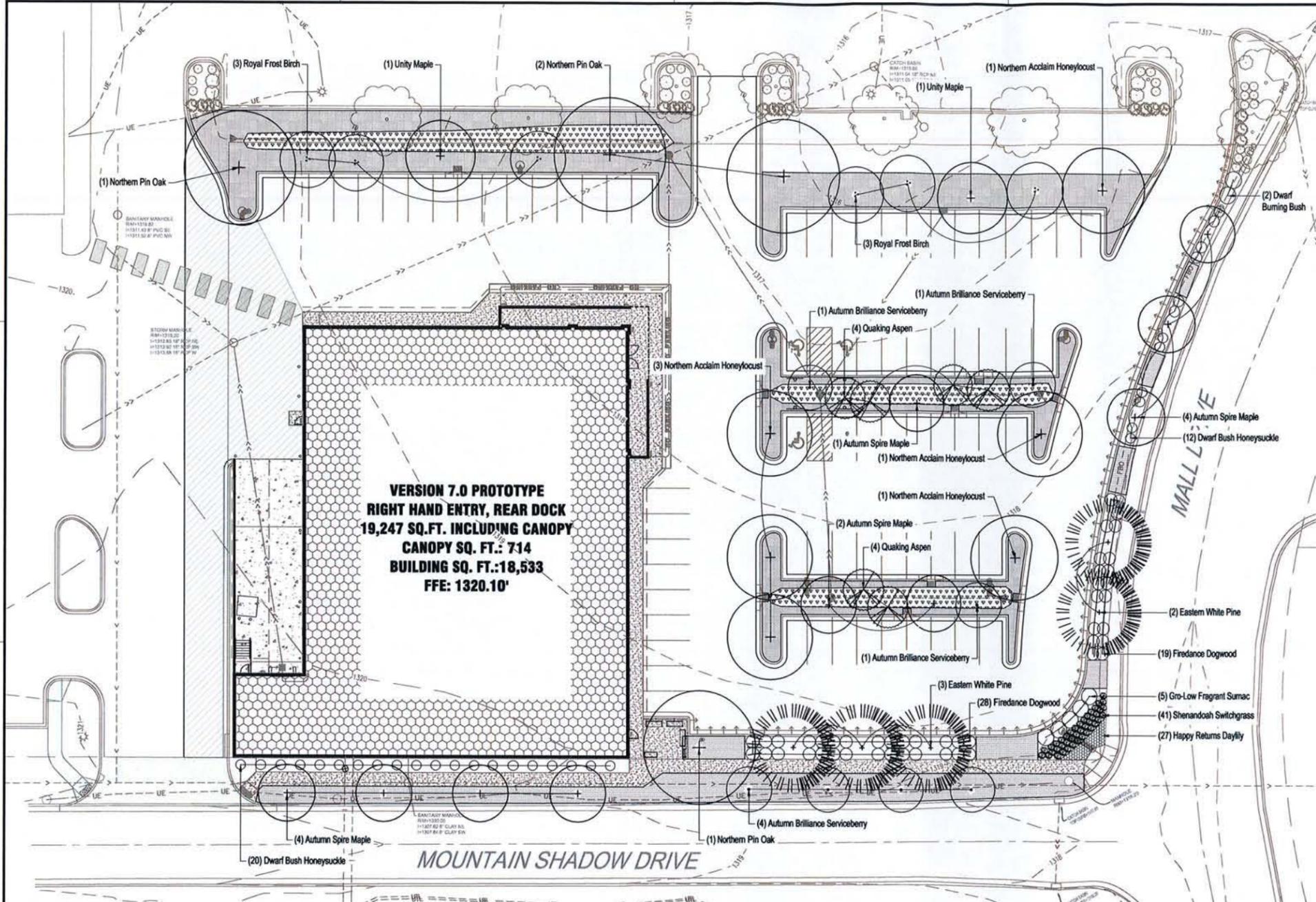


1 LIGHT POLE DETAIL
N.T.S.

Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE				
TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
L21	BUILDING MOUNTED WALL PACK	CREE LIGHTING #XSPW-A-0-334-CU-CS-P	LED	MOUNT FIXTURE AT 12'-0" ABOVE FINISHED FLOOR
L23	DECORATIVE WALL SCENES	CREE LIGHTING #AL-42WLED-UD-CO-120	LED	MOUNT FIXTURE AT 8'-0" ABOVE FINISHED FLOOR
L31	SITE POLE SINGLE HEAD POLE	CREE LIGHTING #OSQ-A-NM-4ME-4-57X-UL-CS, WOSQ-DA-CS CREE LIGHTING #CL-SSP-4011-21-01-PS-ABL	LED	SEE SITE PLAN FOR BASE DETAIL 1@90 FIXED ARM MOUNT 21'-0" POLE
L32	SITE POLE TWIN HEAD @ 180 POLE	CREE LIGHTING #OSQ-A-NM-4ME-4-57X-UL-CS, WOSQ-DA-CS CREE LIGHTING #CL-SSP-4011-21-02-PS-ABL	LED	SEE SITE PLAN FOR BASE DETAIL 2@180 FIXED ARM MOUNT 21'-0" POLE
L33	SITE POLE TWIN HEAD @ 90 POLE	CREE LIGHTING #OSQ-A-NM-4ME-4-57X-UL-CS, WOSQ-DA-CS CREE LIGHTING #CL-SSP-4011-21-03-PS-ABL	LED	SEE SITE PLAN FOR BASE DETAIL 2@90 FIXED ARM MOUNT 21'-0" POLE





**VERSION 7.0 PROTOTYPE
RIGHT HAND ENTRY, REAR DOCK
19,247 SQ.FT. INCLUDING CANOPY
CANOPY SQ. FT.: 714
BUILDING SQ. FT.: 18,533
FFE: 1320.10'**

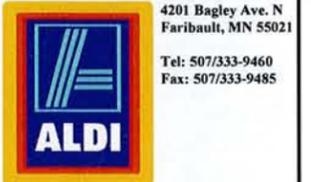
LEGEND

PROPERTY LINE	---
OVERSTORY TREE	⊕
ORNAMENTAL TREE	⊙
CONIFEROUS TREE	⊙
DECIDUOUS SHRUB	⊙
ORNAMENTAL GRASS	⊙
PERENNIAL	⊙
SOD	⊙
NATIVE SEED, DRY MIX (MNDOT 33-361)	⊙
TURF REINFORCEMENT MAT	⊙
EROSION CONTROL BLANKET	⊙

PLANTING NOTES & DETAILS
REFER TO SHEET L1.12 FOR PLANTING NOTES AND DETAILS.

BASIN SEEDING NOTE
SEE BASIN DETAIL SHEET C5.13 FOR BASIN SEEDING NOTES & LOCATIONS.

TEMPORARY EROSION CONTROL & STABILIZATION NOTE
TEMPORARY STABILIZATION MEASURES, INCLUDING EROSION CONTROL FENCE, INLET PROTECTION, ETC. MUST BE MAINTAINED UNTIL FINAL SEEDING AND STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNER'S REPRESENTATIVE. REFER TO SHEET C4.11 - EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL INFORMATION.



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PROJECT

ALDI, INC.
RETAIL FACILITY #97

DULUTH MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO. 16-13672
FILE NAME 13672 L1-LANDSCAPE
DRAWN BY JMF
DESIGNED BY RJA
REVIEWED BY ATB
ORIGINAL ISSUE DATE 10/07/16
CLIENT PROJECT NO. -

TITLE

LANDSCAPE AND RESTORATION PLAN

SHEET **L1.11**

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
OVERSTORY TREES					
10	Acer rubrum 'Autumn Spire'	Autumn Spire Maple	3" CAL	B&B	50' Height x 20' Spread
2	Acer Saccharum 'Jefcan'	Unity Maple	3" CAL	B&B	40' Height x 25' Spread
6	Gleditsia triacanthos var. inermis 'Harve'	Northern Acclaim® Honeylocust	3" CAL	B&B	40' Height x 30' Spread
4	Quercus Ellipsoidalis	Northern Pin Oak	3" CAL	B&B	50' Height x 40' Spread
ORNAMENTAL TREES					
7	Amelanchier X Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL	B&B	20' Height x 15' Spread
6	Betula 'Royal Frost'	Royal Frost River Birch	1.5" CAL	B&B	40' Height x 25' Spread (3 clump)
6	Cercis canadensis	Quaking Aspen	1.5" CAL	B&B	40' Height x 20' Spread
CONIFEROUS TREES					
5	Pinus strobus	Eastern White Pine	8' HT	B&B	60' Height x 30' Spread
DECIDUOUS SHRUBS					
47	Cornus sericea 'Bailadeline'	First Editions® Firedance™ Dogwood	5 GAL	CONT	4' Height x 4.5' Spread
32	Diervilla Lonicera	Dwarf Bush Honeysuckle	5 GAL	CONT	4' Height x 3.5' Spread
2	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 GAL	CONT	6' Height x 6' Spread
5	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 GAL	CONT	1.5' Height x 6' Spread
PERENNIALS					
41	Hemerocallis 'Happy Returns'	Happy Returns Daylily	12" HT	CONT	1.5' Height x 2' Spread
27	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	12" HT	CONT	3.5' Height x 2' Spread

IRRIGATION REQUIREMENTS

IRRIGATION SYSTEM SHALL BE CONSTRUCTED AS A 'DESIGN BUILD' PROJECT AND SERVICE ALL LANDSCAPED AREA, EXCEPT WHERE NOTED OTHERWISE, INCLUDING LAWN AND PLANTING BEDS. CONTRACTOR TO SUBMIT DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.

CITY LANDSCAPING REQUIREMENTS

PER CITY ORDINANCE 50-25 LANDSCAPING AND TREE PRESERVATION THE FOLLOWING REQUIREMENTS SHALL BE APPLIED:

50.25.3 STREET FRONTAGE LANDSCAPING
(1) TREE PER 35 FEET OF LINEAR FRONTAGE = 16
(1) LARGE SHRUB PER 25 FEET OF LINEAR FRONTAGE = 22

50.25.4 PARKING LOT LANDSCAPING
(1) TREE PER 35 FEET OF LINEAR FRONTAGE = 12
(3) LARGE SHRUBS PER 25 FEET OF LINEAR FRONTAGE = 48
(1) TREE PER 300 SF OF INTERNAL LANDSCAPE AREA = 11
15% OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED.
SITE AREAS: INTERIOR PARKING AREA = 38,435 SF
PARKING AREA REQUIRED = 5,765 (15%)
PARKING AREA PROPOSED = 8,560 SF (22%)

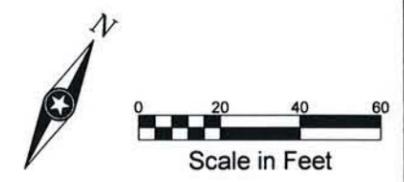
EXISTING TREE INVENTORY
THERE ARE NO SIGNIFICANT TREES PRESENT

PROPOSED LANDSCAPING
THE FOLLOWING PLANT QUANTITIES ARE BEING PROPOSED, WHICH MEETS AND/OR EXCEEDS THE CITY'S REQUIREMENTS:

50.25.3 STREET FRONTAGE LANDSCAPING
TREES ALONG STREET FRONTAGE = 17
SHRUBS ALONG STREET FRONTAGE = 86

50.25.4 PARKING LOT LANDSCAPING
TREES ALONG LINEAR FRONTAGE BETWEEN PARKING LOT AND STREET = 13
SHRUBS ALONG LINEAR FRONTAGE BETWEEN PARKING LOT AND STREET = 66
TREES WITHIN INTERNAL LANDSCAPE AREA = 17
PERCENTAGE OF INTERIOR PARKING LOT LANDSCAPING AREA = 22%

ALL PROPOSED PLANT MATERIALS MEET OR EXCEED THE STANDARDS STATED UNDER SECTION 50-25.2



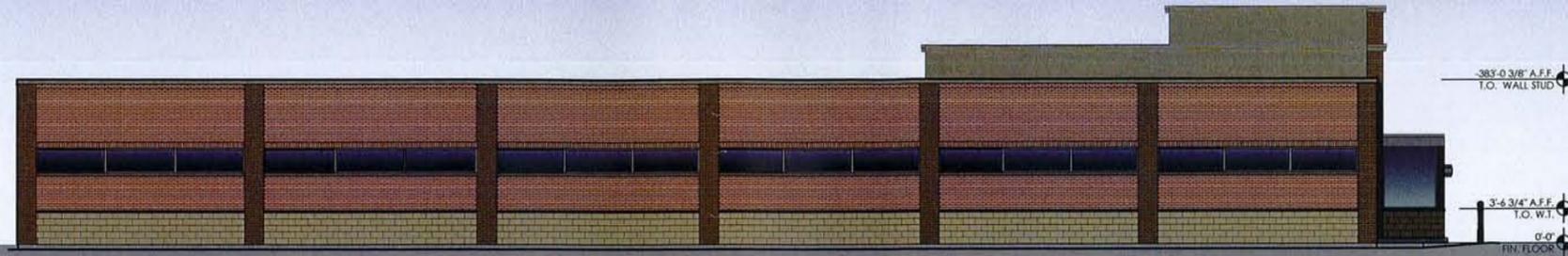
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

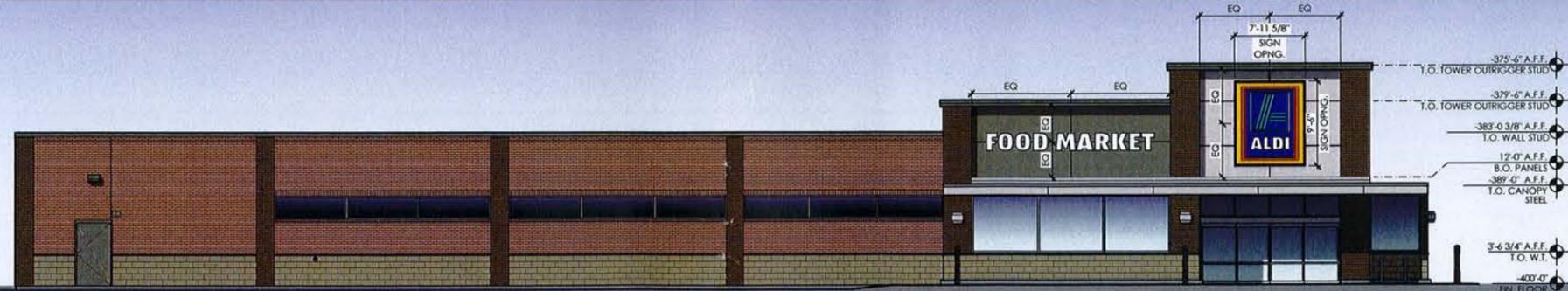
Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

Note that glazing shown as shaded is spandrel glazing.



CEE-1 - SIDE ELEV. - GLAZING CALCULATION	
DESCRIPTION	TOTAL SQ. FT.
NEW STOREFRONT WITH SILL WITHIN 4FT OF GRADE	0 SQ. FT.
NEW STOREFRONT WITH SILL ABOVE 4FT OF GRADE	337 SQ. FT.
TOTAL FACADE AREA	2468 SQ. FT.
GLAZING PERCENTAGE	13.65%
GLAZING PERCENTAGE - SILL WITHIN 4FT OF GRADE	0.00%



CEE-1 - FRONT ELEV. - GLAZING CALCULATION	
DESCRIPTION	TOTAL SQ. FT.
NEW STOREFRONT WITH SILL WITHIN 4FT OF GRADE	160 SQ. FT.
NEW STOREFRONT WITH SILL ABOVE 4FT OF GRADE	246 SQ. FT.
TOTAL FACADE AREA	2902 SQ. FT.
GLAZING PERCENTAGE	13.96%
GLAZING PERCENTAGE - SILL WITHIN 4FT OF GRADE	5.51%



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ALDI - DULUTH MN EXTERIOR ELEVATION

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September 23, 2016

Jenn Reed Moses, AICP
Planner II
Community Planning Division
City of Duluth
411 West First Street
Duluth, MN 55802

**RE: Project Description and Narrative for ALDI, Inc. Retail Facility #97
1740 Mall Drive, Duluth, Minnesota**

Jenn,

Please consider the following project description and narrative during the review process for the following request for alternate commercial building design per Section 50-30.2.F of the Code of Ordinances. All supplemental information required by this review process has also been attached to provide a comprehensive review.

The following request for alternate commercial building design is being submitted as part of a request to allow for construction of a new 19,054 square foot ALDI grocery store as well as a new parking lot to serve the store, along with the associated site improvements including drive aisles, stormwater facilities, landscaping, and utilities.

The property is located at the intersection of Mountain Shadow Drive and Mall Drive in Duluth, Minnesota. The property is described as Lot 1, Block 1 of Parcel C and is located within the Shoreland Overlay District. Per the City of Duluth Code of Ordinances, the subject property is currently zoned MU-C Mixed Use Commercial.

Transparency requirements per Section 50-30.B of the Code of Ordinances states that a minimum of 10% of each façade area that faces a street shall be composed of transparent materials. At least ½ of this amount shall be provided so that the lowest edge of the transparent material is no higher than 4 feet above the street level.

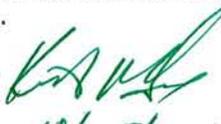
ISG is requesting approval of an alternate design for the façade facing Mountain Shadow Drive. The alternate design is proposed to be comprised of 13% spandrel glass in lieu of transparent glass since MDU coolers located along the interior of the façade wall, per the building operations plan, do not allow for the use of transparent materials.

In addition, the spandrel glass windows are proposed to be installed at a height of 7 feet above street level in lieu of 4 feet per the Code of Ordinances. However, the façade design incorporates architectural features such as two complementing colors and textures of brick along with the proposed spandrel glass to visually interrupt the wall plane per Section 50-30.2.B.2 of the Code of Ordinances.

Foundation landscaping is also incorporated into the proposed design which meets or exceeds the design standards set forth in Section 50-30.2.B.5 of the Code of Ordinances.

In addition to the design elements outlined above, per Section 50-30.F of the Code of Ordinances, the following pedestrian connections and bicycle access are also incorporated into the proposed design:

- Additional sidewalk is proposed to connect to the existing sidewalk system on Mall Drive and travel northeast along Mountain Shadow Drive to provide direct access to the store without having to cross any public street.

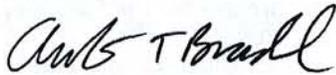
Approved: 
10/25/2016

- Construction of a new pedestrian plaza at the northeast corner of the proposed new store which will include benches and bicycle racks for pedestrian use.

Design and construction of the proposed project fits the intent of the ordinance. Therefore, no special privileges will result from approval of the requested alternate commercial building design. Rather, granting the request will improve the existing conditions by allowing redevelopment of the vacant parking lot, and will also allow for construction of the proposed new ALDI grocery store which will provide an amenity for the Duluth community.

These considerations along with the supplemental information provided within this submittal support approval of the requested alternate commercial building design. Please contact me at 952.426.0699 if there is any additional information we can provide in support of this request on behalf ALDI, Inc.

Sincerely,



Andrew T. Brandel, PE
Associate Principal, Civil Engineer
Civil Engineering Group

ATB/jrc

Enclosures: Site Plan
 Exterior Elevations
 Concept Floor Plan

