

# **Meeting Agenda**

# Planning Commission.

Tuesday, August 10, 2021	5:00 PM	Council Chamber, Third Floor, City Hall, 411
		West First Street

Meeting held in person at 3rd floor Council Chambers. To view the meeting online, visit http://www.duluthmn.gov/live-meeting. Comments on any agenda items can be provided in-person only. The online web stream will not be monitored for comments during the meeting. Advance comments sent via electronic means before 4:30 PM on August 10th, 2021 may be emailed to planning@duluthmn.gov.

Call to Order and Roll Call

## **Approval of Planning Commission Minutes**

PL 21-0713	Planning Commission	Minutes	7/13/21

Attachments: 07-13-21 PC Minutes (not approved yet)

#### Public Comment on Items Not on Agenda

#### Presentation

Presentation from the Duluth Transit Authority on Better Bus Blueprint

## Consent Agenda

<u>PL 21-109</u>	Minor Subdivision at 316 Garfield Avenue by Evergreen of Duluth
<u>Attachments:</u>	PL 21-109 Staff report and attachments
<u>PL 21-110</u>	Planning Review for Parking Lot and Site Improvements at 339 E Central Entrance by Brad Rixman, RFP LLC
<u>Attachments:</u>	PL 21-110 Staff Report and Attachments
<u>PL 21-111</u>	Vacation of a Portion of Upham Road at 339 E Central Entrance by Brad Rixmann, RFP LLC
<u>Attachments:</u>	PL 21-111 Staff Report and Attachments
<u>PL 21-113</u>	Concurrent Use of Streets Permit for a New Skywalk Over 4th Avenue E at 502 E 2nd STreet by Essentia Health East
<u>Attachments:</u>	PL 21-113 Staff Reports and Attachments Final

<u>PL 21-114</u>	Concurrent Use of Streets Permit for a New Parking Structure Over the E 1st Street Alley at 502 E 2nd Street by Essentia Health East
<u>Attachments:</u>	PL 21-114 Staff Reports and Attachments
<u>PL 21-117</u>	Interim Use Permit for a Vacation Dwelling Unit in the F-3 District at 5723 Grand Avenue Unit 1 by Steve Becks
<u>Attachments:</u>	PL 21-117 Staff report and attachments
<u>PL 21-118</u>	Interim Use Permit for a Vacation Dwelling Unit in the F-3 District at 5723 Grand Avenue Unit 2 by Steve Becks
<u>Attachments:</u>	PL 21-118 Staff report and attachments
<u>PL 21-120</u>	Minor Subdivision at the Southwest corner of Central Entrance and Anderson Rd. by The Jigsaw LLC.
<u>Attachments:</u>	PL21-120 Staff Report - final with attachments
<u>PL 21-128</u>	Vacation of Stebner Road at 4926 Airport Road by City of Duluth and Duluth Airport Authority
<u>Attachments:</u>	PL 21-128 Staff Report and Atachments
	Public Hearings
<u>PL 21-112</u>	PL 21-112 UDC Map Amendment of the R-P District (Ramsey Village Plan) to Allow Type VIII (Mixed Use Commercial and Residential) at 5019 Ramsey Street and Type IV (Townhome) at 411 North 50th Ave West by the City of Duluth
<u>Attachments:</u>	PL 21-112 Staff Report and Attachments
<u>PL 21-115</u>	Planning Review for an 800-Stall Parking Structure at 502 E 2nd Street by Essentia Health East
<u>Attachments:</u>	PL 21-115 Staff Report and Attachments Final
<u>PL 21-116</u>	UDC Map Amendment from F-2 to MU-I Along the South Side of London Road from 14th Avenue E to 16th Avenue E by Duluth Lakewalk Offices LLC
<u>Attachments:</u>	PL 21-116 Staff Report and Attachments
<u>PL 21-119</u>	Special Use Permit for a Hotel at 723 S Lake Avenue by Blumberg-Park Point LLC
Attachments:	PL 21-119 Staff Report and Attachments

# **Old Business**

<u>PL 21-096</u>	Minor Subdivision at Glen Place and W Michigan Street by Aaron Schweiger
<u>Attachments:</u>	PL 21-096 Staff Report final with attachments
	New Business
<u>PL 21-132</u>	City/County Strategic Land Realignment Project
Attachments:	July 26 2021 Strategic Public Lands Realignment Project Parcel List for Commis
<u>PL 21-127</u>	Proposed UDC Text Amendments Related to Enforcement and Zoning Permit Revocation
<u>Attachments:</u>	PI 21-127 UDC Text Memo and Attachment

## Communications

Land Use Supervisor Report

Historic Preservation Commission Report

Joint Airport Zoning Board Report

Duluth Midway Joint Powers Zoning Board Report

# City of Duluth Planning Commission

## July 13, 2021 Meeting Minutes

Due to the COVID-19 emergency, many planning commission members participated through video conference from home. The meeting was held as a Special Meeting pursuant to Minnesota Statute 13D.021 in response to the Covid-19 emergency. Public comment was taken at <u>planning@duluthmn.gov</u> prior to and during the meeting, and via verbal comment through public attendance in the WebEx video conference during the meeting.

## Call to Order

President Margie Nelson called to order the meeting of the city planning commission at 5:00 p.m. on Tuesday, July 13th, 2021.

## Roll Call

Attendance: (\* Via WebEx video conferencing – all votes conducted via roll call)

Members Present: Gary Eckenberg\*, Jason Hollinday\*, Margie Nelson\*, Michael Schraepfer\*, Sarah Wisdorf\*, Andrea Wedul\*, and Zandra Zwiebel\*

Members Absent: Jason Crawford and Eddie Ratnam

Staff Present: Adam Fulton\*, Robert Asleson\*, Steven Robertson\*, Kyle Deming\*, John Kelley\*, Chris Lee\*, and Cindy Stafford\*

#### Public Comment on Items Not on Agenda

No speakers.

#### Approval of Planning Commission Minutes -

Planning Commission Meeting – June 8, 2021 **MOTION/Second:** Zwiebel/Wisdorf approved

VOTE: (7-0)

#### Consent Agenda

(Item PL21-092 was removed from the Consent Agenda and voted on separately.)

- PL 21-065 Variance for House Addition at 3901 W 8<sup>th</sup> Street by John Martin and Emily Edison
- PL 21-075 Concurrent Use Permit for Small Cellular Facility at 1801 E 2<sup>nd</sup> Street by SAC Wireless/AT&T
- PL 21-076 Concurrent Use Permit for Small Cellular Facility at 631 E 5th Street by SAC Wireless/AT&T
- PL 21-077 Interim Use Permit for a Vacation Rental in a Form District at 325 Lake Avenue South, Unit 1209 by Alex & Kate Fagundes
- PL 21-103 Interim Use Permit for a Vacation Rental in a Form District at 325 Lake Avenue South,

Unit 1302 by Jason & Betsy Norman

- PL 21-083 Concurrent Use Permit for Landscaping at 2102 Minnesota Avenue by North Shore LS LLC
- PL 21-085 Planning Review for the Round Up Bar & Grill at 415 East 4<sup>th</sup> Street by Michael Ronning
- PL 21-086 Variance from Shoreland Setbacks at 224 W St Andrews Street by Ann Gumpper & Mark Harvey
- PL 21-087 Interim Use Permit for a Vacation Rental in a Form District at 5324 E Superior Street Unit 1 by Sarah Maxim
- PL 21-088 Interim Use Permit for a Vacation Rental in a Form District at 5324 E Superior Street Unit 2 by Sarah Maxim
- PL 21-090 Concurrent Use Permit for Encroachment of the Existing Building at 5324 E Superior Street by Sarah Maxim
- PL 21-098 Minor Subdivision at N Hawthorne Road by Julie Ann Kubat
- PL 21-101 Special Use Permit for Solar Installation at 3512 Riley Road by Minnesota Power

Public: No speakers.

**MOTION/Second:** Eckenberg/Wisdorf approved consent agenda items as per staff recommendations

VOTE: (7-0)

PL 21-092 Minor Subdivision at 4924 Pitt Street by St. Michaels Church **MOTION/Second:** Eckenberg/Zwiebel approved consent agenda item as per staff recommendations

# VOTE: (5-0, Schraepfer and Wisdorf Abstained)

## **Public Hearings**

## PL21-082 Minor Subdivision at 2400 E Superior Street by Duluth Women's Club

**Staff:** Chris Lee introduced the applicant's proposal for a minor subdivision to divide one platted lot into two lots. The current parcel is approximately 47,388 square feet and the division will create two lots. Parcel A will be approximately 33,369 square feet and Parcel B will be approximately 14,019 square feet. Staff recommends approval with the conditions listed in the staff report. Commissioner Gary Eckenberg asked if the parcels would have frontage to both Branch and Superior Streets. Lee noted Lot A will have frontage on both. Lot B will just have frontage on Superior Street. Commissioner Zandra Zwiebel asked why this item wasn't on the consent agenda. Deputy Director Adam Fulton noted this property has status as a designated local landmark, and is significantly different than the other subdivision. Commissioner Sarah Wisdorf noted the Heritage Preservation Commission (HPC) discussed this item at their meeting yesterday. They reviewed the preservation plan, but the preservation plan did not include the grounds.

**Applicant:** Ellie Dryer of the Duluth Woman's Club addressed the commission. The Club is not using the land, and it is a good site for someone else.

Public: No speakers.

**Commissioners:** Wisdorf noted the HPC understood the preservation plan didn't include the grounds, but the HPC would have like to see the entire property remain intact. Zwiebel stated the events held at the Women's Club are wonderful, and she understands the club wanting to sell the land for financial reasons. She is in support.

# VOTE: (7-0)

## PL 21-093 Special Use Permit for a High School at 4230 St. Johns Avenue by St. Johns Church

**Staff:** John Kelley introduced the applicant's proposal to operate a high school, grades 9 through 12, at the existing St. John's Campus located in the Woodland neighborhood. The special use permit is needed to operate the high school in the R-1 zoning district. A middle school is already operating in this location, with 107 students. No building expansions or additions are necessary for the proposed high school. A 30% reduction in the minimum parking space requirements has been applied as there is a DTA bus stop within 1⁄4 miles of the property. The reduced minimum spaces required is 69 and the maximum spaces allowed would be 147. There are 58 existing parking spaces and with the proposed 24 new parking spaces, the total provided would be 82 spaces. Neighbor comments were received and relayed concern about increased traffic, and the desire to see a second access point. Staff recommends approval with the conditions listed in the staff report. Chair Nelson asked if there was consideration about a second access point. Kelley stated he wasn't aware of any discussion about a second access point, and deferred to the applicant. Commissioner Wisdorf noted you can exit off onto Woodland Avenue, but you can't enter from Woodland Avenue. Kelley affirmed.

**Applicant:** Bob Lisi addressed the commission. He noted there are arrows to direct bus flow and parent drop-off points. It flows in a single direction because it is narrow. Commissioner Eckenberg asked if the high school would begin operation this year. Lisi stated their intention is to add 9<sup>th</sup> grade by the Fall of 2022.

**Public:** Weiguo Xie addressed the commission. He is concerned that the parking lot increase will increase the noise and traffic in the surrounding area. He asked when the parking lot will be used. Kelley stated the lot will be used during school hours and perhaps on weekends for church functions. Lisi noted the site has multiple uses. Parking expansion will benefit both the church and the neighborhood because it will take away street parking.

**Commissioners:** Andrea Wedul asked about the parking and screening requirements and if it triggers the 25 rule. Kelley noted the addition of new parking is independent of current parking, and does not trigger the 25 rule. Wedul struggles with this, and thinks there should be buffering. She would like to see a friendly amendment to add screening. Zwiebel stated she thinks a fence line is more obtrusive, and there is no need for fencing. Wedul would like to see shrubs utilized as additional buffering. Wisdorf is familiar with the area and notes the existing trees act as a buffer now. Zwiebel noted they should remain consistent to code.

**MOTION/Second:** Wisdorf/Zwiebel approved as per staff recommendations

# VOTE: (7-0)

# PL 21-094 UDC Map Amendment from R-1 to F-2 at 4731 Gladstone Street by Lakeside Lodge #281

**Staff:** John Kelley introduced the applicant's proposal to rezone the property from the current zoning of Residential-Traditional (R-1) to Low-Rise Neighborhood Mix (F-2). There are no proposed changes to the property at this time, and it is consistent with the objectives of the Comprehensive Plan. Staff recommends approval.

**Applicant:** Gary Hage addressed the commission. There were no questions. **Public:** No speakers.

**MOTION/Second:** Zwiebel/Wedul recommended approval as per staff recommendations

## <u>PL 21-095 Special Use Permit for a 32-Dwelling Cottage Home Park at the Northwest Corner of</u> <u>Glen Place and West Michigan Street by Aaron Schweiger</u>

**Staff:** Kyle Deming introduced the applicant's proposal for a special use permit for a cottage home park on four acres containing 32 units, 44 parking spaces on a private driveway, and a community room. The easterly 300 feet of the property is within the shoreland for Buckingham Creek (a cold water stream), which will require a shoreland permit as part of their land disturbing permits. All buildings on the site are compliant with the required 150-foot setback from the stream. The site is crossed by the Superior Hiking Trail and the applicant and the Superior Hiking Trail Association are discussing the rerouting of the trail. Staff recommends the applicant convey to the City a pedestrian easement for the relocated trail before the building permit for the first dwelling unit is issued. The plan is consistent with the Comprehensive Plan's future land use. This is a steep lot, and the addition of tiny homes is easier to add to the steep lot. The proposed layout is shared with the commissioners. There will be a new driveway with parking. There will also be a sidewalk for connectivity. The housing units will be 400-600 square feet. Amenities will include a fire pit, and a community and picnic area. Utility easements will be needed for City water and sanitary sewer mains that will extend into the site. They are still working on finalizing a stormwater plan. One citizen comment was received and shared with the commissioners prior to the meeting. Staff recommends approval with the conditions listed in the staff report. Eckenberg noted the four different housing designs. Will there be eight of each design? Deming deferred to the applicant. Wedul asked about the picnic area. Deming noted a pavilion building would not be allowed in the setback area, but an open patio area is being proposed.

**Applicant:** Aaron Schweiger addressed the commission. The building designs would be intermingled, so it doesn't appear to be a cookie-cutter design, but more of a mixed neighborhood. Eckenberg asked if each design count would be equal. Schweiger affirmed. He is excited for the project, and thinks it is a wonderful addition to the neighborhood. This plan will also provide Duluth with affordable housing. Zwiebel asked about the Superior Hiking Trial (SHT). Schweiger noted they are working with the SHT association to ensure the trail remains on the property. A natural walking trail will remain, and sees it as a wonderful asset. Wedul asked about the plan is to leave as many trees as possible for a natural buffer, and not to encroach on Buckingham Creek. Wisdorf asked about the SHT easement. Schweiger stated there is a public easement, but it doesn't match. They will vacate the existing easement and dedicate a new path.

**Public:** Colleen Christiansen addressed the commission. She represents the neighbors living above the proposed complex. She noted this is park land, which was dedicated in 1977. They are concerned about noise and parking. Where are the cars going to funnel in and out of the site? She doesn't feel this is the right location for this development. She is opposed. Jim Shoberg, of the City of Duluth Property, Parks, and Libraries, addressed the commission. He noted the SHT and they currently have two options, which will be shared in the future.

**Commissioners:** Eckenberg asked about parking. Schweiger noted it is about a 1 to 1 ratio and there is a DTA credit for being near a bus stop. Eckenberg asked about the 1977 park land dedication. Deming stated the point of rocks was replatted in 70's and dedicated some land to park area, but not the park land, which is outside the development area. Wedul asked about the community picnic area. Deming noted it will need a shoreland permit and erosion control permit will be required prior to issuing building permits.

**MOTION/Second:** Wedul/Zwiebel approved as per staff recommendations

#### PL 21-096 Minor subdivision at Glen Place and West Michigan Street by Aaron Schweiger

**Staff:** Kyle Deming introduced the applicant's proposal for a minor subdivision to separate an existing parking lot from a larger parcel to be developed into a Cottage Home Park (see related file number PL 21-095). The existing parking lot is not compliant with the UDC as in the R-2 zone district, parking lots must either be stand-alone use approved with a special use permit, or they must be an accessory use located on the same lot as the principle use. This parking lot does not have a special use permit, so staff recommends that before the current owner completes the transfer of the property to the owner of Glen Place Apartments, they obtain a special use permit. Staff recommends approval with the conditions listed in the staff report.

**Applicant:** Aaron Schweiger addressed the commission. Their intent is to create a separate parcel for the parking lot. They would re-surface it and add landscaping. It would look better than it does now.

**Public:** Colleen Christiansen is concerned about parking. Where are all of these cars going to go? She doesn't want to walk through a parking lot. She noted a document dated May of 1977. The space was dedicated for use of all surrounding properties and vehicles were prohibited. The land was given to the neighbors by Breowni. Deputy Director Fulton noted legal can evaluate and address prior to issuing permits.

**Commissioners:** Wisdorf asked if they should consider tabling this item. Deming stated the park land was dedicated in an area along Michigan Street and not the area proposed for the minor subdivision. Eckenberg supports tabling, but would like clarification on the point of rocks park. Is it a city park? Schweiger shares a park plat screen shot. The park was given to the City by a private party. The yellow area is a second parcel with a clean title and has no encumbrances or restrictions on it.

**MOTION/Second:** Eckenberg/Zwiebel tabled for more information/proof of clean title

# VOTE: (5-2, Nelson and Wisdorf Opposed)

## PL 21-097 Preliminary Plat at former Central High School, 730 E Central Entrance by ISD 709

**Staff:** Steven Robertson introduced the applicant's proposal for the approval of a preliminary plat in support of construction of new facilities in support of ISD 709 operations and administration, and in support of redevelopment of the remainder of the property. The proposed sidewalk needs to be extended from the intersection going west to allow pedestrian access to the proposed facilities building, transportation building, and district services center. A wetland delineation is required to show the boundaries of existing wetlands within the side. Utility easement will be needed as well as easements for a recreational tail on the eastern edge of the site. The planning commission will see this item again for the final plat approval. Staff recommends approval with the conditions listed in the staff report.

**Applicant:** Trent Prigge of Northland Consulting Engineers addressed the commission. This is a 3-phase approach. They are now on the 2<sup>nd</sup> phase to obtain preliminary plat approval. The entire site will get a new stormwater system and there will likely be a storm water pond in the new Right of Way. They appreciate the need to keep the recreational trail on the property, and it will be noted on the final plat.

**Public:** Jim Shoberg, city of Duluth PPL department, addressed the commission and noted the parks master plan. They appreciate the cooperation of ISD 709 and note the importance of the Traverse and Lake Superior Hiking Trails. Deputy Director Fulton noted there may be changes made prior to the final plat.

# VOTE: (7-0)

## <u>PL 21-099 Preliminary Plat to Subdivide 20 Acres into 5 lots between Arrowhead Road and</u> <u>Marble Street – 660 Feet West of Arlington Avenue (Duluth Heights)</u>

**Staff:** Kyle Deming introduced the applicant's proposal to subdivide 20 acres into 4 lots and 1 outlot with one new street and completing streets that were parts of adjacent plats. Arrowhead Road is a County roadway. The County traffic engineer requests that the turn lane configuration on Stanford Avenue at West Arrowhead Road include dedicated outbound right-turn and left-turn lanes, and a single inbound lane. Additional connectivity will be provided via a 20-foot-wide pedestrian and utility easement from the end of Herzog Court extending southeast to the east property line and continuing south to Marble Street. To provide additional space for an enhanced pedestrian/bike facility the applicant has provided a 10-foot-wide trail easement along the south side of Arrowhead Road. The nearest regular route transit service is approximately 2,000 feet east of the site. The applicant has submitted a tree inventory report. Staff recommends that prior to tree removal, the land use supervisor approve the tree replacement plan. Staff recommends approval with the conditions listed in the staff report.

**Applicant:** Troy Johnson addressed the commission and welcomed questions. He noted it was great working with City staff towards providing a great housing development.

**Public:** Paul Newberg addressed the commission. He represents the neighbors in the area. He feels this poses a serious safety concern from Stanford going through to Marble Streets. Traffic would be pushed all up and down. The houses on West Marble are concerned with traffic and noted kids playing in the neighborhood. He doesn't feel there is a reason why Stanford should go through to West Marble. Ann Newberg addressed the commission. She is concerned about the removal of trees, and the safety to kids in the neighborhood. She understands the need for development, but doesn't want to see Stanford Avenue go through to West Marble.

**Commissioners:** Eckenberg asked why they are proposing to connect to Marble. Deming stated the developer intends to develop Stanford only to Herzog Court. There is a traffic study under way, but needs to be finalize it prior to the final plat. He deferred to the applicant. Troy Johnson noted the road will be completed in phases. They would like to keep traffic out of residential neighborhoods. More information will be provided on the final plat. Per Deming the traffic study will be completed between now and the final plat. Eckenberg would like to see public input included in the traffic study. The applicant noted there will be a third party engineering firm performing the traffic study. Wedul would also like to see public input included in the traffic study.

**MOTION/Second:** Wedul/Zwiebel approved as per staff recommendations

VOTE: (7-0)

(A 4-minute recess was given. The meeting will resume at 7:40 p.m.)

## **Other Business**

PL 21-104 Citizen Petition for an Environmental Assessment Worksheet (EAW) for the Proposed Vassar Street Housing Development at Vassar Street

**Staff:** Deputy Director Fulton gave an overview and provided background information. According to section 2 of the City Code, the planning commission is the responsible governmental unit (RGU) for the city of Duluth, and is responsible for providing oversight and evaluating environmental review pursuant to Minnesota Statutes and Rules. Environmental review usually involves a project, but there is no project proposed in this location at this time. An environmental review can either be mandatory or discretionary. One way to trigger a discretionary review is via a petition. The Minnesota Environmental Quality Board (EQB) notified the city that a complete citizen petition had been submitted requesting environmental review of an approximately 30-unit housing proposal. However, no project application has been received by the city at this time. The site is proposed for rezoning between the current terminus of Vassar Street toward Amity Creek. The planning commission is tasked with evaluating whether the merits of the citizen petition warrant a discretionary EAW based on the information currently available. If the planning commission determines an EAW is warranted, specific reasons must be stated. If the planning determines an EAW is not warranted, petitioners can refile a petition with EQB if a project is proposed in the future.

**Commissioners:** Eckenberg asked if the planning commission's decision can be overturned. Deputy Director Fulton stated that it is his understanding that an appeal does not go to the city council, but goes to the state appellate court. City Planner Steven Robertson stated this is not a public hearing, but asked if President Nelson would like to open it up for public comment. Chair Nelson agreed to open the item up for public comment, but noted limited speaking time guidelines. Robertson noted staff received two emails with public comment that were shared with the commissioners prior to their meeting. Last month's rezoning goes to the city council for the first reading next Monday. An EAW helps the city anticipate future effects. It could be noise, or traffic, and is not necessarily all environmental. The threshold where an EAW is mandated is 250 single-family homes. Typically EAWs are performed on larger projects. Wedul has never seen an EAW that would be completed before a project is proposed for site. Has one ever been completed prior to having more information about a development project? Deputy Director Fulton is not aware of one, but notes that the EAW is a flexible tool. It is closely tied to other environmental review processes, such as an Alternative Urban Area Review (AUAR). He noted that he recalled that the city of Hutchinson completed an AUAR for the whole city several years ago to evaluate how zoning would impact development city wide. Robertson noted an EAW was proposed on the School District's Red plan in 2008, but the proposal to complete an EAW was denied. Wedul states that she is struggling to require an EAW without a project being proposed.

**Public:** Tracy Hanson addressed the commission, and thanked commissioners for hearing their concerns. What is the harm of an EAW? She is concerned about watershed. The creek was listed in 2014 for turbidity issues. Clean water is important. She is concerned with new roads on a steep incline having to be salted, as well lawn fertilizer finding its way into the creek. Jen Marksteiner addressed the commission. She appreciates the opportunity to voice her opinion and feels an EAW is needed. Adam Marksteiner addressed the commission. They have lived there since 2009. The area provides habitat to lots of animals. Going through an EAW now sets a good precedent for future development. He would like there to be an informed decision before development, and not just a guess. It is hard to mitigate damage in the future. Any doubt should allow the EAW to take place. Kevin Erickson addressed the commission. He is in favor of an EAW and noted development would require lots of fill be brought in. The neighbors will experience dust, airborne pollutants, and noise. Christine Post addressed the commission. She is a resident of the neighborhood. They live on Amity Creek and noted it is 1 of 14 impaired trout streams. This development would make an already difficult situation worse. They need to protect their water now. It is important now, but even more so in the future.

**Commissioners:** Zwiebel doesn't feel this petition is appropriate at this time. She agrees that the developer should give consideration to an EAW under their own merit. She appreciated the articulate speakers, but changing the zoning is only being proposed at this time. The resolution language was discussed and modified. Wedul noted it is important to reiterate a reasonable

expectation to enjoy the property. If there was an actual project before the Commission at this time, the consideration for an EAW would be different. This EAW petition proposal puts the cart before the horse. Wisdorf concurs. Zwiebel would like the developer to work with the community and have more opportunity for communication.

**MOTION/Second:** Zwiebel/Eckenberg, adopting findings and determining that an EAW is not required or necessary based on the petition.

# VOTE: (7-0)

## **Communications**

Land Use Supervisor (LUS) Report – Deputy Director Fulton thanked the commissioners for their service, and gave an update on upcoming items. Shipping containers are an ongoing issue. He invited city councilor Zach Filipovich to talk about vacation rental updates. Filipovich noted the proposed resolution created by himself, Randorf, Tomanek and Kennedy. Schraepfer asked him to share what the changes are. Filipovich gave a broad overview, which included the creation of a new over-the-counter annual permit for short-term vacation dwelling unit not to exceed 21 days per year. They would like to increase the cap for no more than 10 new vacation dwelling units per year with an ultimate cap of 120 units. They are proposing an increase in permit fees, which would be deposited into a city housing trust fund. Deputy Director Fulton noted the Vassar Street rezoning goes to city council for the first reading on Monday. MN DOT continues their Central Entrance study. The DTA introduced a better bus blue-print. In person city meetings are starting next month. Meetings will still be streamed on Web-ex. Eckenberg asked if city hall has a masking mandate. Per Deputy Director Fulton masks are not required in city hall. Social distancing is encouraged, but not required.

Heritage Preservation Commission – Vice-President Wisdorf noted the HPC met yesterday. They are reviewing the draft of the downtown design guideline standards. The planning commission could see it at their October meeting.

Joint Airport Zoning Board – Commissioner Eckenberg gave an overview there is a public meeting scheduled for July 21<sup>st</sup> and 6 p.m. to discuss their custom ordinance.

Duluth Midway Joint Powers Zoning Board – No updates.

#### <u>Adjournment</u>

Meeting adjourned at 8:52 p.m.

Respectfully,

Adam Fulton – Deputy Director Planning & Economic Development



# Planning & Development Division

Planning & Economic Development Department

🔇 218-730-5580

planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-109		Contact	J	lohn Kelley	
Туре	Minor S	ubdivision	Planning C	commissio	n Date	August 10, 2021
Deadline	Applica	tion Date	July 6, 2021	1	60 Days	September 4, 2021
for Action	Date Extension Letter Mailed		July 27, 2021 12		120 Days	November 3, 2021
Location of Su	bject	316 Garfield Avenue				
Applicant	Evergre	en of Duluth/Scott Torvinen	Contact On file			
Agent			Contact			
Legal Descripti	on	Parts of Lots 8 through 15, Blo	ck F, Duluth Prop	per 2 <sup>nd</sup> Div	vision (see a	ttached)
Site Visit Date August 4, 2021		Sign Notice	e Date	N	I/A	
Neighbor Lette	er Date	e N/A Number of Letters Sent N/A		I/A		

#### Proposal

A Minor Subdivision to combine 6 parcels at 316 Garfield Avenue into e 2 new parcels.

#### Recommendation

Staff recommend approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	I-G	Outdoor storage/Gym	General Industrial/Industrial Waterfront
North	I-G	Industrial	General Industrial/Industrial Waterfront
South	I-G	Industrial	GeneralIndustrial
East	I-W	Industrial waterfront use	Industrial Waterfront
West	I-G	Equipment storage	GeneralIndustrial

#### Summary of Code Requirements

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that the application:

(a) The lot or lots to be subdivided or combined have frontage on an improved public street;

(b) Each proposed lot meets the minimum zoning requirements of the district that it is in.

(c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and

(d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

Governing Principle #3 - Support existing economic base. This minor subdivision will combine multiple parcels into marketable properties for commercial and industrial use.

Future Land Use – General Industrial: Areas for manufacturing, processing, and other activities that may have off-site impacts and are generally isolated or buffered from other uses. Sites should have direct access to major regional transportation facilities and other infrastructure.

Industrial Waterfront: Waterfront- or port-dependent industrial uses. May co-exist in proximity to other waterfront-related uses. Should have access to regional roads or rail.

#### Review and Discussion Items:

- 1) Applicant is requesting a Minor Subdivision to combine 6 parcels and essentially "clean up" multiple parcels into two marketable properties.
- 2) The property has 3 existing buildings and a materials lay down area. The applicant is proposing to create Parcel A and Parcel B. Parcel A will be the existing materials laydown area and Parcel B will retain the 3 buildings and parking area. The applicant has noted on the exhibit that a parking easement will be retained on Parcel B.
- 3) The Industrial General zoning district does not have a minimum lot frontage requirement. Access to the parcels will be gained from Garfield Avenue via a shared access drive. Both parcels will retain ownership of a portion of the access drive.
- 4) The Industrial General zoning district does not have a minimum lot area requirement. Both parcels created by this Minor Subdivision are of a sufficient size to permit development according to the I-G zone district.
- 5) The City Engineer identified some errors in the legal descriptions that need revision. No public, agency, or other City comments were received.
- 6) The attached Minor Subdivision exhibit demonstrates compliance with MN States 463.358, 505, and 508, as applicable.
- 7) Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.
- 8) This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

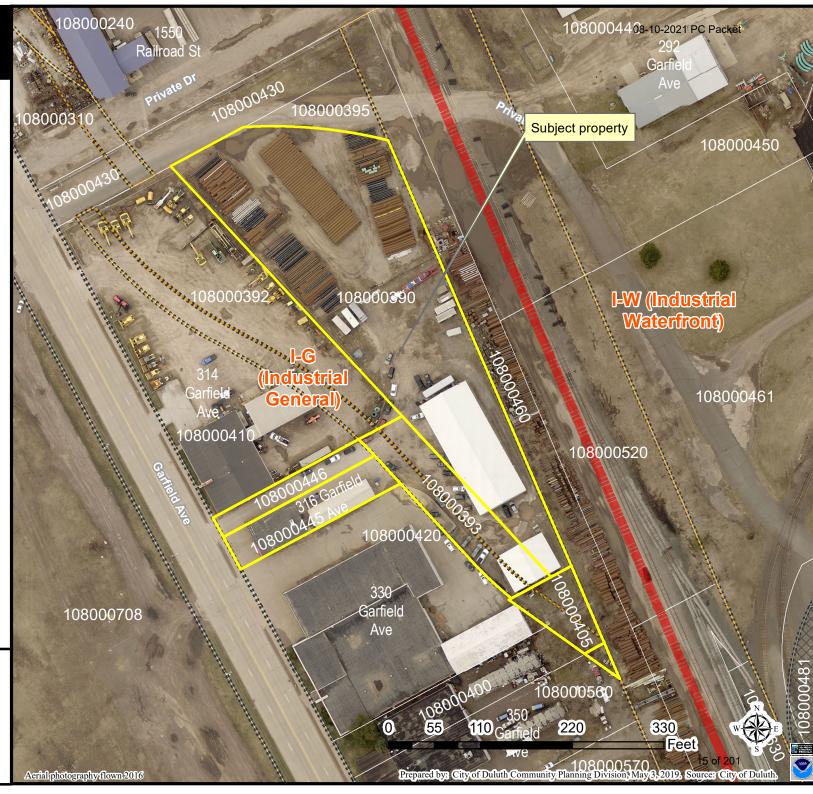
#### **Staff Recommendation**

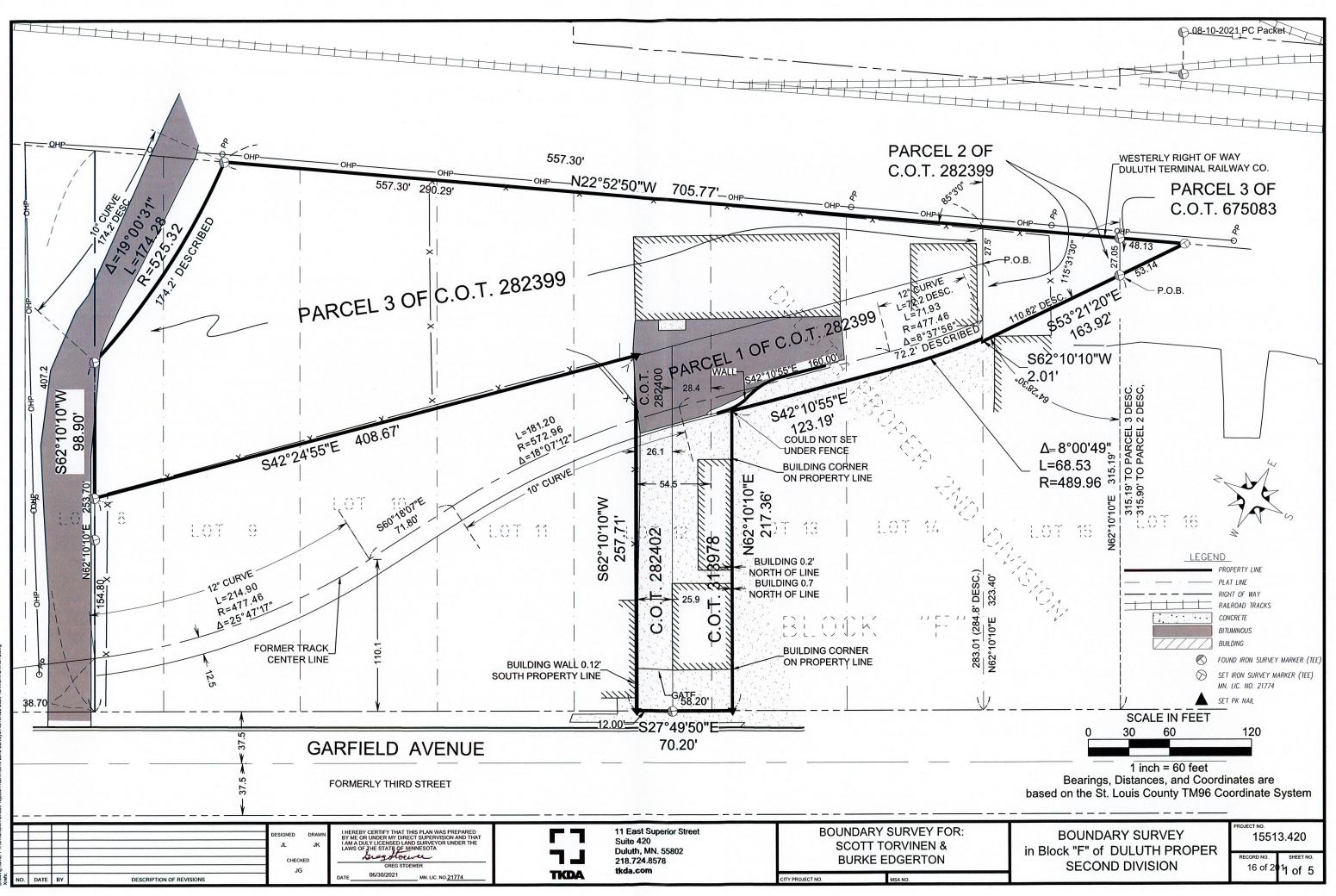
Based on the above findings, Staff recommends that Planning Commission approve the Minor Subdivision with the following conditions:

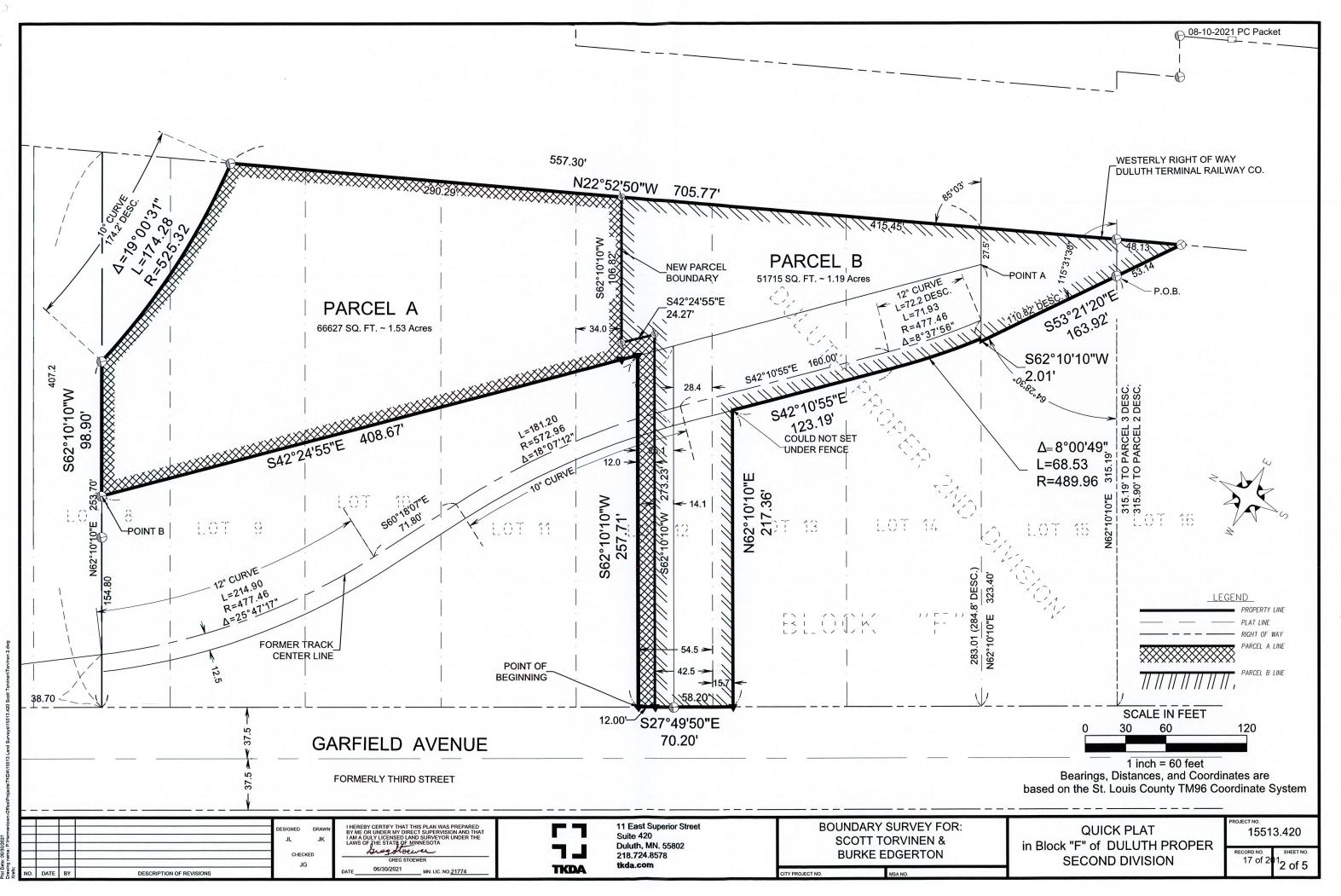
- 1) Prior to recording, the minor subdivision revised legal description must be submitted for review and approval by City Staff.
- 2) Applicant to provide a copy of the shared access easement and parking easement for City project file.
- 3) Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
- 4) 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.

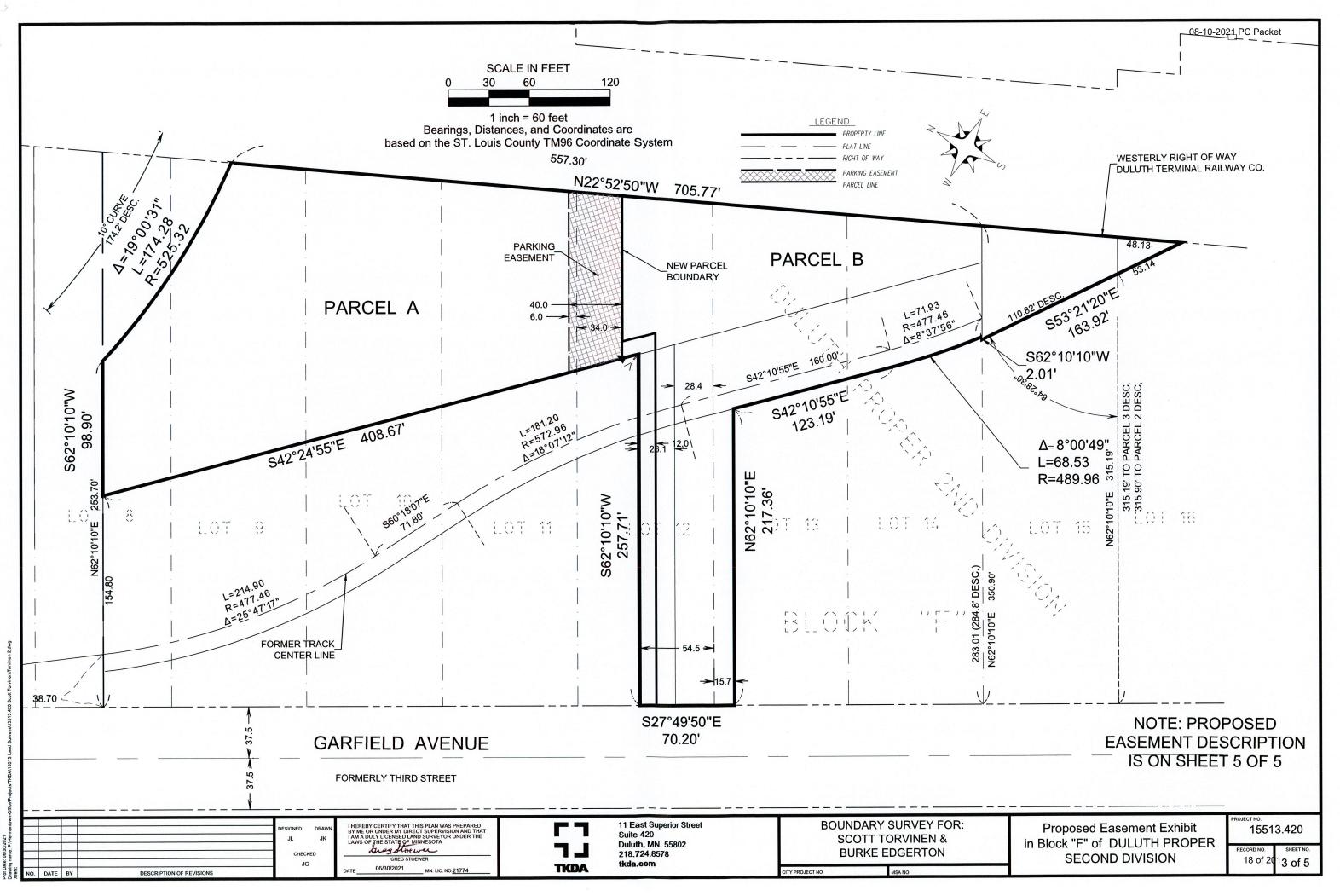
Legend Road or Alley ROW Vacated ROW Easement Type Utility Easement Other Easement Zoning Boundaries Trout Stream (GPS) Other Stream (GPS)

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# Planning & Development Division

Planning & Economic Development Department

🔇 218-730-5580

🛛 🖂 pla

planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	le Number PL 21-110		Contact		Chris Lee, clee@duluthmn.gov	
Туре	MU-C Pla	nning Review	Planning Co	ommissior	Date	August 10, 2021
Deadline	Applicat	ion Date	July 7, 2021		60 Days	September 5, 2021
for Action	Date Ext	ension Letter Mailed	July 20, 2021 <b>120 Day</b>		120 Days	s November 4, 2021
Location of Subject 339 E Central Entrance, Pawn America						
Applicant	cant RFP LLC Contact Brad Rixmann					
Agent TKDA Co		Contact	Jeff Goe	tzman, PE		
Legal Description BEGINNING AT SE CORNER OF SE 1/4 OF NW 1 PLACE OF BEGINNING EX NLY 150 FT			/4 RUNNING THE	NCE N 330 FT	THENCE W 132	2 FT THENCE S 330 FT THENCE E 132 FT TO
Site Visit Date July 27, 2021		Sign Notice	Date		July 27, 2021	
Neighbor Letter Date July 30, 2021		Number of	Letters Se	ent	32	

#### Proposal

An expansion and reconstruction of 14 parking spaces to the south of the store along with landscaping and retaining wall reconstruction to the north of the structure. The current store will not change in size, but there will be updates to exterior materials.

Staff recommends approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Retail	General Mixed Use
North	MU-C	Residential	General Mixed Use
South	MU-C	Parking Lot	General Mixed Use
East	R-1	Residential	Traditional Neighborhood
West	MU-C	Auto Sales	General Mixed Use

#### Summary of Code Requirements:

50-15.3.E MU-C District – Planning review by the Planning Commission is required for most development and redevelopment. Development Standards:

1. The location, size and number of curb cuts shall be designed to minimize traffic congestion or hazard in the area. Any traffic control improvements required as a result of the proposal such as traffic signals, turning lanes, medians, signage and other types of improvements necessary to accommodate traffic flow to and from the proposed project shall be paid for by the property owner. Any additional right-of-way or easements needed shall be provided by the property owner at no cost to the city;

2. Any necessary public easements over the subject property shall be dedicated, and any necessary improvements within such easements or other easements adjacent to the subject property shall be made.

50-18.1 Shoreland, Flood Plains, Wetlands, Stormwater

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

50-24 Parking and Loading – Addresses required parking spaces, loading docks, and snow storage.

50-25 Landscaping and Tree Preservation – Landscaping requirements and tree preservation

50-26 Screening, Walls, and Fences – Screening of equipment, loading areas, etc., plus fences & 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.
  - 1. 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.

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

Governing Principle #1 – Reuse previously developed lands: includes adaptive reuse of existing building stock and historic resources, as this strengthens neighborhoods. The applicant is proposing to make substantial investments by improving the current store and parking lot. This will include storm water improvements for the new parking.

Future Land Use – General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.

History: The property is currently a 7,000 square foot retail store built in 1970 with parking located to the south of the building. Upham Road in this location bisects the property, and there is private parking located across the existing roadway from the store.

Related files: PL 21-111 - Vacation of Upham Road to allow for the parking across the right of way.

#### **Review and Discussion Items:**

Staff finds that:

- 1) 50-15.3 (MU-C District) Applicant has provided required plan documents.
- 2) 50-15.3.E (Development Standards) Not Applicable for this proposal.
- 3) 50-18.1.E (Stormwater Management) The applicant's plans show storm water infrastructure that discharges to a City stormwater pipe in Blackman Avenue. Stormwater plans will need to be approved by the Engineering division prior to building permit issuance.
- 4) 50-23 (Connectivity) The plans indicate a future MNDOT sidewalk on the south property line. MNDOT is planning to add connectivity to Central Entrance during reconstruction in 2026. Staff would suggest adding pavement marking and barricades as appropriate to connect the entrance to the planned sidewalk after the sidewalk is created to ensure pedestrian safety.
- 5) 50-24 (Parking) Minimum required parking is 14.7 spaces (utilizing the 30% transit reduction) and plans show 14 spaces. The applicant should seek an administrative adjustment to further reduce parking by 1 space to be complaint. The applicant intends to make improvements to the driveway from Blackman Avenue.
- 6) 50-25 (Landscaping) The landscape plan shows street frontage landscaping compliance, with the exception of Blackman Avenue where the grade and the right of way width restrict the viable placement of vegetation. The improved parking does have landscape islands and tree canopy coverage that meets the minimum requirements. As part of the landscaping, there will be a new low retaining wall to level the parking alone Central Entrance. The proposal also includes a new rock wall in the rear to retain the grade going uphill from the site.
- 7) 50-26 (Screening) Plans do not indicate there will be new screening anywhere on the site. The proposed reconstructed trash area requires screening, and the plans shall be modified to reflect this screening.
- 8) 50-27 (Signs) Plans show the addition of shrubs at the base of a new or relocated sign to bring it to compliance. All changes to the sign would need a separate sign permit; this includes wall signs and relocating structure signs.
- 9) 50-29 (Sustainability) Not Applicable.
- 10) 50-30 (Design Standards) Not Applicable.
- 11) 50-31 (Exterior Lighting) No photometric plan was provided. Plans indicate sonotubes for light podes f 201

Photometric plans for the site indicating compliance shall be submitted prior to issuance of permits.

- 12) No comments where received from the city, outside agencies, and the public at the time of writing this report.
- 13) Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within one year, which may be extended for one additional year at the discretion of the Land Use Supervisor.

#### Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission recommend approval of the vacation with the following conditions:

- 1. The inclusion of a photometric plan in the final building permit package.
- 2. The project be limited to, constructed, and maintained according to the construction and building plans submitted with this application titled "Pawn America Site Improvements" dated 7/7/2021.
- 3. Applicant must provide 15 parking spaces or seek and receive an Administrative Adjustment for the parking requirement.
- 4. Applicant will provide details on trash enclosure screening to fully comply with the UDC.
- 5. Financial security to guarantee installation of required landscaping shall be provided consistent with UDC requirements in advance of the issuance of a building permit. Landscaping shall be continuously maintained on the site consistent with the submitted landscape plans.
- 6. Requirements of the vacation of rights of way related to a concurrent application related to Upham Road shall be incorporated into this Planning Review, and shall be met prior to issuance of the building permit.
- 7. 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.



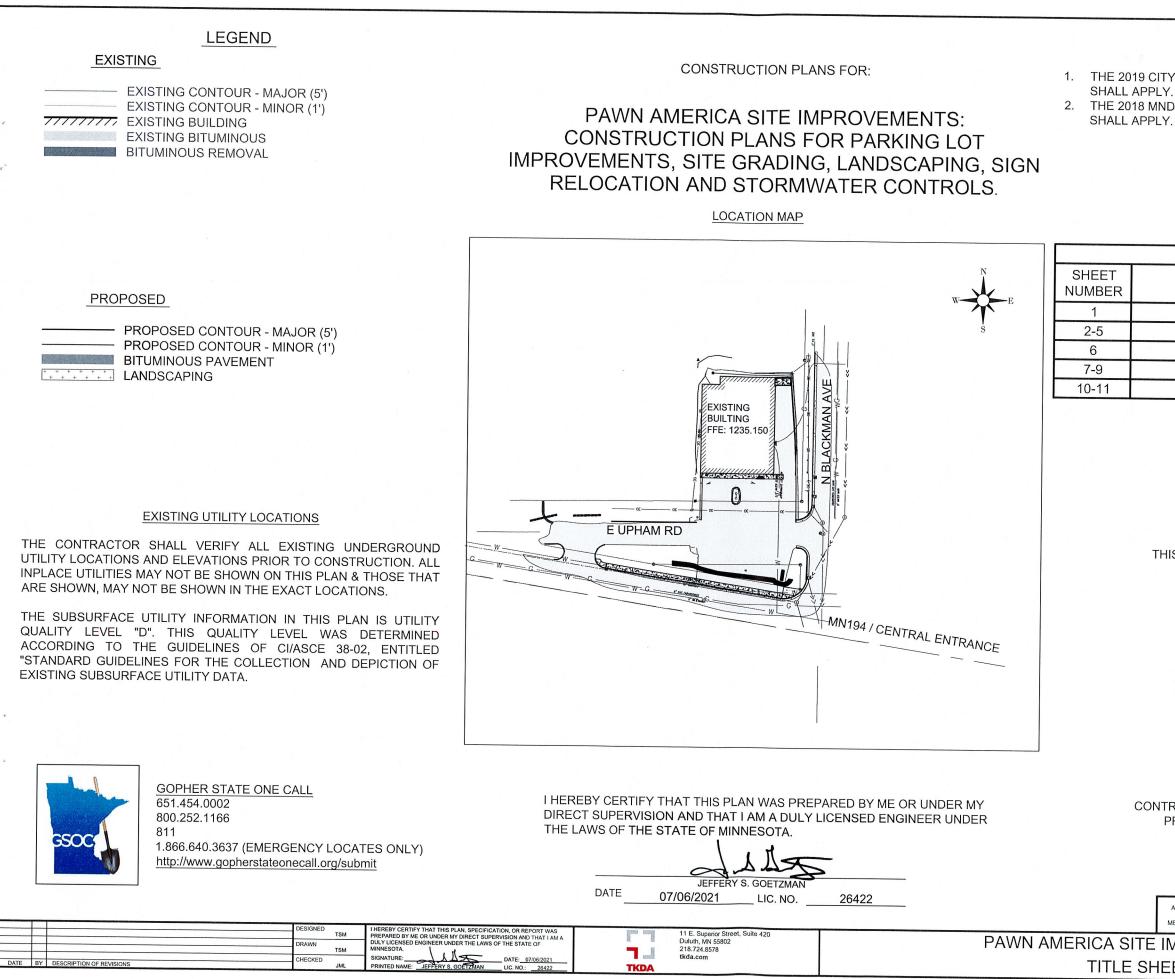
PL 21-110 and 21-111 MU-C Planning Review Street Vacation 339 E Central Ent.



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Legend

Zoning Boundaries



TE: Jul 06, 2021 - 3:53pm E: K'\n-7\Pawn America\17970

#### SPECIFICATION REFERENCES

 THE 2019 CITY OF DULUTH, MINNESOTA CONSTRUCTION STANDARDS SHALL APPLY.
 THE 2018 MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL APPLY.

 SHEET INDEX	
SHEET TITLE	
TITLE SHEET	
 DETAILS	_
EXISTING CONDITIONS AND REMOVALS	
PROPOSED CONDITIONS	
SWPPP	
	-

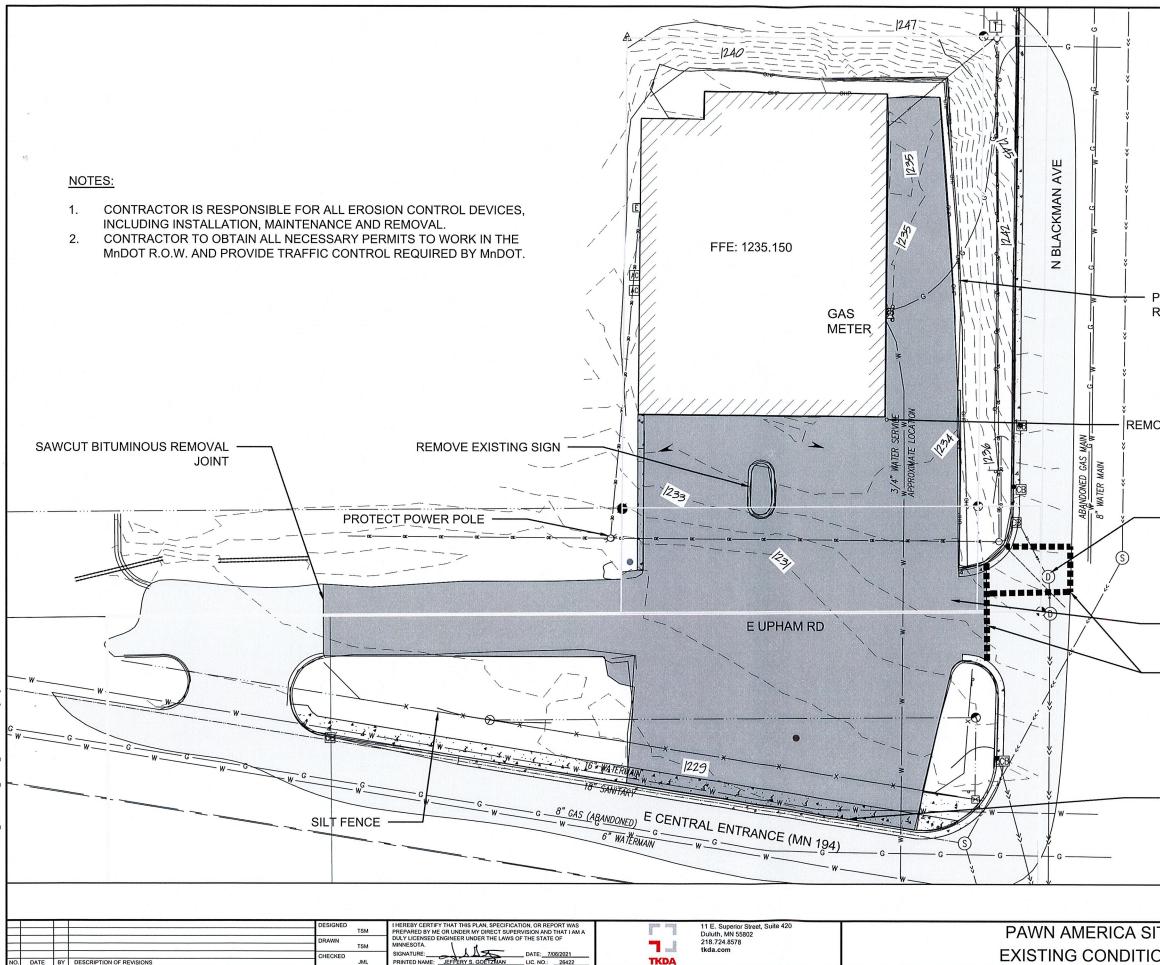
#### THIS PLAN SET CONTAINS 11 SHEETS



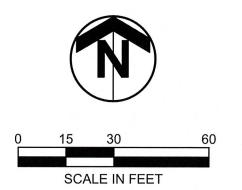
PROJECT LOCATION ST. LOUIS COUNTY CITY OF DULUTH SECTION T 50, R 14, S 21

#### CONTRACTOR TO NOTIFY 911 PERSONNEL PRIOR TO ALL ROAD CLOSURES.

		-	
	ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE	0 BAR IS ONE INCH ON ORIGINAL ON THIS DRAWING ADJUST	1 DRAWING. IF NOT ONE INCH SCALES ACCORDINGLY.
ITE	IMPROVEMENTS		PROJ. NO. 17670000
SH	IEET		DRAWING NO. 23 of 201 <sub>1</sub>



021



PROTECT EXISTING RETAINING WALL

REMOVE BOLLARD

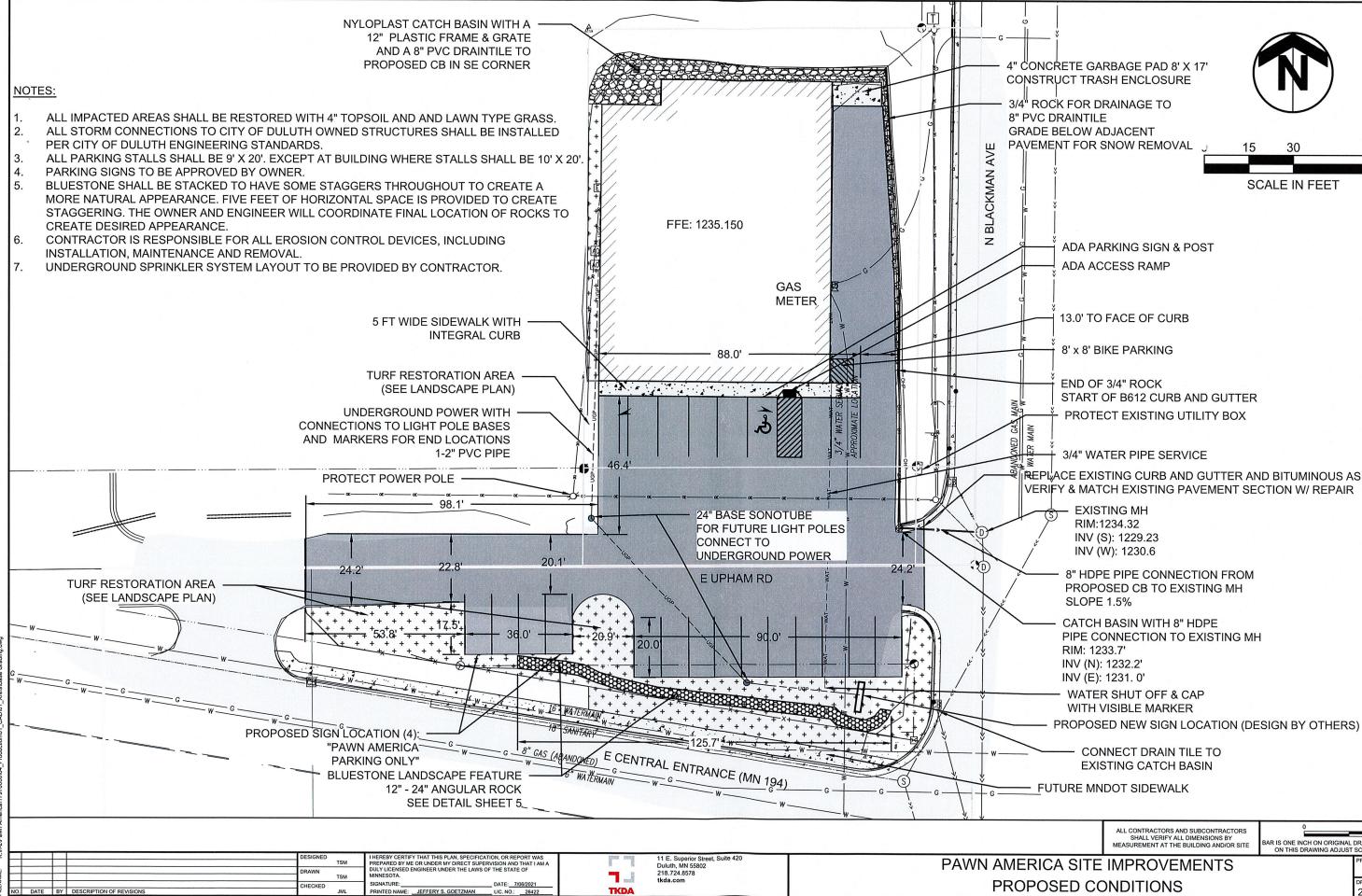
EXISTING MH
 RIM: 1234.32
 INV (S): 1229.23

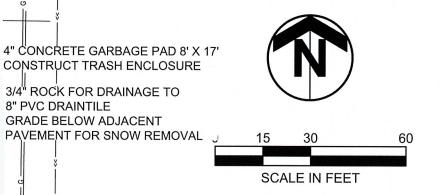
- REMOVE EXISTING BITUMINOUS

 SAWCUT BITUMINOUS REMOVAL AT BLACKMAN AVENUE AND FOR STORM PIPE INSTALLATION

PROTECT MnDOT CURB AND GUTTER

	ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE	01 BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.
TE IMPROVEMENTS		PROJ. NO. 17670000
ONS AND REMOVALS		DRAWING NO. 24 of 20d





ADA PARKING SIGN & POST ADA ACCESS RAMP

13.0' TO FACE OF CURB

8' x 8' BIKE PARKING

END OF 3/4" ROCK START OF B612 CURB AND GUTTER PROTECT EXISTING UTILITY BOX

#### · 3/4" WATER PIPE SERVICE

REPLACE EXISTING CURB AND GUTTER AND BITUMINOUS AS NECESSARY VERIFY & MATCH EXISTING PAVEMENT SECTION W/ REPAIR

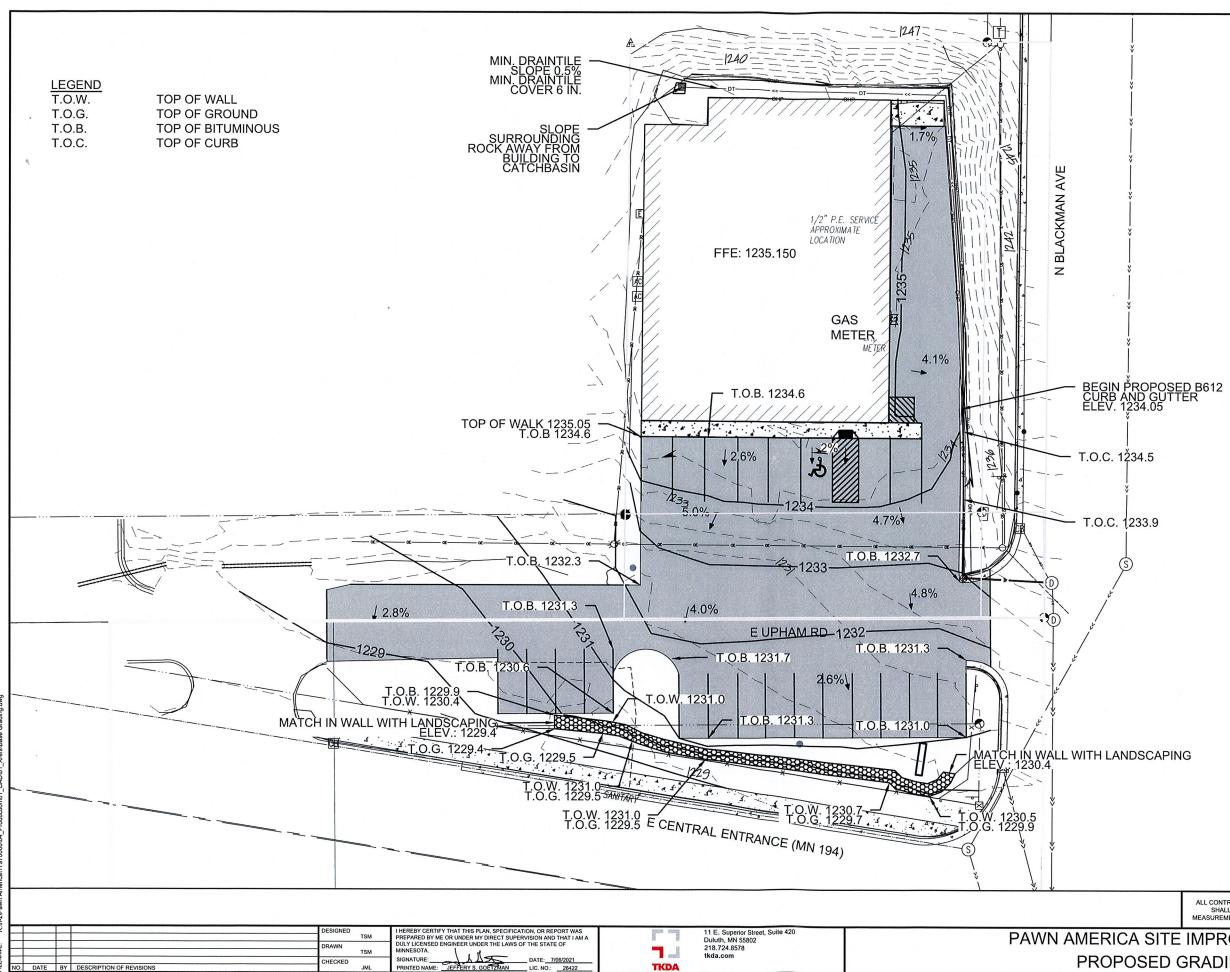
> **EXISTING MH** RIM:1234.32 INV (S): 1229.23 INV (W): 1230.6

**8" HDPE PIPE CONNECTION FROM** PROPOSED CB TO EXISTING MH **SLOPE 1.5%** 

CATCH BASIN WITH 8" HDPE PIPE CONNECTION TO EXISTING MH RIM: 1233.7' INV (N): 1232.2' INV (E): 1231. 0' WATER SHUT OFF & CAP WITH VISIBLE MARKER

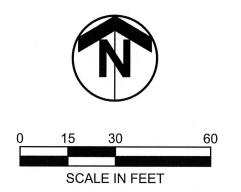
CONNECT DRAIN TILE TO EXISTING CATCH BASIN

	ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE	0 BAR IS ONE INCH ON ORIGINAL ON THIS DRAWING ADJUST	
ΓE	IMPROVEMENTS		PROJ. NO. 17670000
СС	ONDITIONS		drawing no. 25 of 20 <b>7</b>

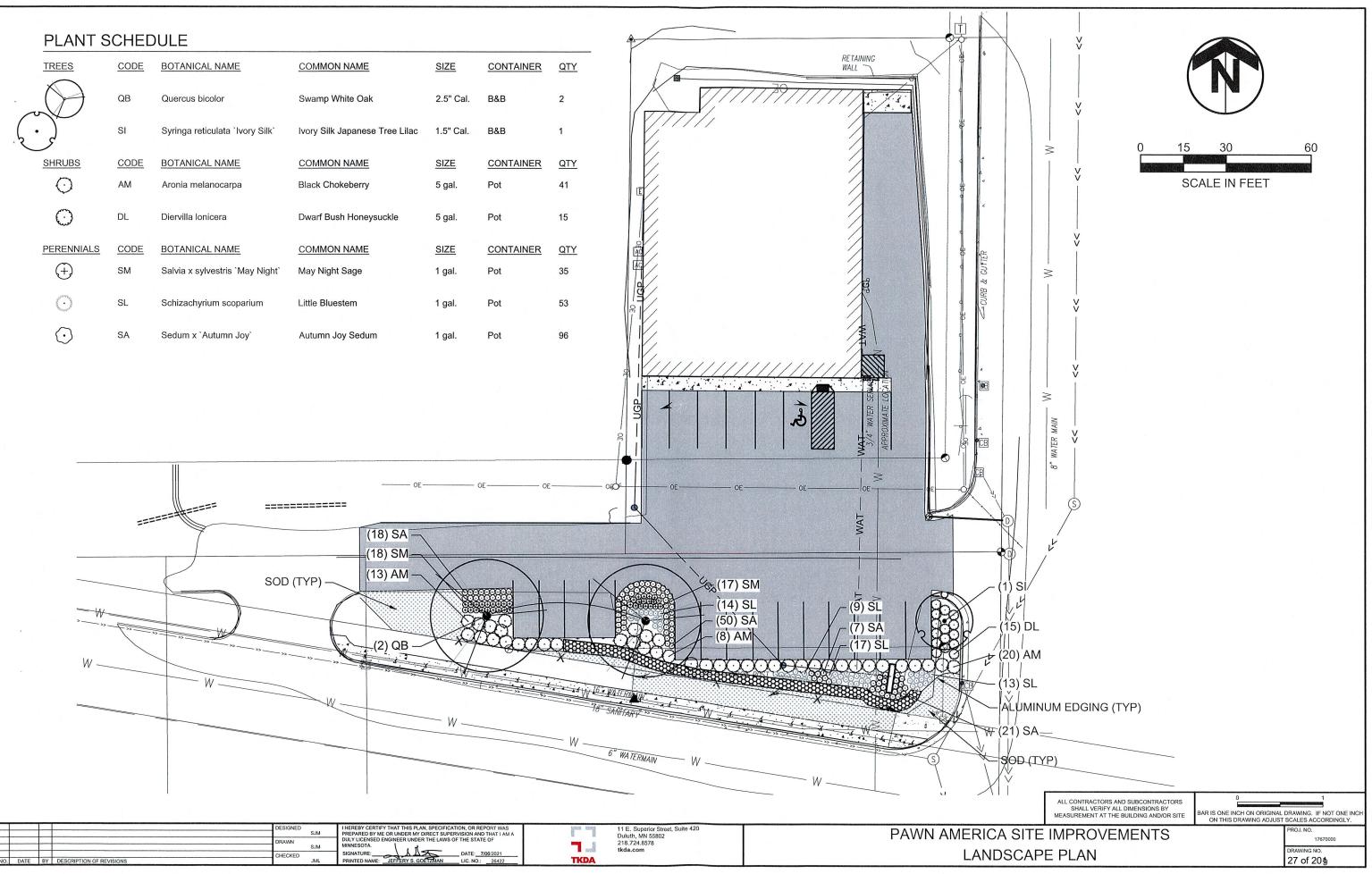


2021 - 3:54pm Pawn Americal Jul 06,

PROPOSED



	ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE BUILDING AND/OR SITE	0 BAR IS ONE INCH ON ORIGINAL D ON THIS DRAWING ADJUST	
Έ	IMPROVEMENTS		PROJ. NO. 17670000
) (	GRADING		DRAWING NO. 26 of 208



08-10-2021 F	PC Packet
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# Planning & Development Division

Planning & Economic Development Department

🔇 218-730-5580

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planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-111		Contact		Chris Lee, clee@duluthmn.gov	
Туре	Vacation of platted road, Upham Road		Planning Commission Date		n Date	August 10, 2021
Deadline	Application Date		July 7, 2021		60 Days	September 5, 2021
for Action	Date Extension Letter Mailed		July 20, 202	1	120 Days	s November 4, 2021
Location of Su	bject	Adjacent to 339 E Central Entrance, near the intersection of Central Entrance and Blackman Road				
Applicant	RFP LLC	RFP LLC Contact Brad Rixmann				
Agent TKDA			Contact	Jeff Goe	Goetzman, PE	
Legal Description		See Attached				
Site Visit Date		July 27, 2021	Sign Notice Date		July 27, 2021	
Neighbor Letter Date		July 30, 2021	Number of Letters Sent		ent	32

#### Proposal

The purpose of this application is to vacate a portion of platted Upham Road to allow the property owner on both sides to make parking lot improvements. The applicant proposes to dedicate a 24' wide access easement over a portion of the vacated right of way for public access.

Staff recommends approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Retail	General Mixed Use
North	MU-C	Residential	General Mixed Use
South	MU-C	Parking Lot	General Mixed Use
East	R-1	Residential	Traditional Neighborhood
West	MU-C	Auto Sales	General Mixed Use

#### **Summary of Code Requirements:**

Vacation of public rights of way and/or easements require a Planning Commission public hearing with a Recommendation to City Council. City Council action is to approve or deny by resolution. Resolutions approving either a full or partial vacation require a 6/9's vote of the council.

UCD Sec. 50-37.6.C – The Planning Commission shall review the proposed vacation, and Council shall approve the proposed vacation, or approve it with modifications, if it determines that the street, highway, or easement proposed for vacation:

- 1. Is not and will not be needed for the safe and efficient circulation of automobiles, trucks, bicycles, or pedestrians or the efficient supply of utilities or public services in the city;
- 2. Is not otherwise needed to promote the public health, safety, or welfare of the citizens of Duluth. <sup>31 of 201</sup>

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

Governing Principle #1 – Reuse previously developed lands: includes adaptive reuse of existing building stock and historic resources, as this strengthens neighborhoods. The applicant is proposing to make substantial investments in improving the current store and parking lot. This will include storm water improvements for the new parking.

Future Land Use – General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.

History: The property is currently a 7,000 square foot retail store built in 1970 with parking located to the south of the building. Upham Road in this location bisects the property, and there is private parking located across the existing roadway from the store.

Related files: PL 21-110 – MU-C Planning review to be heard by Planning Commission for building and parking improvements.

#### **Review and Discussion Items:**

Staff finds that:

- 1. The applicant is requesting to vacate a 66' x 203' portion of platted Upham Road.
- 2. The applicant will be dedicating a 24' x 202' road way easement over a portion of the vacated right of way.
- 3. The purpose is to remove the 66' wide right of way to combine both tax parcels for redevelopment.
- 4. There are no existing utilities installed in this right of way.
- 5. The proposed vacated area of the platted street will not be needed by the City for the efficient supply of utilities or public services in the City, nor for the promotion of public health, safety, or welfare of the citizens of Duluth.
- 6. No other public or City comments have been received at the time of drafting this report. City engineering has reviewed and does have concerns with the width of the easement. Planning staff approves of the width.
- 7. Vacations of rights of way and easements lapse unless the vacation is recorded with the county recorder within 90 days after final approval. The vacation recording is facilitated by the City of Duluth.

#### Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission recommend approval of the vacation with the following conditions:

- 1. The vacation must be recorded within 90 days of final approval by City Council or such approval will lapse.
- 2. A 20' wide part of Blackman Avenue will be dedicated by the applicant to the City, for roadway purposes, for the entire length of the parcel.
- 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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PL 21-110 and 21-111 MU-C Planning Review Street Vacation 339 E Central Ent.

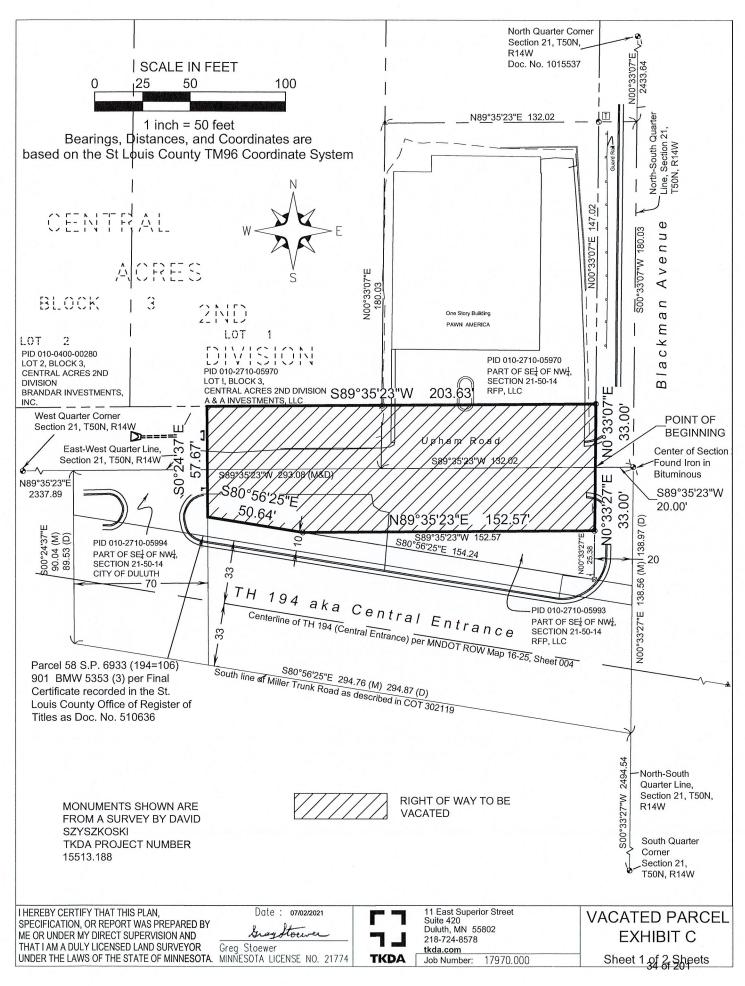


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Legend

Zoning Boundaries

#### 08-10-2021 PC Packet



## PROPOSED VACATED PARCEL DESCRIPTION

That part of the Section 21, Township 50 North, Range 14 West of the 4<sup>th</sup> Principal Meridian, described as follows:

Commencing at the Center of said Section 21;

Thence South 89 degrees 35 minutes 23 seconds West along the south line of the Northwest Quarter of said Section 21 a distance of 20.00 feet to the Point of Beginning; Thence along a line parallel with and 20.00 feet west of the East line of said Northwest Quarter North 0 degrees 33 minutes 07 seconds East 33.00 feet to a line that is an easterly extension of the south line of Block 3 of Central Acres 2<sup>nd</sup> Division as recorded in St. Louis County, Minnesota;

Thence South 89 degrees 35 minutes 23 seconds West along said south line of Block 3 and its easterly extension 203.63 feet to a point on a line and its northerly extension that is 70.00 feet east of the west line of Parcel 58 S.P. 6933 (194=106) 901 BMW 5353 (3) per Final Certificate recorded in the St. Louis County Office of Register of Titles as Doc. No. 510636;

Thence South 0 degrees 24 minutes 37 seconds East along said 70.00 offset line and its extension 57.67 feet to a line that is parallel with and 43.00 feet north of the centerline of TH 194 (Central Entrance) per MnDOT ROW Map 16-25, Sheet 004;

Thence South 80 degrees 56 minutes 25 seconds East 50.64 feet along said 43.00 foot offset line to a line that is parallel with and 33.00 feet south of said south line of the Northwest Quarter;

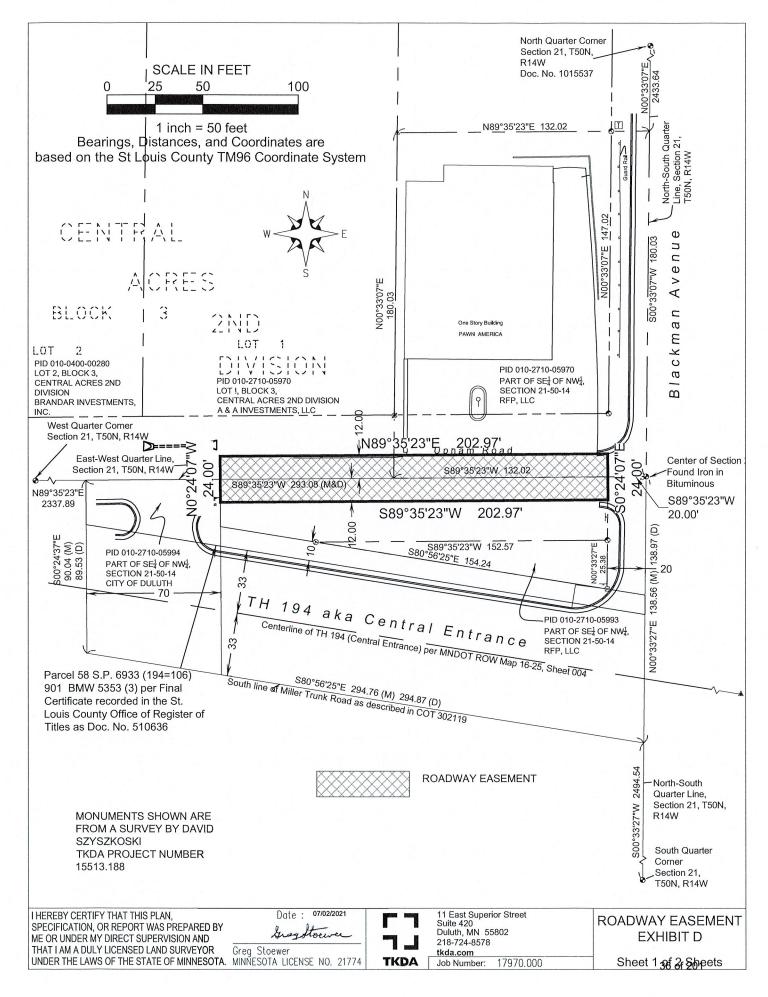
Thence North 89 degrees 35 minutes 23 seconds East 152.57 feet along said line 33.00 feet south of the south line of the Northwest Quarter to a line that is parallel with and 20.00 feet west of the east line of the Southwest Quarter of said Section 21;

Thence North 0 degrees 33 minutes 27 seconds East to the Point of Beginning.

Subject to the public forever the right to use the easterly 20 of said tract of roadway purposes.

Said Vacated Parcel is 13195 square feet more or less.

#### 08-10-2021 PC Packet



# PROPOSED ROADWAY EASEMENT DESCRIPTION

That part of the Section 21, Township 50 North, Range 14 West of the 4<sup>th</sup> Principal Meridian, described as follows:

A roadway easement bounded on the north by a line parallel with and 12.00 feet north of the south line of the Northwest Quarter of said Section 21;

And bounded on the south by a line parallel with and 12.00 feet south of the south line of the Northwest Quarter of said Section 21;

And bounded on the east by a line parallel with and 20.00 feet west of the East line of the Northwest Quarter and the Southwest Quarter of said Section 21;

And bounded on the west by a line and its northerly extension that is 70.00 feet east of the west line of Parcel 58 S.P. 6933 (194=106) 901 BMW 5353 (3) per Final Certificate recorded in the St. Louis County Office of Register of Titles as Doc. No. 510636;

Roadway easement is 4,871 square feet more or less.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND	Date : 07/02/2021 Graystoever		11 East Superior Street Suite 420 Duluth, MN 55802 218-724-8578	ROADWAY EASEMENT EXHIBIT D
THAT I AM A DULY LICENSED LAND SURVEYOR	Greg Stoewer		tkda.com	
UNDER THE LAWS OF THE STATE OF MINNESOTA.	MINNESOTA LICENSE NO. 21774	TKDA	Job Number: 17970.000	Sheet 2 of & Sheets







# Planning & Development Division

Planning & Economic Development Department

218-730-5580

🖂 plan

planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-113	PL 21-113		Contact Steven Rok		pertson	
Туре	Concurre	Concurrent Use Permit, Skywalk		Planning Commission Date		August 10, 2021	
Deadline	Deadline		July 7, 2021	July 7, 2021 60 Days		September 4, 2021	
for Action			July 29, 202	July 29, 2021 <b>120 Days</b>		October 3, 2021	
Location of Subject East First Street, Between North		rth 3 <sup>rd</sup> and 4 <sup>th</sup> Av	enues Ea	ist			
Applicant	Essentia	Health	Contact				
Agent	LHB	LHB		Evan A	n Aljoe, Healthcare Studio Lead		
Legal Description         See Attached         Sign Notice Date		Date		July 22, 2021			
Site Visit Date	1	July 27, 2021	Number of Letters Sent 96		96 (PL 21-115)		

#### Proposal

The applicant is seeking a concurrent use permit to construct skywalk (pedestrian walkway) over public right of way, as part of the proposed parking ramp (PL 21-115). The parking ramp will ultimately be owned and operated by the City of Duluth.

### **Staff Recommendation**

Staff recommend that the Planning Commission recommend approval of the concurrent use permit to the City Council (via ordinance).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Medical	Medical District
North	MU-I	Medical	Medical District
South	MU-I	Medical	Medical District
East	F-7	Residential/Commercial	Central Business Primary
West	F-5/F-7	Residential/Commercial	Central Business Secondary/Primary

### **Summary of Code Requirements**

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.

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

## Governing Principle #4-Support economic growth sectors.

Emerging and growing economic sectors, including medical, add economic, cultural, and social diversity.

## Governing Principle #5 - Promote reinvestment in neighborhoods.

Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

## Governing Principle #8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

**Economic Development Policy #2—Foster growth of existing employers and strategically recruit new employers to Duluth. Strategy#1-** Prioritize redevelopment efforts in the Core Investment Areas. Encourage collaboration between existing businesses in individual Core Investment Areas to support increased business activity overall and to improve their aesthetic and social environments. Recognize Core Investment Areas as hubs of the sharing and remote-work economy (Hillside CIA/Downtown Duluth).

### Future Land Use

Institutional: applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

Recent History See PL 21-115.

### **Review and Discussion Items:**

- 1) The applicant is seeking a concurrent use permit to construct skywalk over public right of way, as part of the proposed parking ramp (PL 21-115). The skywalk will connect the new proposed parking ramp with the Essentia Health's Vision Northland medical facility currently under construction (PL 19-018).
- 2) The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-ofway, nor will it harm or inconvenience the health, safety and general welfare of the city. The lowest level of the skywalk will be 22 feet, 8 inches, over the road surface.
- 3) According to 50-23.6, skywalks should not comprise the historic or architectural integrity of existing buildings, and design of skywalks shall be based on their architecturally sensitivity harmony and cohesiveness with the character of the surrounding area. New skywalks installed shall be designed so that 66 percent of each vertical side is made of glass or transparent materials; a lower level of transparency can be reduced but not less than 50 percent, if a higher level of transparency is technically infeasible due to span length and engineering limitations. The skywalk design will match the skywalk that is being constructed between the new medical facility and the existing city parking ramp. The skywalk design will exceed the 60 percent transparency requirements.
- 4) Concurrent use permits are approved by the City Council via an ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at with St. Louis County as they are voidable agreements between the City and property owners.

- 5) The City of Duluth requires concurrent use permits to include liability insurance to indemnify the City against all occurrences in the right-of-way. Other protections for the city and the public are typically included in the ordinance that is submitted for the City Council's review. The ordinance will require that the project proposer will locate any underground items in accordance with Gopher State One Call rules, and that the city will bear no responsibility for locating any facility related to the concurrent use permit except as it is legally responsible under the Gopher State One Call rules. A condition of earlier zoning applications was that Essentia Health locate any private improvements in accordance with Gopher State Once Call rules and that they or subsequent owner of the private improvements shall relocate any improvements found to be in conflict with existing or future city utility or street projects. On August 14, 2019, Essentia Health was enrolled in Gopher One as a provider (MN01741).
- 6) No comments were received from the public or other government agencies at the time this staff report was written, except for minor comments from engineering on the exhibits (scale bars have the wrong dimensions).
- 7) Per UDC Sec. 50-37.1.N, approved concurrent use permits lapse if the project or activity authorized by the permit has not begun within one-year.

#### **Staff Recommendation**

Based on the above findings, Staff recommends that the Planning Commission recommend to the City Council approval of the concurrent use permit with the following conditions:

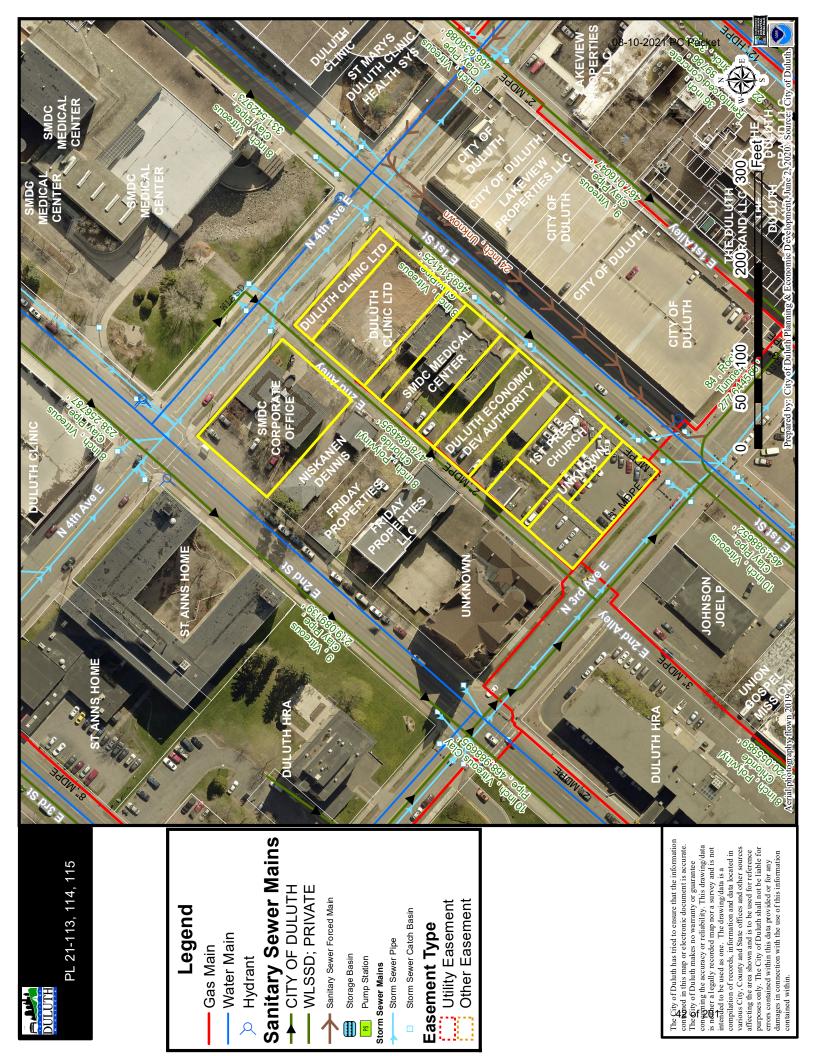
1) Applicant construct and maintain the project as identified in the attached exhibits.

2) Applicant provide annual proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.

3) Applicant will remove the obstructions at the applicant's expense if directed to by the City with appropriate notice.

4) The structure will need to comply with any applicable engineering standards, or building or fire code requirements.

5) 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.





July 6, 2021

Community Planning Division – City Hall c/o Adam Fulton 411 West 1<sup>st</sup> Street Duluth, Minnesota 55802

**RE: Concurrent Use Permit Application** 

Dr. Mr. Fulton,

On behalf of Essentia Health, attached please find our application for a Concurrent Use Permit to construct a pedestrian walkway (skywalk) spanning over 4<sup>th</sup> Avenue East between Essentia Health's new inpatient medical tower and a proposed new 800 stall parking structure. This new pedestrian walkway is intended to match the walkway currently under construction between Essentia Health and the existing Medical District Parking Structure one block south.

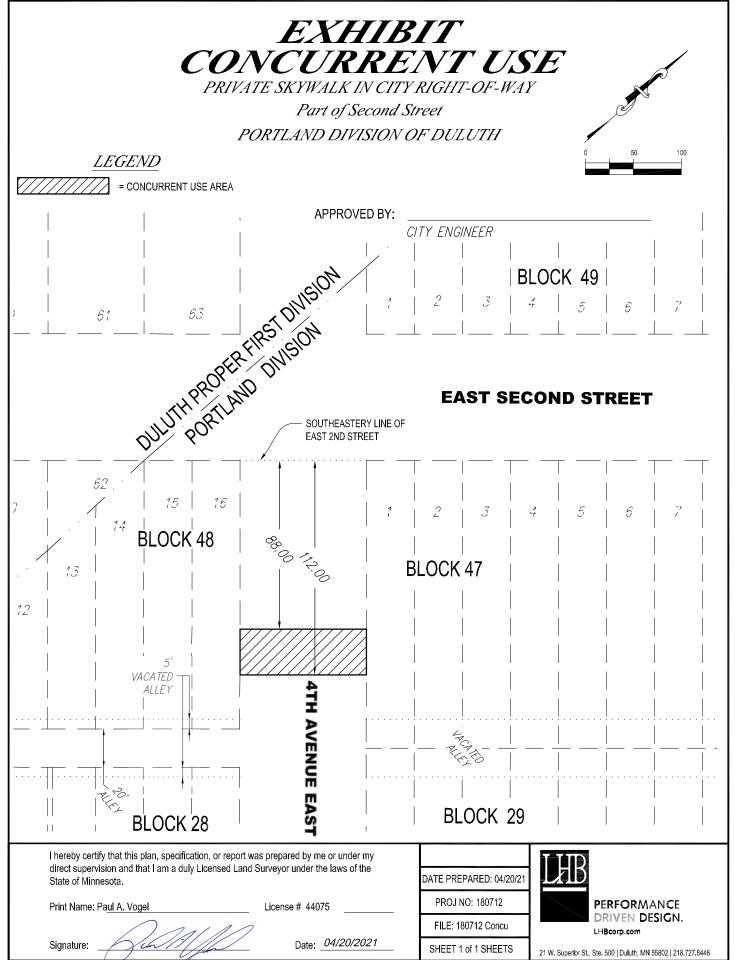
If there is any additional information or clarifications that we may provide, please do not hesitate to contact me directly. Thank you for your consideration of our request.

LHB, INC.

Evan Aljoe, Healthcare Studio Leader

LHB Project No. 180712

Q:\18Proj\180712\400 Design\403 Regulatory\Planning and Zoning\Skywalk concurrent use\180712 Skywalk CUP Application Letter.docx



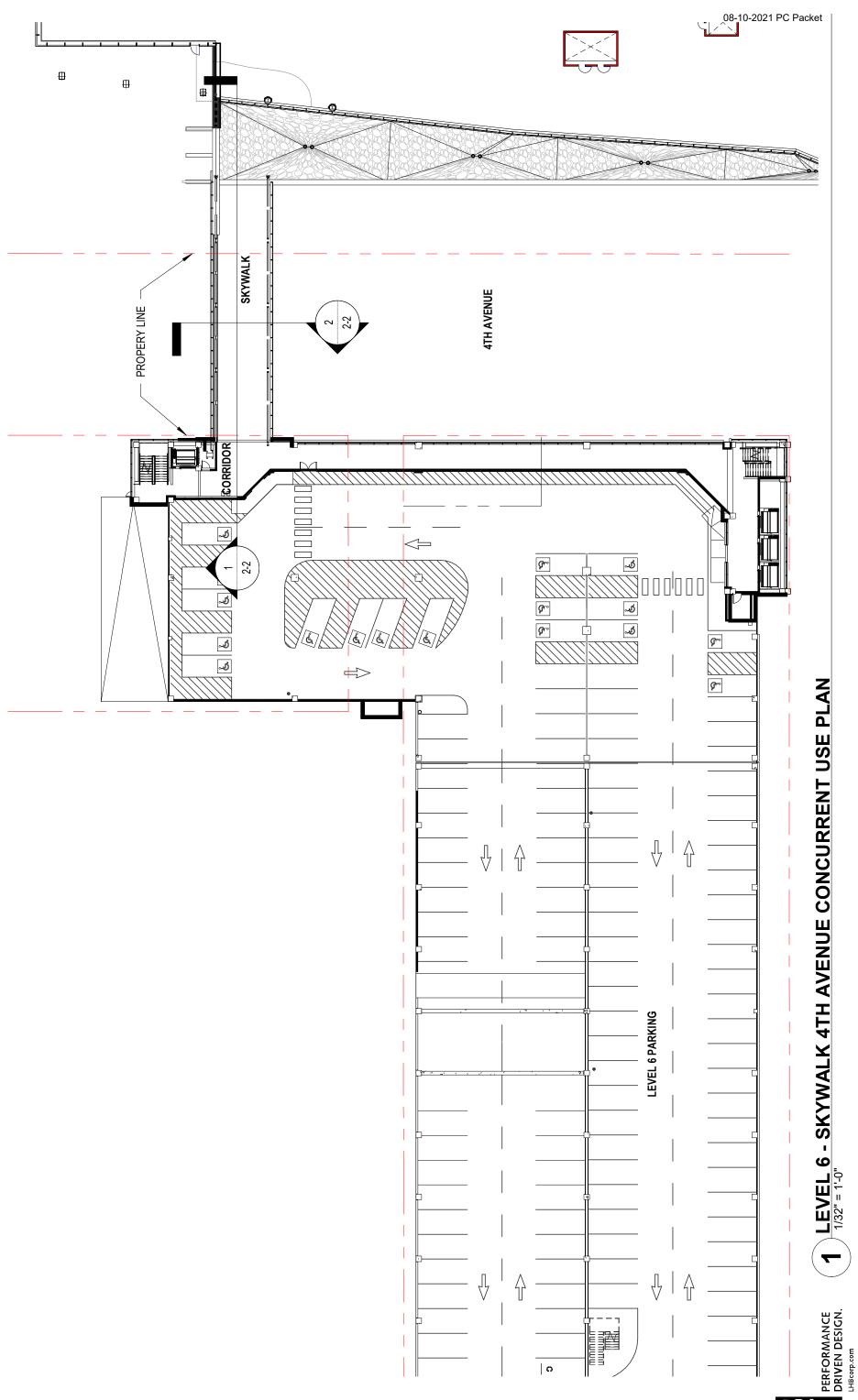
COPYRIGHT 2021 BY LHB, INC. ALL RIGHTS RESERVED.

## LEGAL DESCRIPTION:

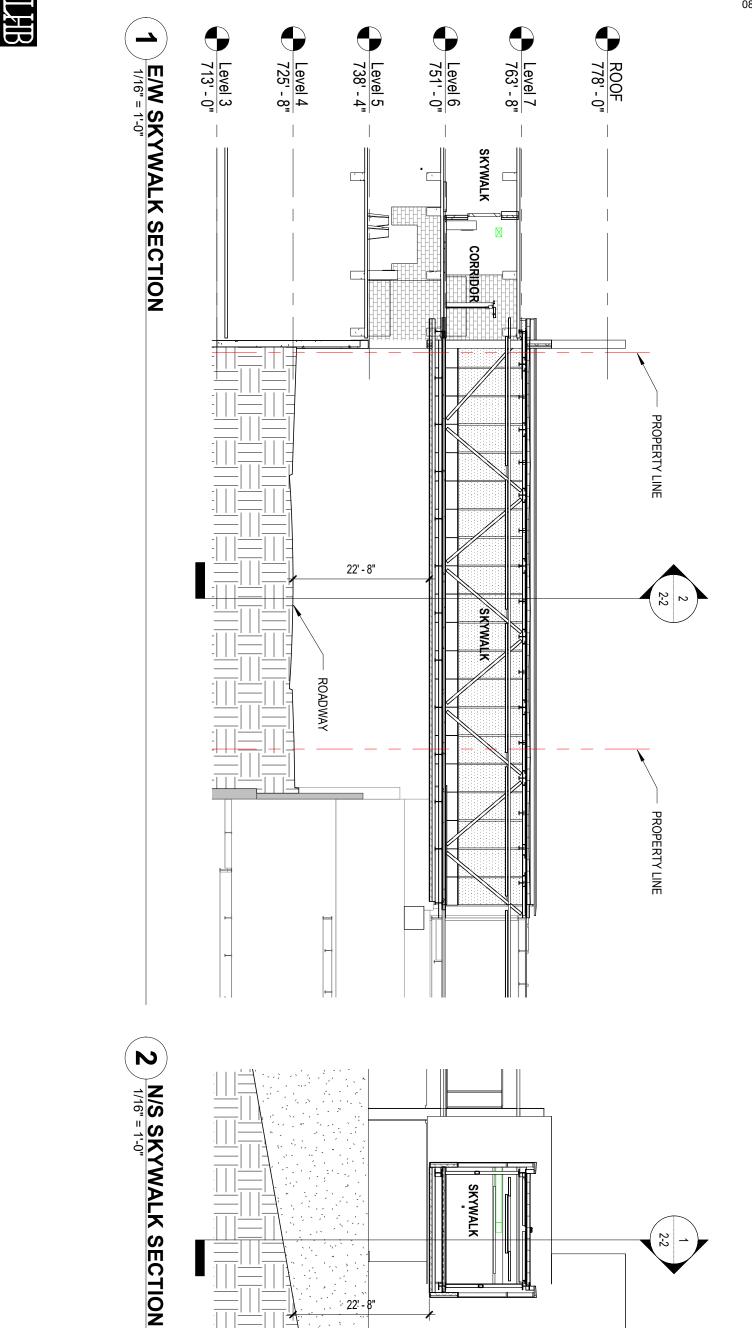
That part of Fourth Avenue East adjacent to Lot 16, Block 48 and Lot 1, Block 47, PORTLAND DIVISION OF DULUTH, City of Duluth, St. Louis County, Minnesota between two lines 88.00 feet and 112.00 feet southeasterly of the southeasterly line of Second Street said PORTLAND DIVISION OF DULUTH and between elevations 748.00 feet and 767.00 feet, North American Datum of 1988 (NAVD 88).

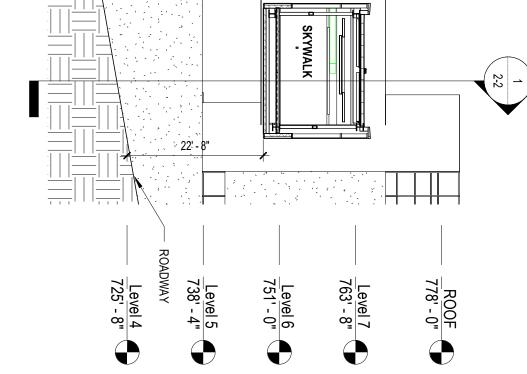
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul A. Vogel Signed\_ Date <u>4/20/2021</u> License No. 44075



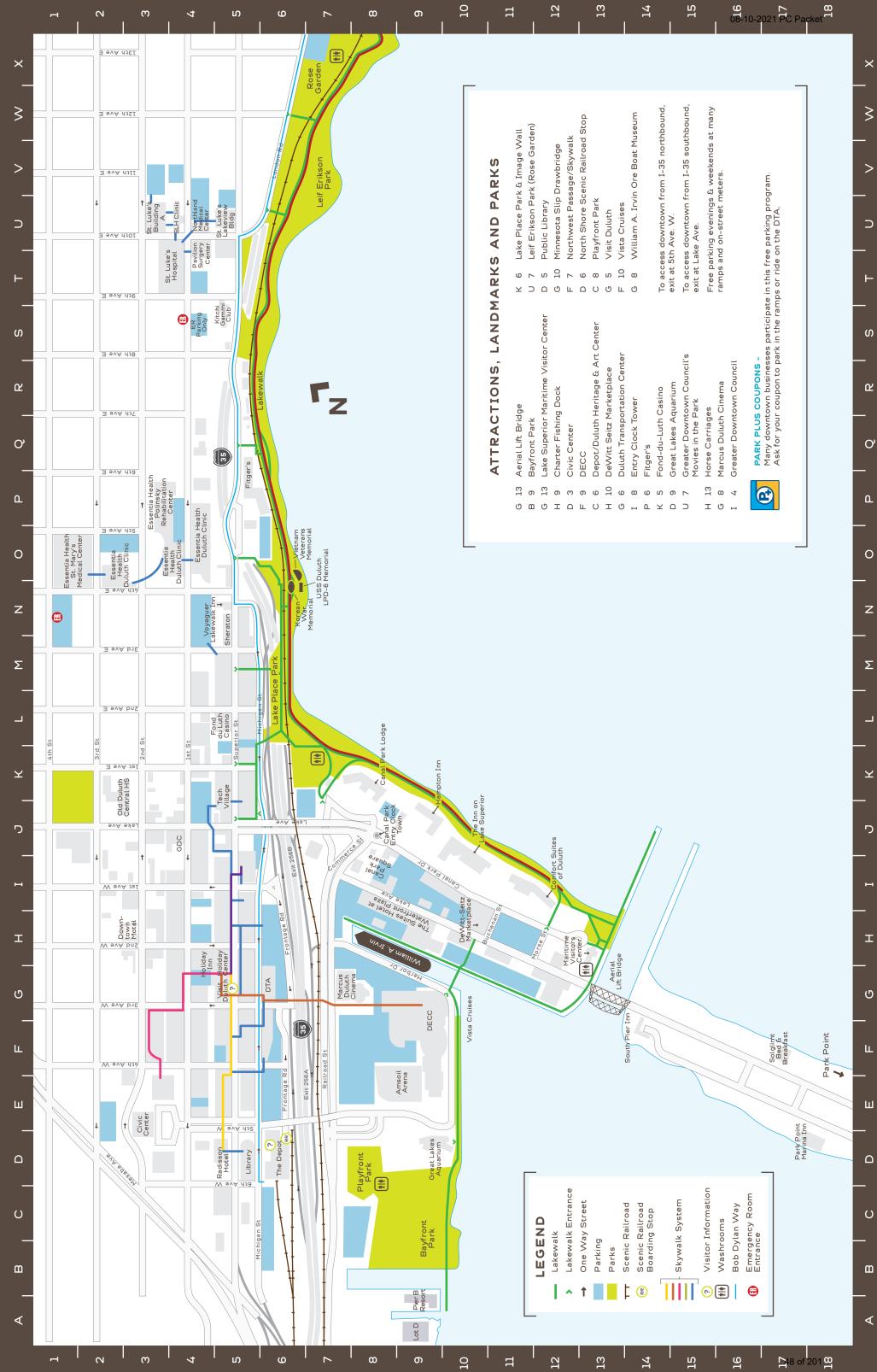






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47 of 201





# Planning & Development Division

Planning & Economic Development Department

218-730-5580

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planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-114		Contact Steven Ro		Steven Rob	bertson	
Туре	Concurrent Use Permit, Ramp Structure		Planning Commission Date		on Date	August 10, 2021	
Deadline	Application Date		July 7, 2021 60 Days		60 Days	September 4, 2021	
for Action	Date Ext	ension Letter Mailed	ed July 29, 2021		120 Days	October 3, 2021	
Location of Subject East First Street, Between North		3rd and 4th Avenues East					
Applicant	Essentia I	Health	Contact				
Agent	LHB		Contact	Evan A	an Aljoe, Healthcare Studio Lead		
Legal DescriptionSee AttachedSign		Sign Notice DateJuly 22, 2021		July 22, 2021			
Site Visit Date		July 27, 2021	Number of Letters Sent         96 (PL 21-1)		96 (PL 21-115)		

#### Proposal

The applicant is seeking a concurrent use permit to construct private structure over public right of way, as part of the proposed parking ramp (PL 21-115). The parking ramp will ultimately be owned and operated by the City of Duluth.

#### **Staff Recommendation**

Staff recommend that the Planning Commission recommend approval of the concurrent use permit to the City Council (via ordinance).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Medical	Medical District
North	MU-I	Medical	Medical District
South	MU-I	Medical	Medical District
East	F-7	Residential/Commercial	Central Business Primary
West	F-5/F-7	Residential/Commercial	Central Business Secondary/Primary

#### Summary of Code Requirements

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 (does not apply in this instance);

3. No portion of a public easement proposed for use is being physically used or occupied by the public.

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

#### Governing Principle #4-Support economic growth sectors.

Emerging and growing economic sectors, including medical, add economic, cultural, and social diversity.

#### Governing Principle #5 - Promote reinvestment in neighborhoods.

Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

### Governing Principle #8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

**Economic Development Policy #2—Foster growth of existing employers and strategically recruit new employers to Duluth. Strategy**#1-Prioritize redevelopment efforts in the Core Investment Areas. Encourage collaboration between existing businesses in individual Core Investment Areas to support increased business activity overall and to improve their aesthetic and social environments. Recognize Core Investment Areas as hubs of the sharing and remote-work economy (Hillside CIA/Downtown Duluth)

#### Future Land Use

Institutional: applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

Recent History See PL 21-115.

#### **Review and Discussion Items:**

- 1) The applicant is seeking a concurrent use permit to construct private structure over public right of way, as part of the proposed parking ramp (PL 21-115). This request is to allow levels 5 and 6 of the proposed parking ramp to permanently cross over the alley.
- 2) The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-ofway, nor will it harm or inconvenience the health, safety and general welfare of the city. The lowest level of the parking ramp over the alley will be 22 feet, 3 inches, over the alley surface.
- Concurrent use permits are approved by the City Council via an ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at with St. Louis County as they are voidable agreements between the City and property owners.
- 4) The City of Duluth requires concurrent use permits to include liability insurance to indemnify the City against all occurrences in the right-of-way. Other protections for the city and the public are typically included in the ordinance that is submitted for the City Council's review. The ordinance will require that the project proposer will locate any underground items in accordance with Gopher State One Call rules, and that the city will bear no responsibility for locating any facility related to the concurrent use permit except as it is legally responsible under the Gopher State One Call rules. A condition of earlier zoning applications was that Essentia Health locate any private improvements in accordance with Gopher State Once Call rules and that they or subsequent owner of the private improvements shall relocate any improvements found to be in conflict with existing or future city utility or street projects. On August 14, 2019, Essentia Health was enrolled in Gopher One as a provider (MN01741).

- 5) No comments were received from the public or other government agencies at the time this staff report was written, except for minor comments from engineering on the exhibits (scale bars have the wrong dimensions), also as noted with PL 21-113.
- 6) Per UDC Sec. 50-37.1.N, approved concurrent use permits lapse if the project or activity authorized by the permit has not begun within one-year.

#### Staff Recommendation

Based on the above findings, Staff recommends that the Planning Commission recommend to the City Council approval of the concurrent use permit with the following conditions:

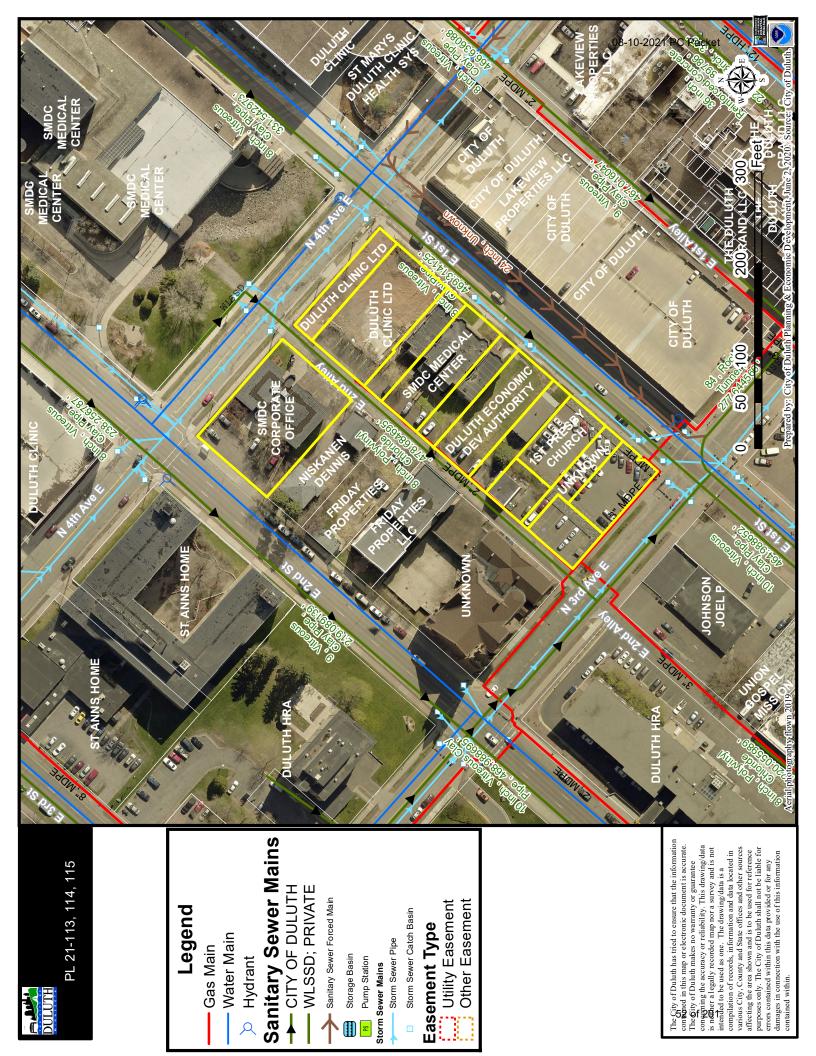
1) Applicant construct and maintain the project as identified in the attached exhibits.

2) Applicant provide annual proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.

3) Applicant will remove the obstructions at the applicant's expense if directed to by the City with appropriate notice.

4) The structure will need to comply with any applicable engineering standards, or building or fire code requirements.

5) 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.





July 6, 2021

Community Planning Division – City Hall c/o Adam Fulton 411 West 1<sup>st</sup> Street Duluth, Minnesota 55802

**RE: Concurrent Use Permit Application** 

Dr. Mr. Fulton,

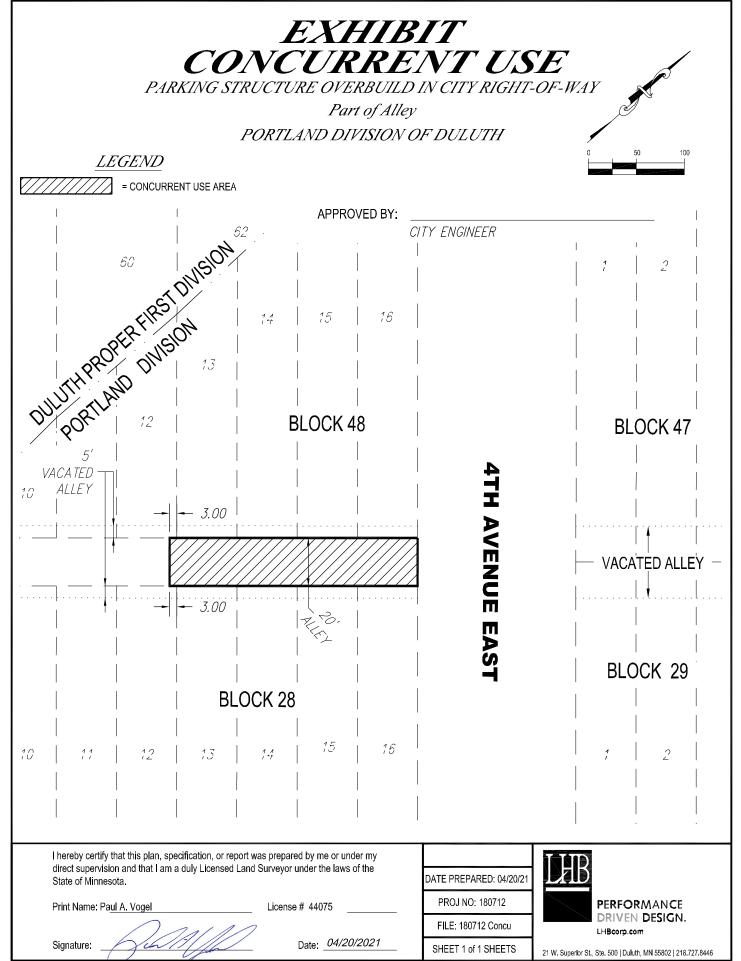
On behalf of Essentia Health, attached please find our application for a Concurrent Use Permit to construct a new 800 stall parking structure that spans over the alley between 1<sup>st</sup> Street and 2<sup>nd</sup> Street near 4<sup>th</sup> Avenue East. If there is any additional information or clarifications that we may provide, please do not hesitate to contact me directly. Thank you for your consideration of our request.

LHB, INC.

Evan Aljoe, Healthcare Studio Leader

LHB Project No. 180712

Q:\18Proj\180712\400 Design\403 Regulatory\Planning and Zoning\Alley concurrent use\180203 Alley CUP Application - City of Duluth Cover Letter.docx



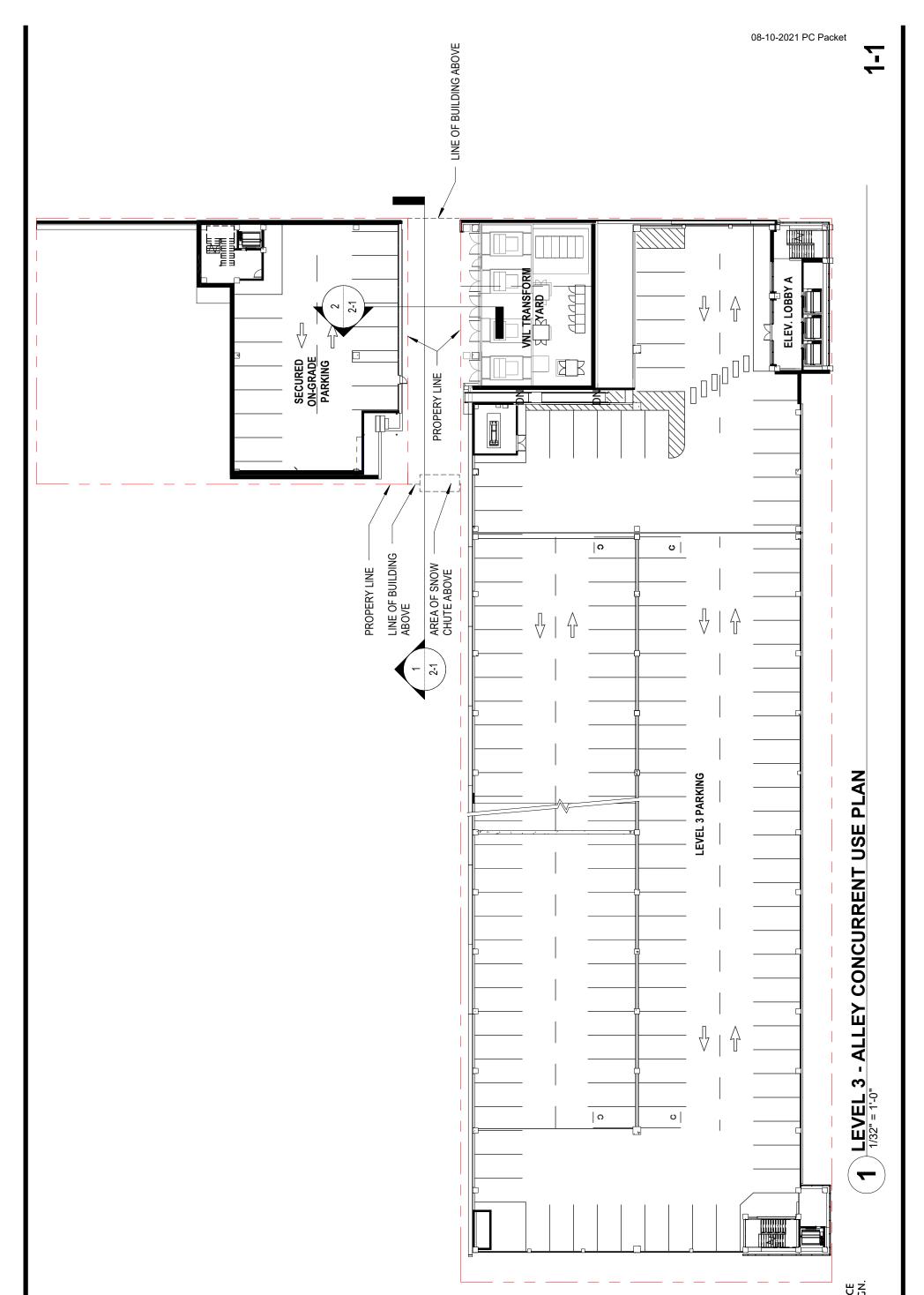
COPYRIGHT 2021 BY LHB, INC. ALL RIGHTS RESERVED.

## LEGAL DESCRIPTION:

Second Street Alley adjacent to the northeasterly 3.00 feet of Lot 12 and all of Lots 13 thru 16, Block 48 together with the northeasterly 3.00 feet of Lot 12 and all of Lots 13 thru 16, Block 28; all in PORTLAND DIVISION OF DULUTH, City of Duluth, St. Louis County, Minnesota.

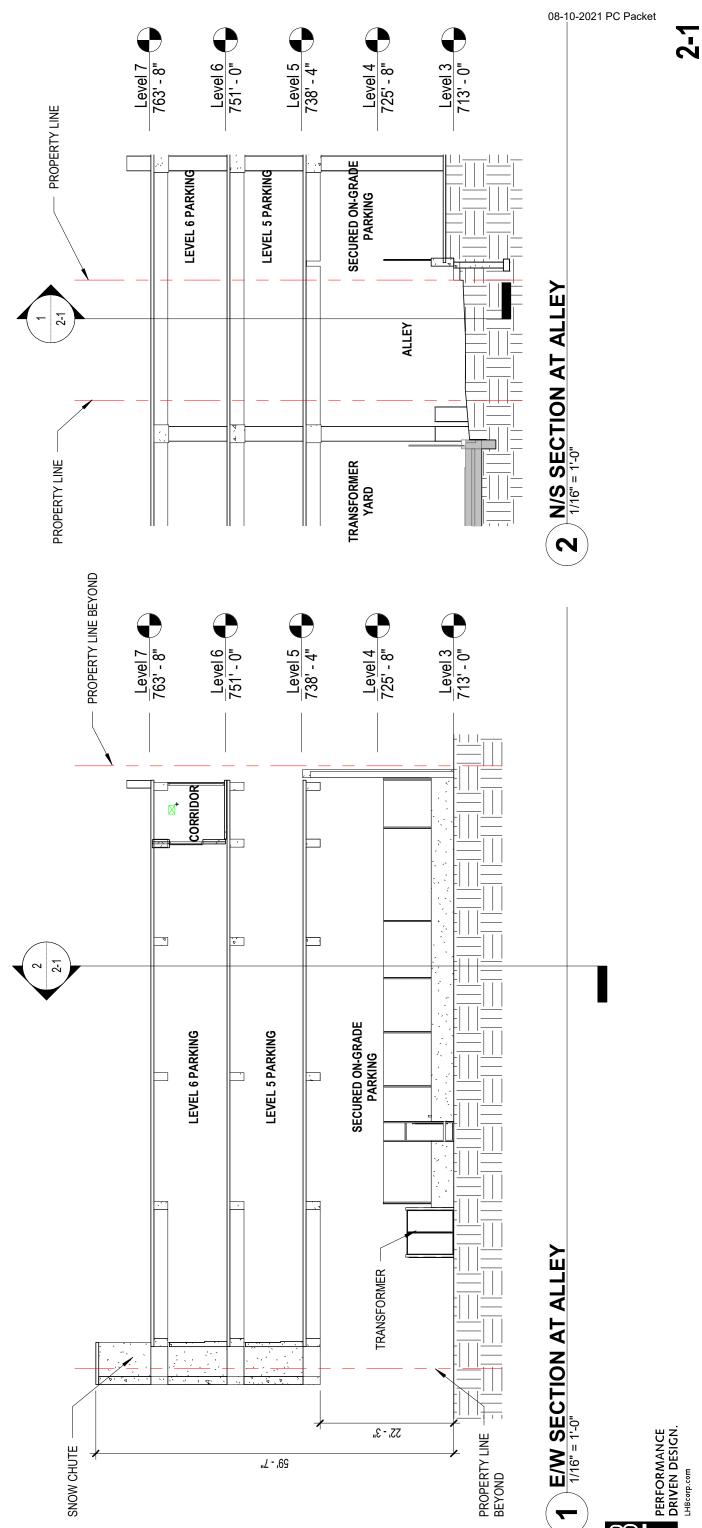
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul A. Vogel Signed 4/20/2021 License No. 44075 Date\_



PERFORMANCE DRIVEN DESIGN. LHBcorp.com





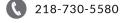


08-10-2021 PC Packet



# Planning & Development Division

Planning & Economic Development Department



planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-117		Contact		John Kelley, jkelley@duluthmn.gov	
Туре	Interim Use Permit – Vacation Dwelling Unit – Unit 1		Planning Commission Date		August 10, 2021	
Deadline	Application Date		July 7, 2021 6		60 Days	September 5, 2021
for Action	Date Ext	ension Letter Mailed	July 27, 2021		120 Days	November 4, 2021
Location of Su	bject	5723 Grand Avenue				·
Applicant	Steve Be	eve Becks		On file		
Agent			Contact			
Legal Descripti	ion	PID # 010-4510-03580				
Site Visit Date August 4, 2021		Sign Notice Date		uly 27, 2021		
Neighbor Lette	er Date	July 30, 2021	Number of Letters Sen		ent <sup>5</sup>	0

#### Proposal

Applicant proposes use of an approximately 580 square foot studio apartment on the second floor of an existing 3,800 square foot building as a vacation dwelling unit. The permit is good for a studio apartment with 2 occupants.

Vacation dwelling units located in the F-3 Form District are exempt from minimum night stays and parking, and there is no cap on number of permits issued.

Recommended Action: Staff recommends that Planning Commission recommend approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-3	Office	Central Business Secondary
North	MU-N	Single Family Dwelling	Central Business Secondary
South	MU-C	Single Family Dwelling	Central Business Secondary
East	F-3	Commercial	Central Business Secondary
West	MU-N	Single Family Dwelling	Central Business Secondary

### Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A Vacation Dwelling Unit is an Interim Use in the F-3 zone district.

UDC Sec. 50-37.10.E . . . the Council shall only approve an interim use permit, or approve it with conditions, if it determines that:

1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location ....; 2. The applicant agrees to sign a development agreement with the city. 359Nto 2010re than



**Planning & Development Division** Planning & Economic Development Department

> Room 160 411 West First Street Duluth, Minnesota 55802

218-730-5580

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planning@duluthmn.gov

60 permits may be issued for either vacation dwelling units or accessory vacation dwelling units. Permits issued for vacation dwelling units or accessory vacation dwelling units in any form district shall not be counted against the maximum number of permits that may be issued, 4. Except for properties within the Higher Education Overlay District as identified in 50-18.5, the minimum rental period and off-street parking requirements of 50-20.3.U and 50-20.5.M shall not apply for vacation dwelling units or accessory vacation dwelling units in form districts,

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

Governing Principle #8 - Encourage mix of activities, uses, and densities.

Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages
 S9: Encourage expansion of the city's tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

Applicant is proposing to provide another type of lodging product for visitors to the City of Duluth and surrounding area.

Future Land Use – Central Business Secondary: An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

History: Building is 3,800 square feet in size and constructed in 1947. Most recent use is for office of Nylund Electric. The proposed use will occupy a portion of the second floor of the building.

Review and Discussion Items:

1) Applicant's property is located at 5723 Grand Avenue. The proposed vacation dwelling is a 580 square foot studio apartment, Unit 1, on the second floor of an office building. The studio apartment would allow for a maximum of 2 guests.

3) Vacation dwelling units located in Form districts are exempt from number of interim use permits issued, minimum night stays and parking requirements.

4) The applicant has noted on their site plan that there will be on street parking.

4) There will not be any campers or trailers parked on the property.

5) The site does not have any outdoor amenities.

6) Permit holders must designate a managing agent or local contact who resides with 25 miles of the city and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the city. Permit holder must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed themselves to serve as the managing agent, and meet the criteoiaf 201



**Planning & Development Division** Planning & Economic Development Department

218-730-5580



planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

7) A time limit on this Interim Use Permit ("IUP") is needed to minimize negative impacts to surrounding residential uses thereby causing damage to the public's health, safety and welfare. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.

8) Applicant has applied for all relevant permits and licenses and these are contingent upon approval of the Interim Use Permit for a Vacation Dwelling Unit.

9) Applicant must comply with Vacation Regulations (included with staff report), including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").

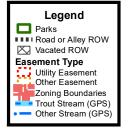
10) No comments from citizens, City staff, or any other entity were received regarding the application.

### Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) The Interim Use Permit shall not be effective until the applicant has received all required licenses and permits for operation.
- 2) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.





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.

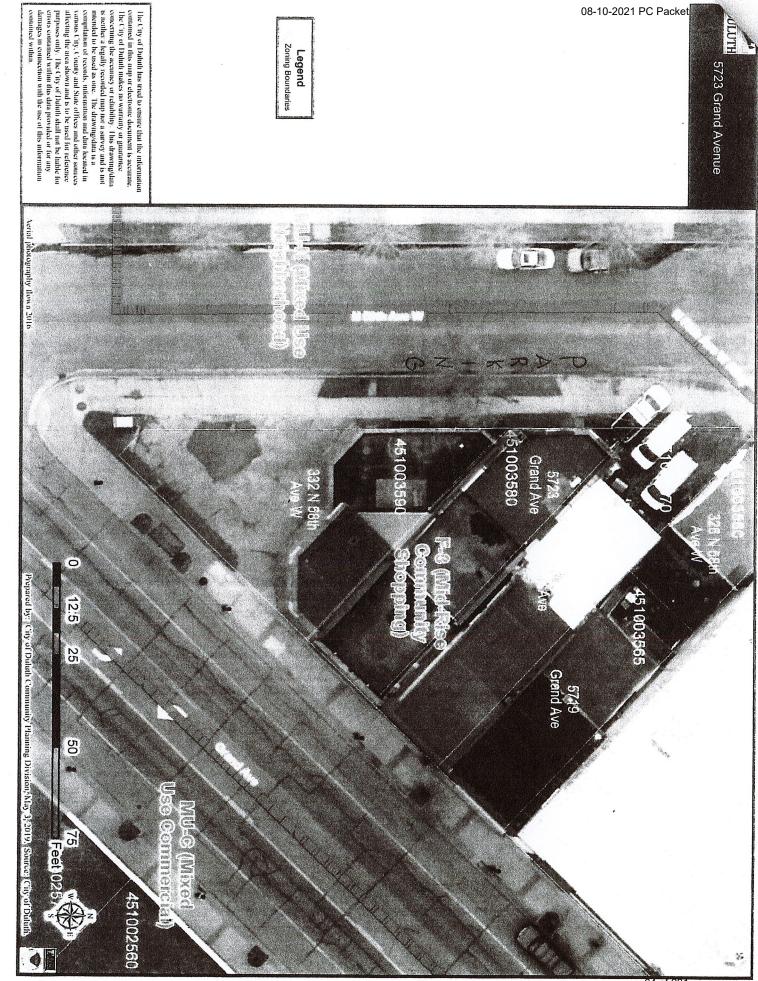


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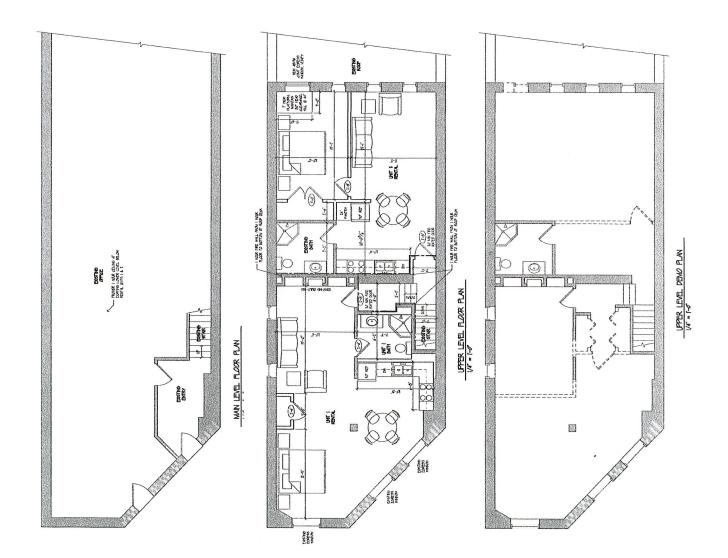
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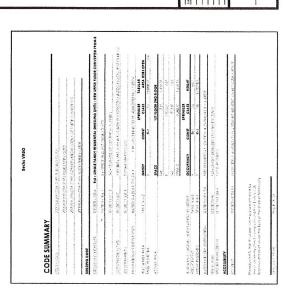
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#### 5723 Grand Avenue Duluth, MN

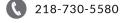
08-10-2021 PC Packet

65 of 201



# Planning & Development Division

Planning & Economic Development Department



planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-118		Contact John Kelley		, jkelley@duluthmn.gov	
Туре	Interim Use Permit – Vacation Dwelling Unit – Unit 2		Planning Commission Date		August 10, 2021	
Deadline	Application Date		July 7, 2021		60 Days	September 5, 2021
for Action	-   luky 27 2021		120 Days	November 4, 2021		
Location of Sub	oject	5723 Grand Avenue				
Applicant	Steve Becks		Contact	On file		
Agent			Contact			
Legal Description	Legal Description PID # 010-4510-03580					
Site Visit Date August 4, 2021		Sign Notice Date		uly 27, 2021		
Neighbor Lette	r Date	July 30, 2021	Number of Letters Sent		ent <sup>5</sup>	50

#### Proposal

Applicant proposes use of an approximately 546 square foot 1-bedroom apartment on the second floor of an existing 3,800 square foot building as a vacation dwelling unit. The permit is good for a 1-bedroom apartment with 3 occupants.

Vacation dwelling units located in the F-3 Form District are exempt from minimum night stays and parking, and there is no cap on number of permits issued.

Recommended Action: Staff recommends that Planning Commission recommend approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-3	Office	Central Business Secondary
North	MU-N	Single Family Dwelling	Central Business Secondary
South	MU-C	Single Family Dwelling	Central Business Secondary
East	F-3	Commercial	Central Business Secondary
West	MU-N	Single Family Dwelling	Central Business Secondary

### Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A Vacation Dwelling Unit is an Interim Use in the F-3 zone district.

UDC Sec. 50-37.10.E . . . the Council shall only approve an interim use permit, or approve it with conditions, if it determines that:

1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location ....; 2. The applicant agrees to sign a development agreement with the city. 39746290 bre than



**Planning & Development Division** Planning & Economic Development Department

> Room 160 411 West First Street Duluth, Minnesota 55802

218-730-5580

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planning@duluthmn.gov

60 permits may be issued for either vacation dwelling units or accessory vacation dwelling units. Permits issued for vacation dwelling units or accessory vacation dwelling units in any form district shall not be counted against the maximum number of permits that may be issued, 4. Except for properties within the Higher Education Overlay District as identified in 50-18.5, the minimum rental period and off-street parking requirements of 50-20.3.U and 50-20.5.M shall not apply for vacation dwelling units or accessory vacation dwelling units in form districts,

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

Governing Principle #8 - Encourage mix of activities, uses, and densities.

Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages
 S9: Encourage expansion of the city's tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

Applicant is proposing to provide another type of lodging product for visitors to the City of Duluth and surrounding area.

Future Land Use – Central Business Secondary: An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

**History:** Building is 3,800 square feet in size and constructed in 1947. Most recent use is for office of Nylund Electric. The proposed use will occupy a portion of the second floor of the building.

Review and Discussion Items:

1) Applicant's property is located at 5723 Grand Avenue. The proposed vacation dwelling is a 546 square foot 1-bedroom apartment, Unit 2, on the second floor of an office building. The studio apartment would allow for a maximum of 3 guests.

3) Vacation dwelling units located in Form districts are exempt from number of interim use permits issued, minimum night stays and parking requirements.

4) The applicant has noted on their site plan that there will be on street parking.

4) There will not be any campers or trailers parked on the property.

5) The site does not have any outdoor amenities.

6) Permit holders must designate a managing agent or local contact who resides with 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holder must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed themselves to serve as the managing agent, and meet the critesiaf 201



#### **Planning & Development Division** Planning & Economic Development Department

& Economic Development Department

18-730-5580



planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

7) A time limit on this Interim Use Permit ("IUP") is needed to minimize negative impacts to surrounding residential uses thereby causing damage to the public's health, safety and welfare. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.

8) Applicant has applied for all relevant permits and licenses and these are contingent upon approval of the Interim Use Permit for a Vacation Dwelling Unit.

9) Applicant must comply with Vacation Regulations (included with staff report), including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").

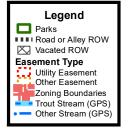
10) No comments from citizens, City staff, or any other entity were received regarding the application.

## Staff Recommendation:

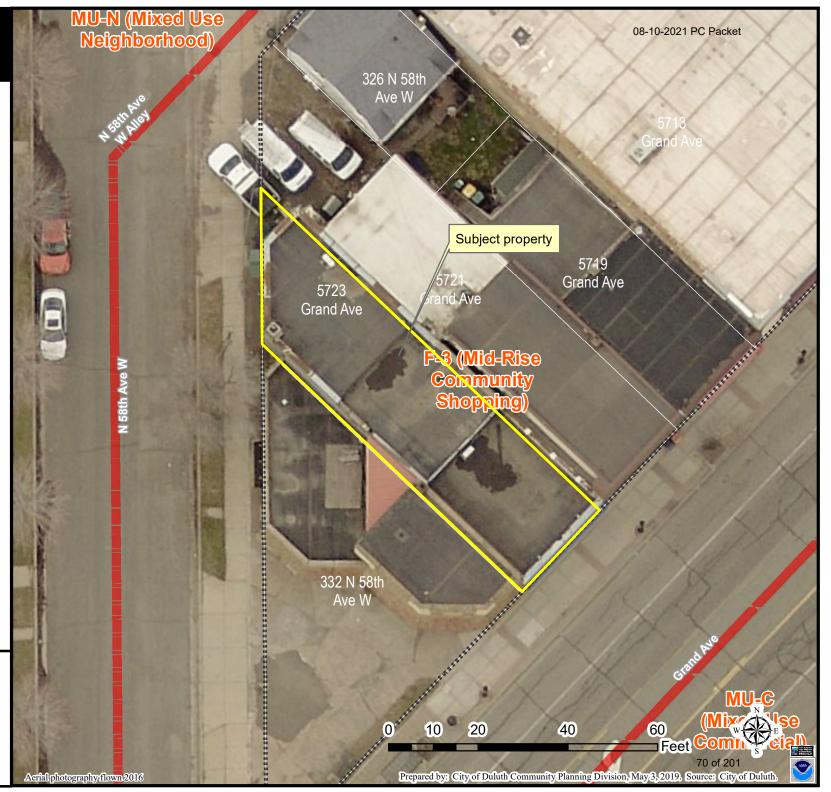
Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) The Interim Use Permit shall not be effective until the applicant has received all required licenses and permits for operation.
- 2) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.





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.

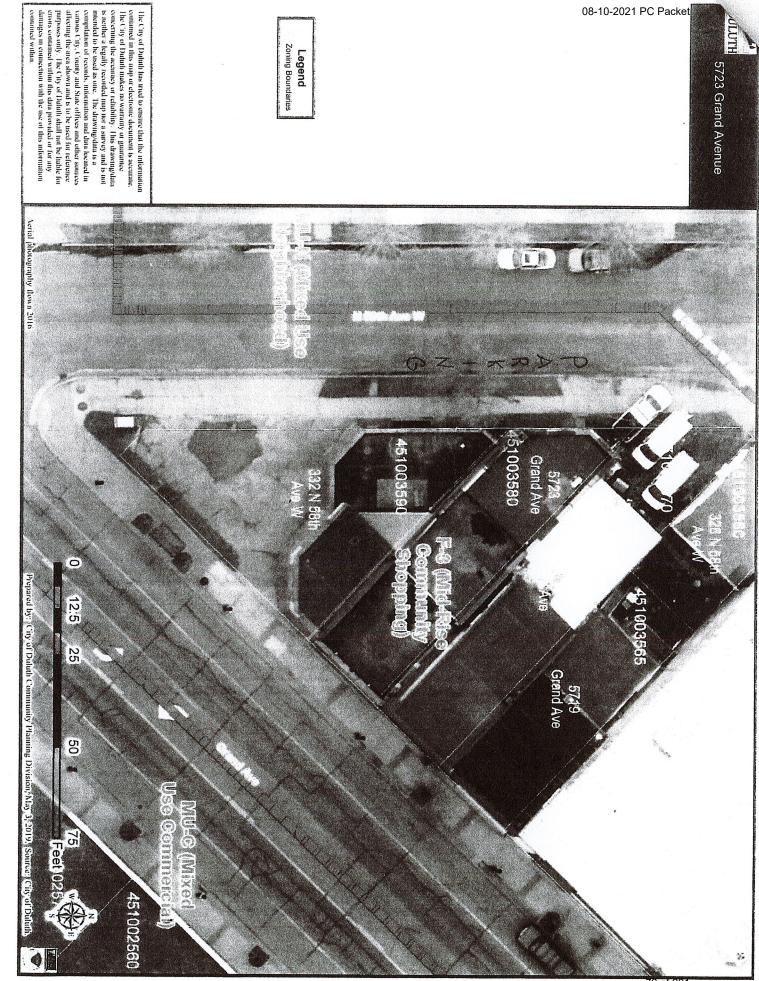


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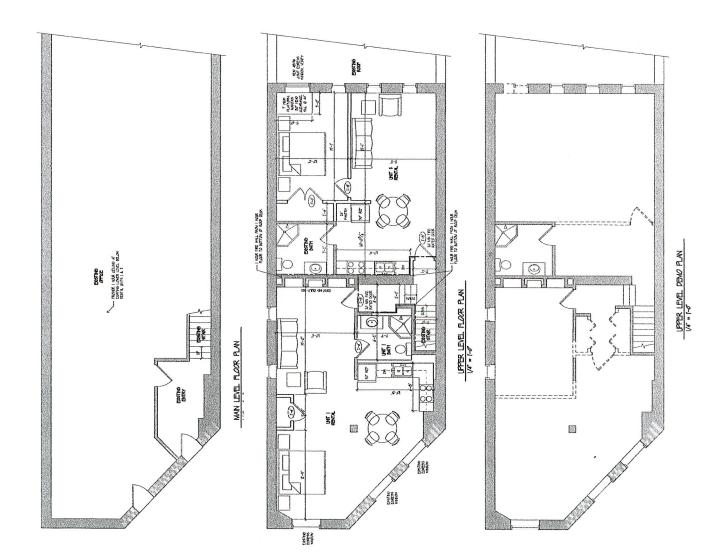
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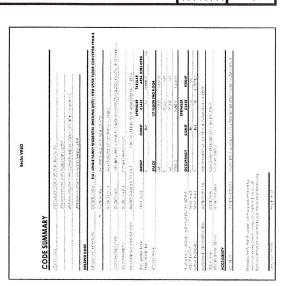
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### 5723 Grand Avenue Duluth, MN

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08-10-2021 PC Packet



### Planning & Development Division

Planning & Economic Development Department

Room 160 411 West First Street Duluth, Minnesota 55802 218-730-5580

planning@duluthmn.gov

PL 21-120 Kyle Deming, kdeming@duluthmn.gov **File Number** Contact Minor Subdivision August 10, 2021 **Planning Commission Date** Type September 7, 2021 July 9, 2021 **Application Date** 60 Days Deadline for Action August 2, 2021 November 6, 2021 **Date Extension Letter Mailed** 120 Days South side of 600 block of W. Central Entrance (Mall Area) **Location of Subject** The Jigsaw, LLC Dan Regan Applicant Contact **Kimley-Horn Brian Wurdeman** Agent Contact Lot 1-2, Block 1, Jigsaw Division **Legal Description** August 2, 2021 N.A. **Site Visit Date** Sign Notice Date N.A. N.A. **Neighbor Letter Date Number of Letters Sent** 

Proposal

A subdivision of Lots 1 and 2, Block 1 into 3 lots for a proposed development.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-6 Mid-Rise Neighborhood Shopping	Vacant commercial	Neighborhood Mixed Use
North	MU-N and R-1	Apartment Building	Neighborhood Mixed Use
South	F-6 Mid-Rise Neighborhood Shopping	Commercial	Neighborhood Mixed Use
East	F-6 Mid-Rise Neighborhood Shopping	Apartments	Neighborhood Mixed Use
West	MU-N	Parking lot	Neighborhood Mixed Use

### Summary of Code Requirements

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that the application:

(a) The lot or lots to be subdivided or combined have frontage on an improved public street;

(b) Each proposed lot meets the minimum zoning requirements of the district that it is in.

(c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and

(d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter. 75 of 201

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

Governing Principle #8 – Encourage mix of activities, uses, and densities. Project is the first in a mixed commercial development with retail and restaurants and possibly a car wash.

Governing Principle #9 – Support private actions that contribute to the public realm. – Project will extend 350 feet of sidewalk along Anderson Rd. from Central Entrance to the project's entrance.

Zoning –Mixed Use-Neighborhood (MU-N) - a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood.

Future Land Use – Neighborhood Mixed Use - A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live -work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets. Site design should maintain a largely residential building character. Commercial-only uses should be adjacent to non-residential or other mixed-use areas.

History:

- 1. Site was zoned R-1 prior to 2012 when it was rezoned MU-N in implementation of the Central Entrance Small Area Plan that was adopted by City Council in 2009.
- The site is part of the 3.5-acre Jigsaw Division plat that was approved by the Planning Commission 10/9/2018 (PL18-111).
- 3. A 1950s era home on the site was removed in 2020.
- 4. A special use permit for a 2,287 sq. ft. restaurant with 24 parking spaces on Lot2 was approved by Planning Commission on May 11, 2021 (PL21-047).

### **Review and Discussion Items**

Staff finds that:

- 1. Applicant is seeking to split Lot 1, Block 1 into two parcels (Parcels 1 and 2) and to add to new Parcel 2 approximately 30 feet from Lot 2, Block 1, which is primarily Parcel 3 (see attached).
- 2. The purpose of this is to facilitate development of a stand-alone business on Parcel 1 separate from the restaurant on Parcel 2 that was approved by the Planning Commission on May 11. Additional commercial development along with storm water treatment facilities are planned for Parcel 3.
- 3. Parcel 1 is 1.1 ac., Parcel 2 is 0.7 ac., and Parcel 3 is 1.8 ac. There are no minimum lot area requirements for nonresidential uses in the MU-N zone district, however, the lots are of a sufficient size to accommodate small to medium-sized commercial uses. Additionally, the lots are large enough to meet minimum lot area per family requirements for all types or residential uses.
- 4. All parcels are sized to allow space for buildings to be constructed within applicable front (20 ft.), rear (25 ft.), and side (0 ft. to 10 ft.) yard setbacks.
- Parcels 1, 2, and 3 have frontage on Central Entrance and Parcel 3 also has frontage on Anderson Rd. and unbuilt Apple St. All of the parcel frontages exceed what is required for commercial and multi-family (50 ft.) uses as well as other residential uses (30 ft.).
- 6. MN-DOT is the right of way owner of Central Entrance (Trunk Highway 194) and has provided the following comment: "MnDOT will only authorize 1 access for parcels 1 & 2 on Central Entrance. Parcel 3 would need to be accessed via Anderson Road. Parcels 1 & 2 would still need to go through the typical MnDOT access permit process to get access and may be required to construct a turn lane."
- 7. Applicant has indicated that cross easements will be placed on all of the parcels in order to meet MN-DOT's access limitation above and to facilitate a full intersection with Anderson Rd. near Apple St. as was part of the access planned in the original Jigsaw Plat.
- 8. This minor subdivision will not alter plans to provide utilities to the site and, therefore, City utility engineer Eric Shaffer had no comments to make. No additional public or agency comments were received.

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- 9. The attached Minor Subdivision exhibit demonstrates compliance with MN States 463.358, 505, and 508, as applicable.
- 10. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.
- 11. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

### Staff Recommendation

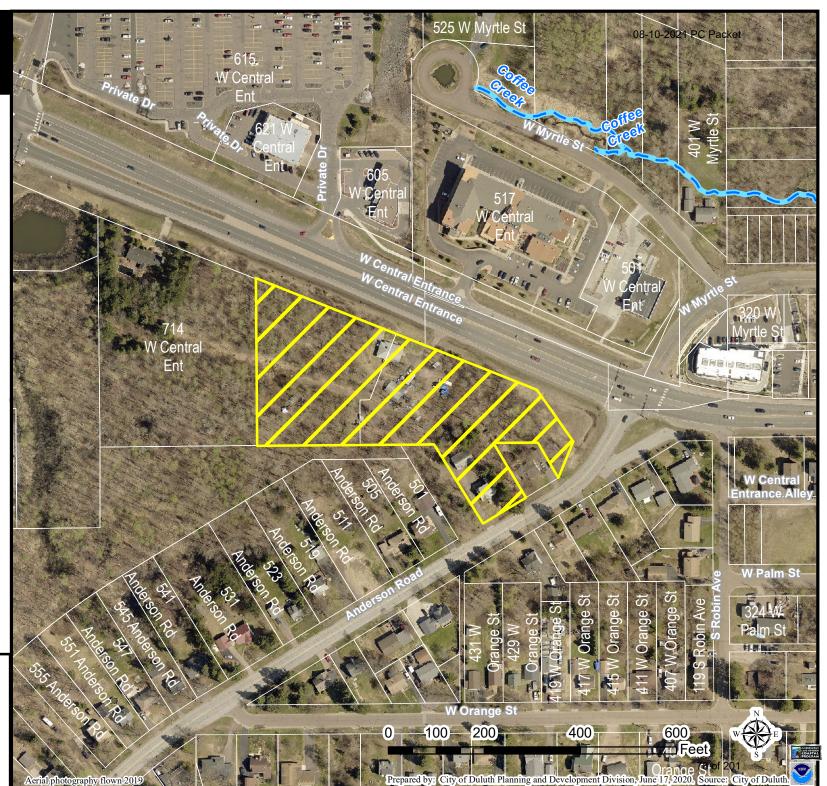
Based on the above findings, Staff recommends that Planning Commission approve the Minor Subdivision with the following conditions:

- 1) Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
- 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.



Minor Subdivision The Jigsaw, LLC W. Central Entrance

PL21-120

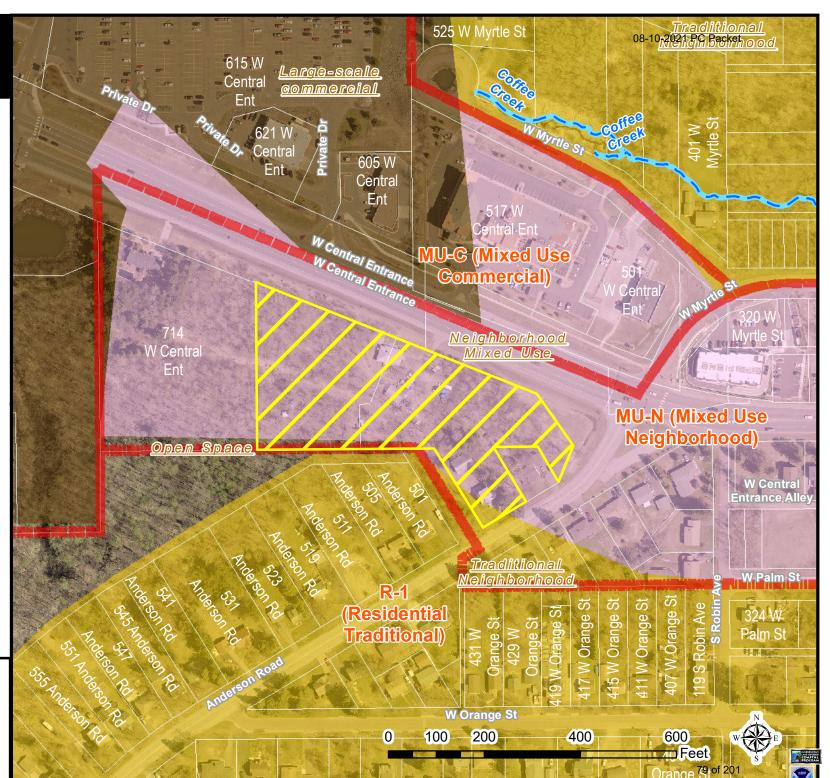


Legend Trout Stream (GPS) Other Stream (GPS)

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.



PL21-120 Minor Subdivision The Jigsaw, LLC W. Central Entrance

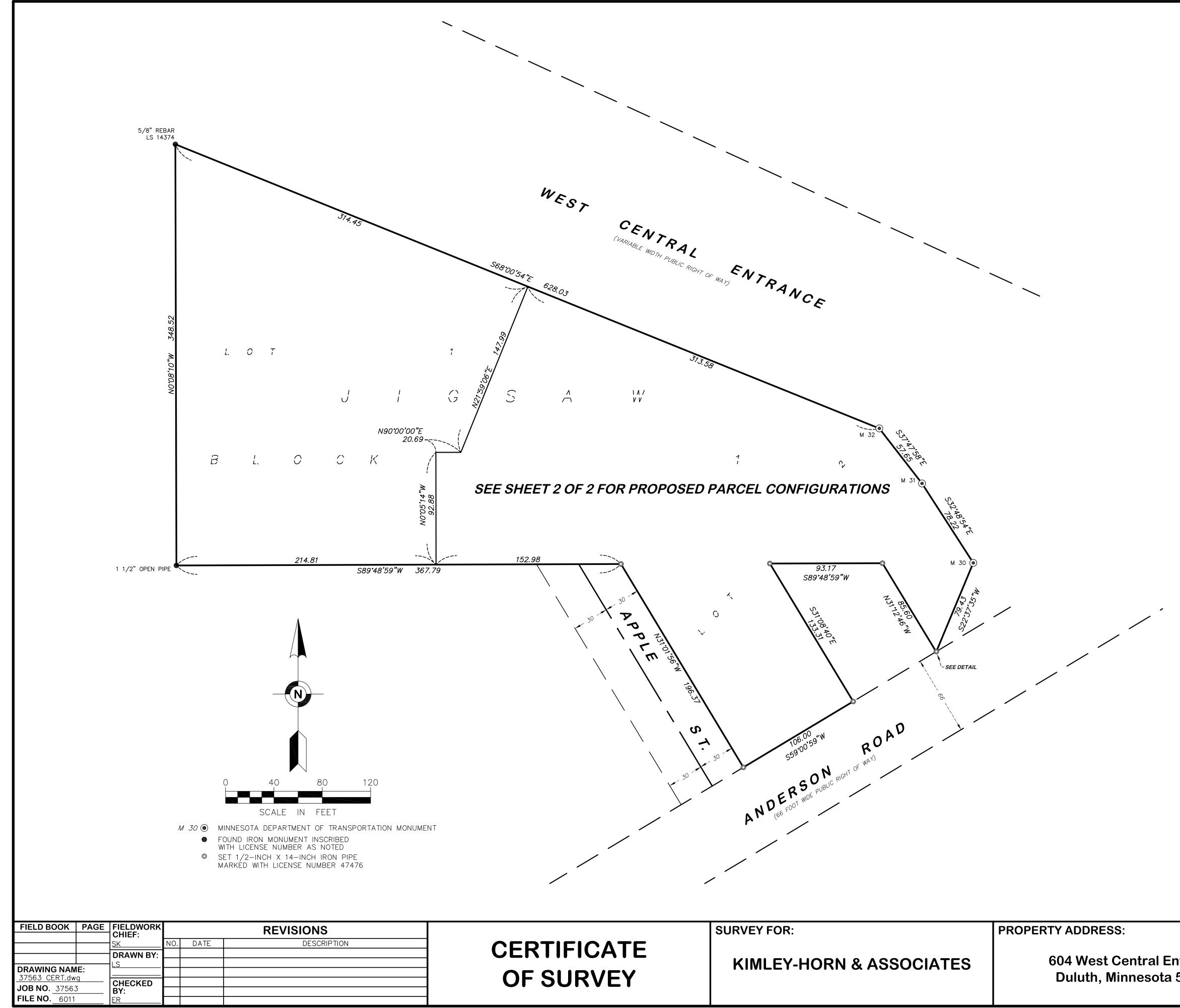


Legend Zoning Boundaries Trout Stream (GPS) Other Stream (GPS) Future Land Use - Plus

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.

Aerial photography flown 2019

Prepared by: City of Duluth Planning and Development Division, June 17, 2020. Source: City of Duluth.



604 West Central Entrance Duluth, Minnesota 55811

### **CERTIFICATE OF SURVEY FOR: KIMLEY-HORN & ASSOCIATES**

### **EXISTING LEGAL DESCRIPTIONS:**

Lot 1, Block 1, JIGSAW. St. Louis Park, Minnesota AND

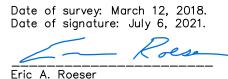
Lot 2, Block 1, JIGSAW. St. Louis Park, Minnesota

### NOTES:

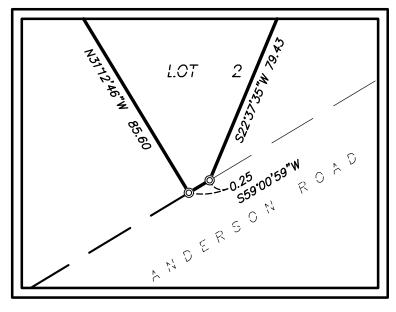
- 1. The orientation of this bearing system is based on the St. Louis County Transverse Mercator coordinate grid (NAD 83–96 Adj.).
- 2. The total area of the property described hereon is 158,553 square feet or 3.63988 acres.
- 3. Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances

### **CERTIFICATION:**

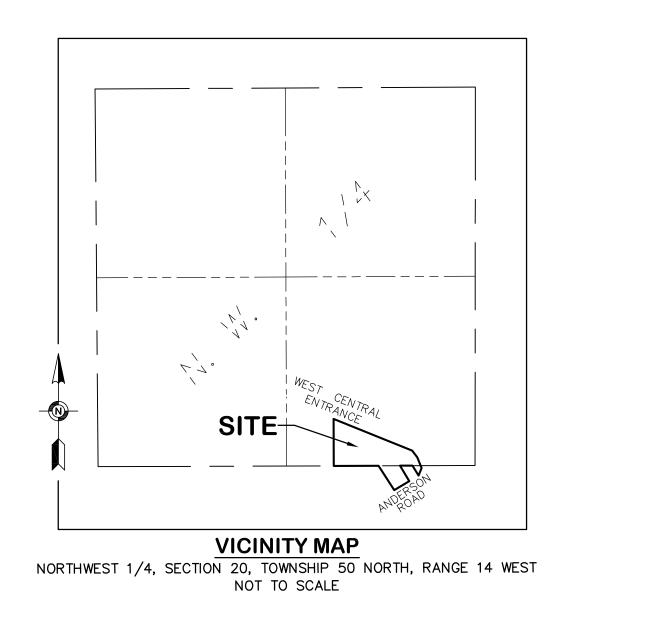
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.



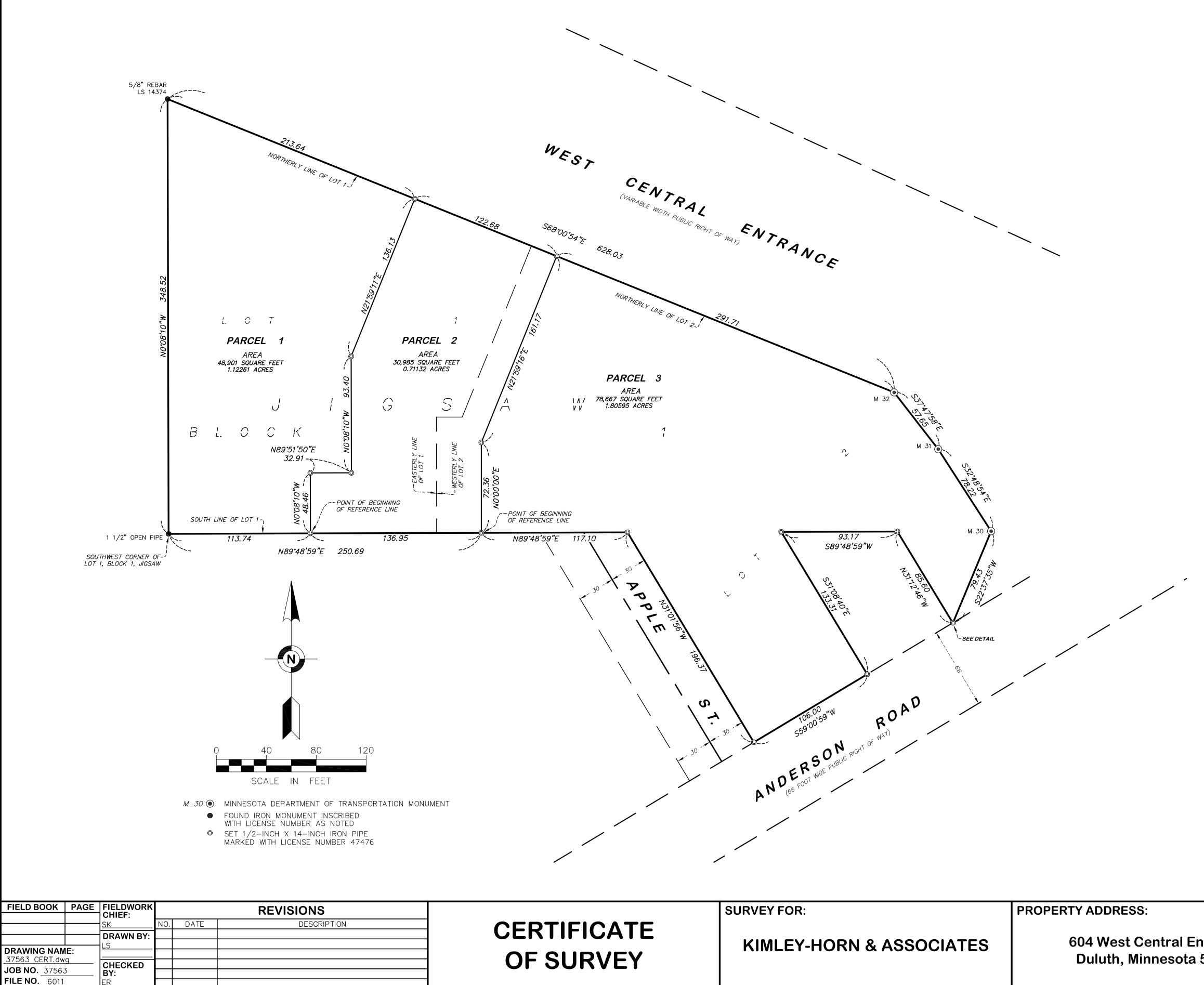
Minnesota License No. 47476 eroeser@efnsurvey.com



### DETAIL NOT TO SCALE







604 West Central Entrance Duluth, Minnesota 55811

### **CERTIFICATE OF SURVEY FOR: KIMLEY-HORN & ASSOCIATES**

### **PROPOSED LEGAL DESCRIPTION:**

### Proposed Parcel 1

That part of Lot 1, Block 1, JIGSAW, St. Louis County, Minnesota lying to the left of and adjoining the following described line: Commencing at the southwest corner of said Lot 1; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lot 1, a distance of 113.74 feet to the point of beginning of the line to be described; thence North 00 degrees 08 minutes 10 seconds West, a distance of 48.46 feet; thence North 89 degrees 51 minutes 50 seconds East, a distance of 32.91 feet; thence North 00 degrees 08 minutes 10 seconds West, a distance of 93.40 feet; thence North 21 degrees 59 minutes 11 seconds East, a distance of 136.13 feet to the northerly line of said Lot 1 and said line there terminating.

(Said Parcel 1 Contains 48,901 square feet or 1.12261 acres)

### Proposed Parcel 2

That part of Lot 1, Block 1, JIGSAW, St. Louis County, Minnesota lying to the right of and adjoining the following described line: Commencing at the southwest corner of said Lot 1; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lot 1, a distance of 113.74 feet to the point of beginning of the line to be described; thence North 00 degrees 08 minutes 10 seconds West, a distance of 48.46 feet; thence North 89 degrees 51 minutes 50 seconds East, a distance of 32.91 feet; thence North 00 degrees 08 minutes 10 seconds West, a distance of 93.40 feet; thence North 21 degrees 59 minutes 11 seconds East, a distance of 136.13 feet northerly line of said Lot 1 and said line there terminating.

### TOGETHER WITH

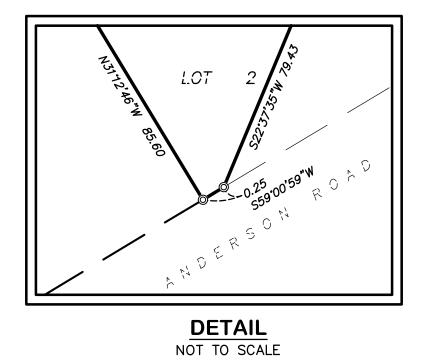
That part of Lot 2, Block 1, JIGSAW, St. Louis County, Minnesota lying to the left of and adjoining the following described line: Commencing at the southwest corner of Lot 1, Block 2, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lot 1, a distance of 250.69 feet to the point of beginning of the line to be described; thence North 00 degrees 00 minutes 00 seconds East, a distance of 72.36 feet; thence North 21 degrees 59 minutes 16 seconds East, a distance of 161.17 feet to the northerly line of said Lot 2 and said line there terminating.

(Said Parcel 2 Contains 30,985 square feet or 0.71132 acres)

### Proposed Parcel 3

That part of Lot 2, Block 1, JIGSAW, St. Louis County, Minnesota lying to the right of and adjoining the following described line: Commencing at the southwest corner of Lot 1, Block 2, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lot 1, a distance of 250.69 feet to the point of beginning of the line to be described; thence North 00 degrees 00 minutes 00 seconds East, a distance of 72.36 feet; thence North 21 degrees 59 minutes 16 seconds East, a distance of 161.17 feet to the northerly line of said Lot 2 and said line there terminating.

(Said Parcel 3 Contains 78,667 square feet or 1.80595 acres)







### Planning & Development Division

Planning & Economic Development Department

🔇 218-730-5580

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planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-128 Vacation of Public Right of Way/Easement		Contact Steven Rob		Steven Robertson	
Туре					August 10, 2021	
Deadline	Application Date Date Extension Letter Mailed		July 27, 2021         60 Days           N/A         120 Days		60 Days	N/A
for Action					120 Days	N/A
Location of Sul	oject	Ralston Drive (Also Known As Steb	ner Road), Bet	ween Airp	oort Road an	d Private Drive
Applicant	City of Duluth		Contact			
Agent		Contact				
Legal Description		See Attached				
Site Visit Date		July 28, 2021	Sign Notice Date		July 28, 2021	
Neighbor Letter Date		July 28, 2021	Number of Letters Sent		ent <sup>2</sup>	! (Including Hermantown)

### Proposal

The City of Duluth, acting as the applicant, is requesting vacation of platted public right of way (66 feet) and a utility easement (13 feet) in the Airport Division of Duluth, just south of the Duluth International Airport.

Staff recommend that the Planning Commission recommend approval of the vacation to the City Council (via resolution).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B	Industrial	GeneralIndustrial
North	MU-B	Industrial	General Mixed Use
South	Hermantown	Federal Prison	Hermantown
East	MU-B	Industrial	GeneralIndustrial
West	MU-B	Industrial	GeneralIndustrial

### Summary of Code Requirements:

Vacation of public rights of way and/or easements require a Planning Commission public hearing with a Recommendation to City Council. City Council action is to approve or deny by resolution. Resolutions approving either a full or partial vacation require a 6/9's vote of the council.

UCD Sec. 50-37.6.C – The Planning Commission shall review the proposed vacation, and Council shall approve the proposed vacation, or approve it with modifications, if it determines that the street, highway, or easement proposed for vacation:

- 1. Is not and will not be needed for the safe and efficient circulation of automobiles, trucks, bicycles, or pedestrians or the efficient supply of utilities or public services in the city;
- 2. Is not otherwise needed to promote the public health, safety, or welfare of the citizens of Duluth.

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

**Governing Principle #3 – Support existing economic base.** Vacating this right of way will be a benefit to Cirrus and their operations.

**Governing Principle #7 – Create and maintain connectivity.** Vacating this right of way will not reduce connectivity with the business campus.

Zoning – Mixed Use-Business Park (MU-B) - intended to accommodate modern light industrial and technology-based developments of attractive integrated design and function. Future Land Use – General Industrial. Areas for manufacturing, processing, and other activities that may have off-site impacts and are generally isolated or buffered from other uses. Sites should have direct access to major regional transportation facilities and other infrastructure

History: The public right of way was dedicated by the plat was recorded in 1986. A similar public right of way vacation roughly 500 feet west of this project site was approved by the City in 2015 (PL 15-048). The area was rezoned from MU-N (Mixed Use Neighborhood) to MU-B (Mixed Use Business Park) in 2015 (PL 15-004).

### **Review and Discussion Items:**

- 1) The City of Duluth, acting as the applicant, is requesting vacation of platted public right of way (66 feet) and a utility easement (13 feet) in the Airport Division of Duluth, near the Airport.
- 2) A portion of the public right of way has been improved (paved), but it is not to city standards, and is not used by the public.
- 3) If the right of way and utility easement were vacated, it would allow Cirrus to potentially expand their operations on site.
- 4) The public right of way and utility easement are not be needed by the City for the efficient supply of utilities or public services in the City, nor for the promotion of public health, safety, or welfare of the citizens of Duluth since the alley is currently unimproved and City Engineering does not expect to need it in the future.
- 5) There was an earlier proposal to vacate a second utility easement running parallel to Airport Road, but it was removed from consideration due to its importance and active use.
- 6) No other public or City comments have been received at the time of drafting this report.
- 7) Vacations of rights of way and easements lapse unless the vacation is recorded with the county recorder within 90 days after final approval. The vacation recording is facilitated by the City of Duluth.

### **Staff Recommendation:**

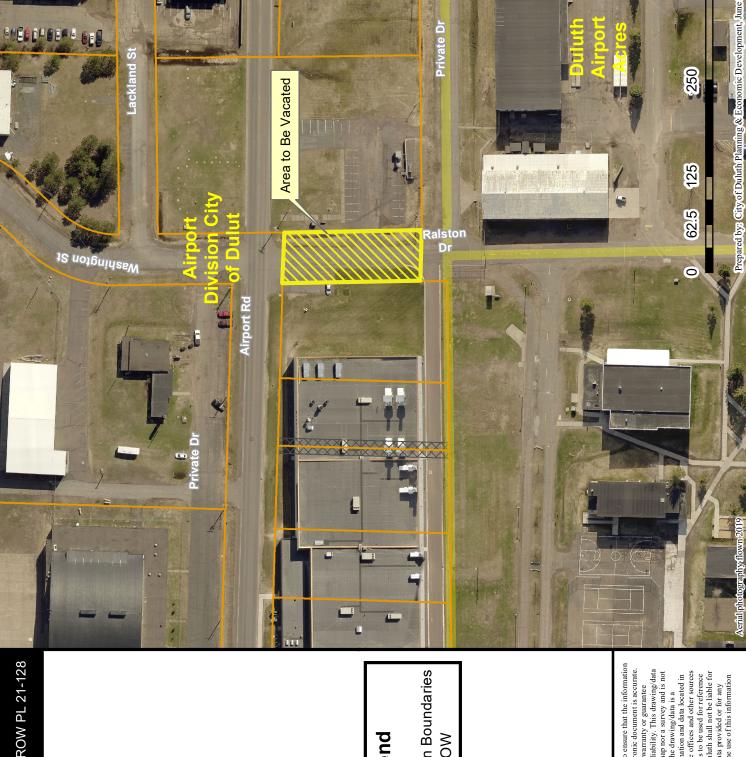
Based on the above findings, staff recommends that Planning Commission recommend to City Council approval of the petitioned alley vacation with the following condition:

1) The vacation must be recorded within 90 days of final approval by City Council, or such approval will lapse.



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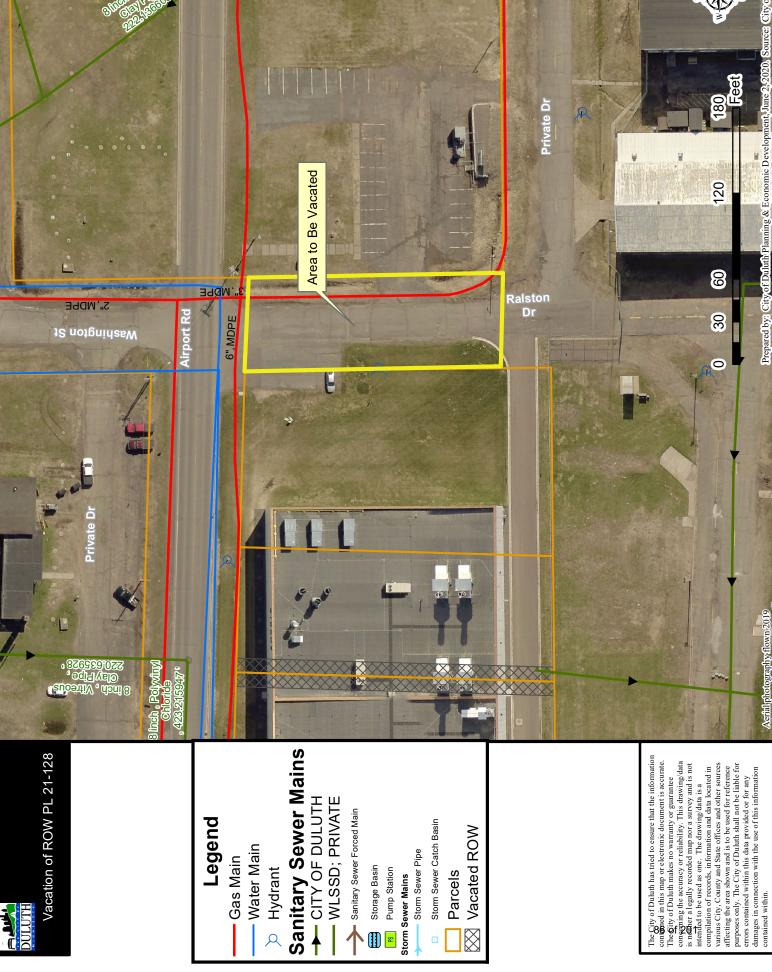
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08-10-2021 PC Packet





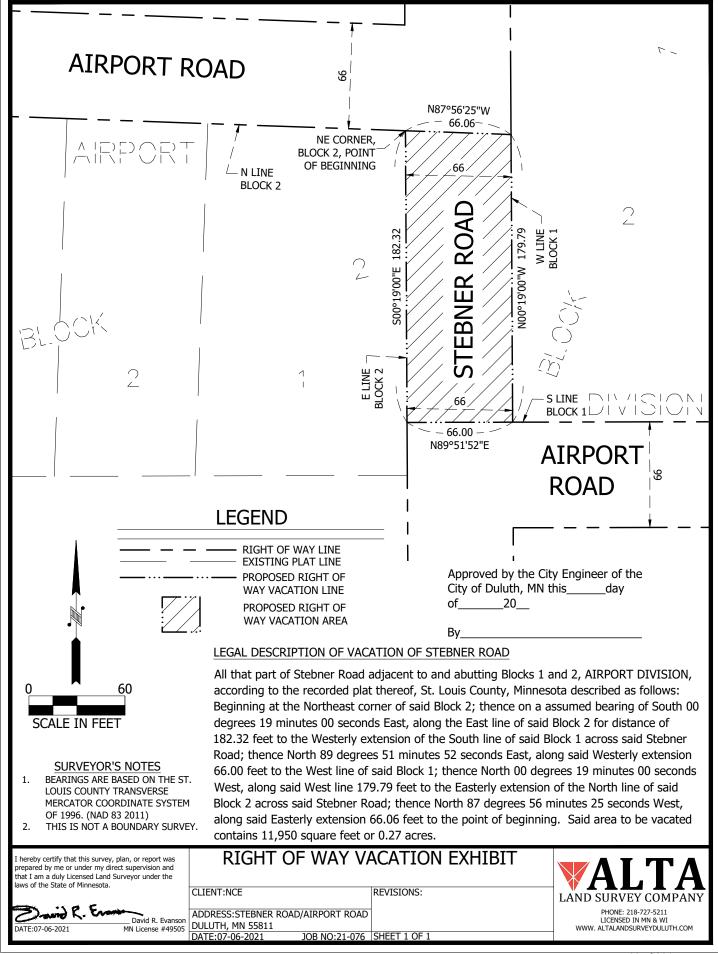
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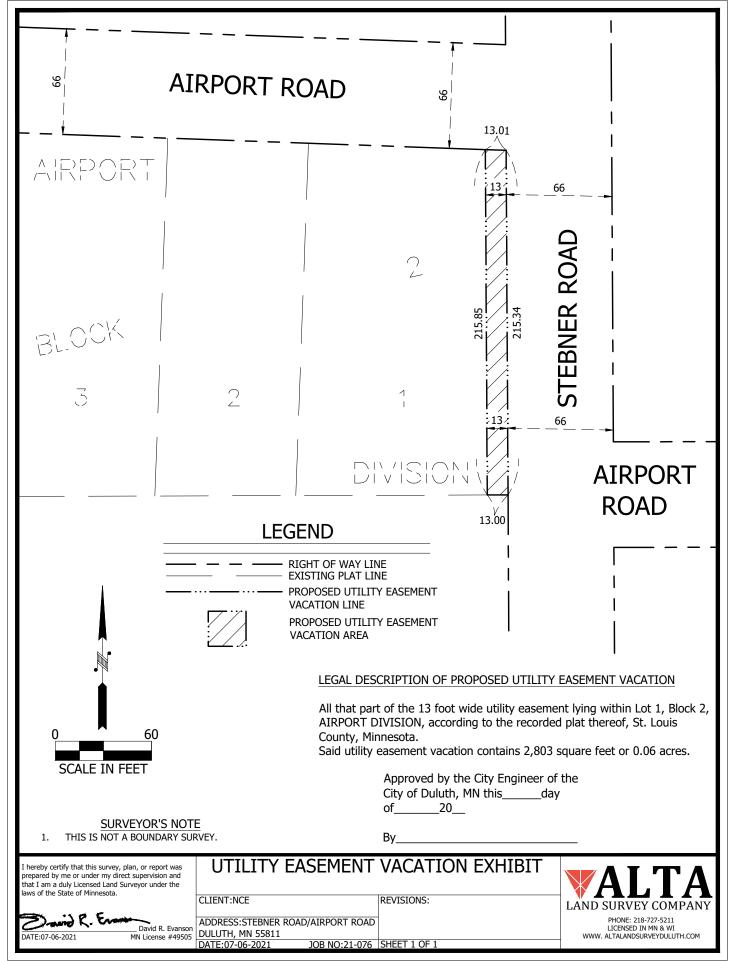
08-10-2021 PC Packet

# **Stebner Road/Ralston Drive**



### 08-10-2021 PC Packet







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15 W. œ 50 N. F & PART OF THE S 1/2 OF SE 1/4, SECTION 2,

### AIRPORT DIVISION PLAT DEDICATION

ST. LOUIS COUNTY, MINNESOTA DULUTH,

, a Municipal Corporation, and United States of America being the owners situated in the City of Duluth, County of St. Louis, State of Minnesota KNOW ALL MEN BY THESE PRESENTS: That City of Duluth and proprietors of the following described property to wit:

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City Mayor, behalf of the Corporation. Comm no n this Y day of Municipal Corporation, VINEN ----before me Duluth, a was acknowledged , Clerk, City of 202 The foregoing instrument wird Duluth and Jeffrey J. Cox,

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Esta Real Chief, day of December, 1985 by Gary D. Blair, behalf of the United States of America. uo The foregoing instrument was acknowledged before me  $\frac{d^{-}$ 

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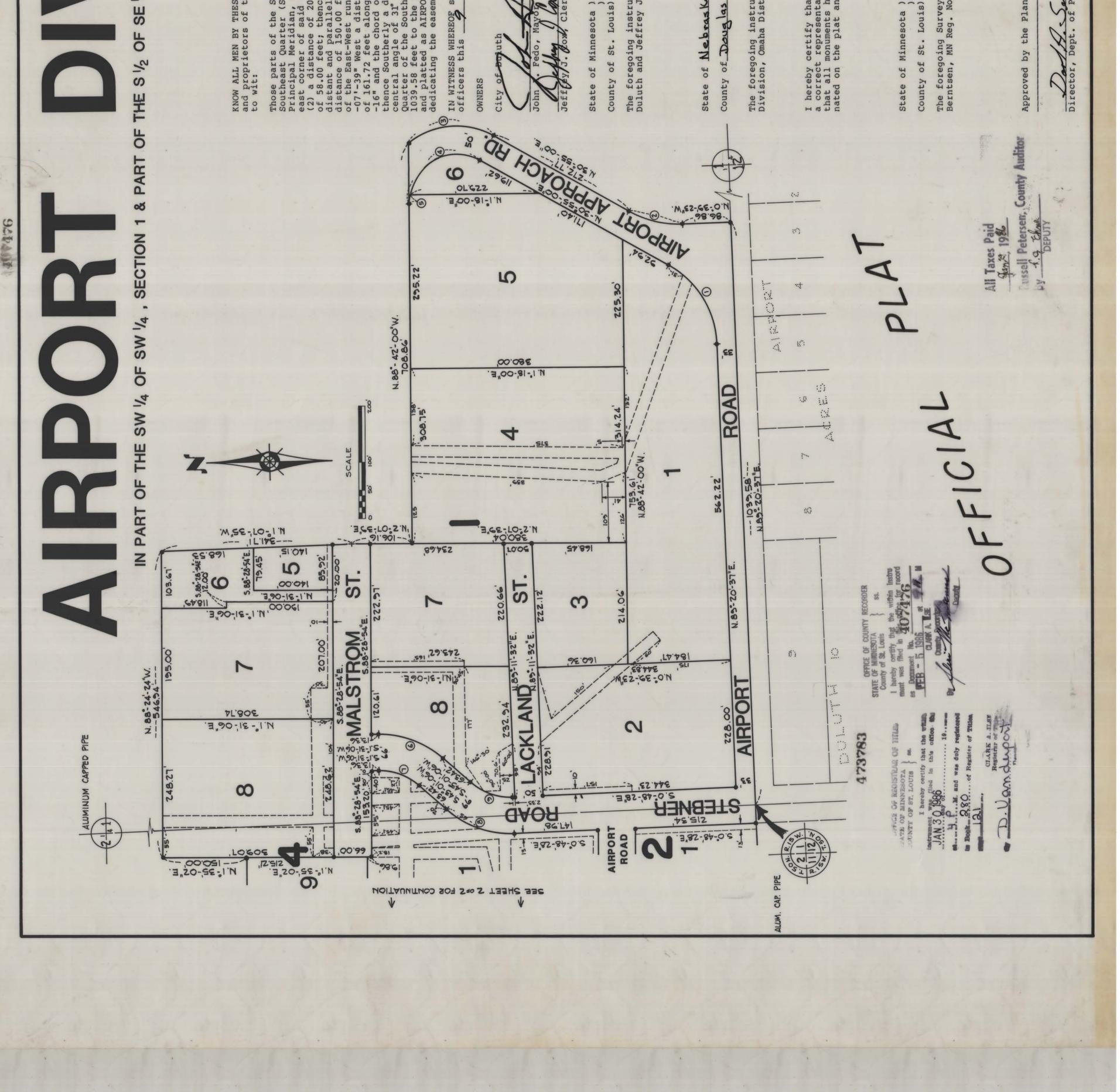
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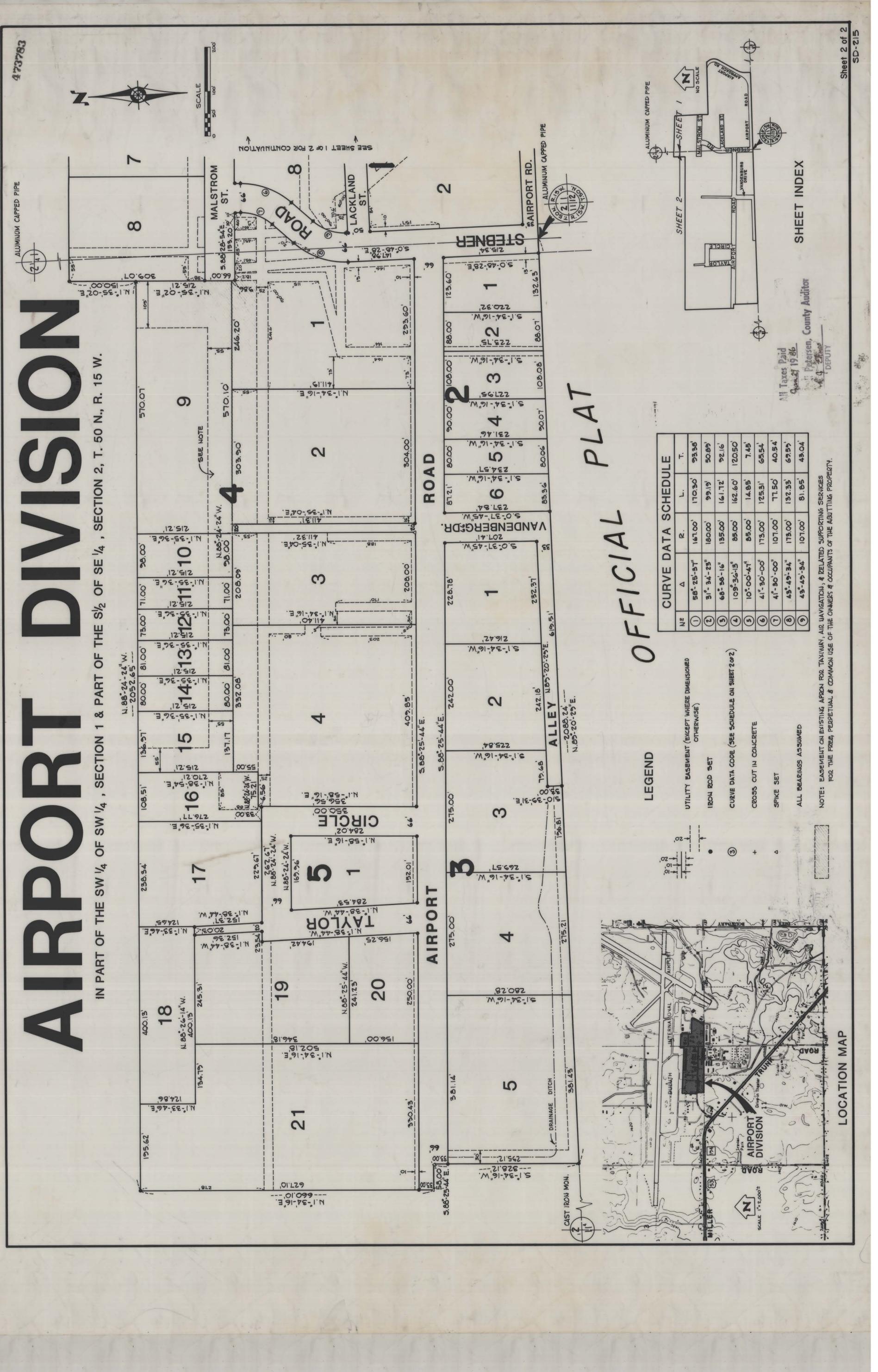
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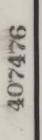
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### Planning & Development Division

Planning & Economic Development Department

218-730-5580

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planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-112		Contact	Steven Robertson		
Туре	Amend Existing R-P Concept Plan		Planning Commission Date		August 10, 2021	
Deadline	Application Date Date Extension Letter Mailed		July 27, 2021 60 Days		N/A	
for Action			N/A	120 Days	N/A	
Location of Subject		5019 Ramsey Street and 411 North 50 <sup>th</sup> Avenue West				
Applicant	City of Duluth		Contact			
Agent			Contact			
Legal Description		See Attached Map				
Site Visit Date		July 27, 2021	Sign Notice Date		July 27, 2021	
Neighbor Letter Date		July 27, 2021	Number of Letters Sent		42	

### Proposal

The City, acting as the applicant, is requesting to amend an approved R-P concept map and plan. Any amendment to the concept map and plan that involves changes to land use, density, or height are required to follow the rezoning process, including a public hearing by the Planning Commission and final ordinance approval from City Council. If approved, the amendment would allow Type VIII (Mixed Use Commercial and Residential) at 5019 Ramsey Street and Type IV (Townhome) at 411 North 50th Avenue West.

### **Staff Recommendation**

Staff recommend that the Planning Commission recommend approval of the rezoning amendment to the City Council (via ordinance).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-P	Commercial/Residential	Urban Residential
North	R-P	Residential	Urban Residential
South	I-G	Highway/Industrial	GeneralIndustrial
East	MU-B	Highway/Industrial	GeneralIndustrial
West	R-P	Commercial/Residential	Urban Residential

### Summary of Code Requirements

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing... with public notice ... and make a written recommendation to council.

- UDC Sec. 50-37.3.B.3 Where a proposed amendment to the zoning map would change any property from a residential district to a mixed use, form or special purpose district, a planning commission hearing and a notice of three weeks shall be required. In addition, the affirmative vote of 2/3 of the council shall be required if the city has not received the written consent of the owners of 2/3 of those properties located wholly or partially within 100 feet of the property ... to be rezoned;

- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

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

### **Governing Principles**

### Governing Principle 8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

### 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.

### Recent History

The Ramsey Village Plan has had several zoning map amendments to allow additional building types including:

- PL 13-119 to allow Type VII, eight-unit apartment structures at the NE corner of Ramsey Street and North Central Avenue Alley,
- PL 16-087 to allow Type VIII, a mixed use residential and commercial structure at 5103 Ramsey Street,
- PL 17-058 to a Type VII, eight-unit multi-family near Ramsey and North 53rd and 54th Avenues West,
- PL 18-044 to allow a Type VII, eight-unit multi-family structure on the west side of N. 54<sup>th</sup> Ave. W. near Wadena St,
- PL 19-032, to allow a Type IV, a townhouse, near Ramsey Street and North 53<sup>rd</sup> Avenue West.

This rezoning is similar to PL 16-087 at 5103 Ramsey Street (rezoning to allow Type VIII structures, mixed commercial/residential).

### **Review and Discussion Items:**

1) The City, acting as the applicant, is requesting to amend an approved R-P concept map and plan. The zoning application is to allow Type VIII (Mixed Use Commercial and Residential) at 5019 Ramsey Street and Type IV (Townhome) at 411 North 50th Avenue West. Note that several of these parcels within the rezoning area are owned by the City of Duluth, but are either undeveloped or used for right of way purposes (Mike Colalillo Drive).

2) When the UDC became effective on November 19, 2010, all existing Traditional Neighborhood Design (TND) zone districts were rezoned to the Residential-Planned (R-P) zone districts. Ramsey Village and Harbor Highlands were the two TND districts that were immediately rezoned to R-P.

3) A planned development (either R-P or MU-P) is a zoning designation that provides more flexibility than a traditional zone district. Rezoning to a planned development is a two-step process. The first step involves a Concept Plan, which identifies proposed land uses (such as residential, commercial, industrial, etc.), densities (such as 10 housing units per acre, etc.), and heights for structures in these areas. Following the approval of a rezoning ordinance and concept plan by the City Council, the second step is for the applicant to submit a detailed Regulating Plan for approval by the Land Use Supervisor. To amend an approved concept plan requires a new rezoning process, a new ordinance, and a new public hearing process.

4) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan, and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or be considered arbitrary and capricious. Good zoning practice requires that zone districts be consistent with the future land use category identified for the area and the generally applicable provisions of the adopted comprehensive plan. A residential planned development is an appropriate zone district for an urban residential future land use, and conditions have been proposed to address conformity to the comprehensive plan.

5) The future land use designation of this area is Urban Residential. Areas with Open Space future land use designation are typically zoned either R-2, Residential-Urban, but a few areas are also zoned R-P, Planned Development.

6) Applicant seeks to amend the approved plan to allow Type IV and Type VIII on the parcels, as shown, while retaining the existing allowed building types.

7). The proposal to change to the allowed building types is not in conflict with the original TND Plan. This amendment will not create material adverse impacts on nearby properties.

8) Based on) the character of the neighborhood in general and the proposed rezoning area in particularly, and the purpose statement of the R-2 zone district and Ramsey Plan, the rezoning as proposed is appropriate for this property.

9) No comments were received, but an email of support was received from the owners of 5019 Ramsey Street and the adjacent undeveloped parcel.

### Staff Recommendation:

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council of the rezoning for the following reason:

- 1) This proposal is consistent with the Comprehensive Land Use Plan,
- 2) The proposal amendment to the concept plan is consistent with the future land use category "Urban Residential" and the original Ramsey Plan TND.
- 3) Material adverse impacts on nearby properties are not anticipated.





Vella W eva 1212 N

zone to Also Allow e VIII (Mixed Com./Res.)

W 9VA H102 N

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IS EPOBLO

Recycle Way

GILLER SET

Rezone to Also Allow Type IV (Townome) 35

No.

08-10-202

**Recycle Way** 





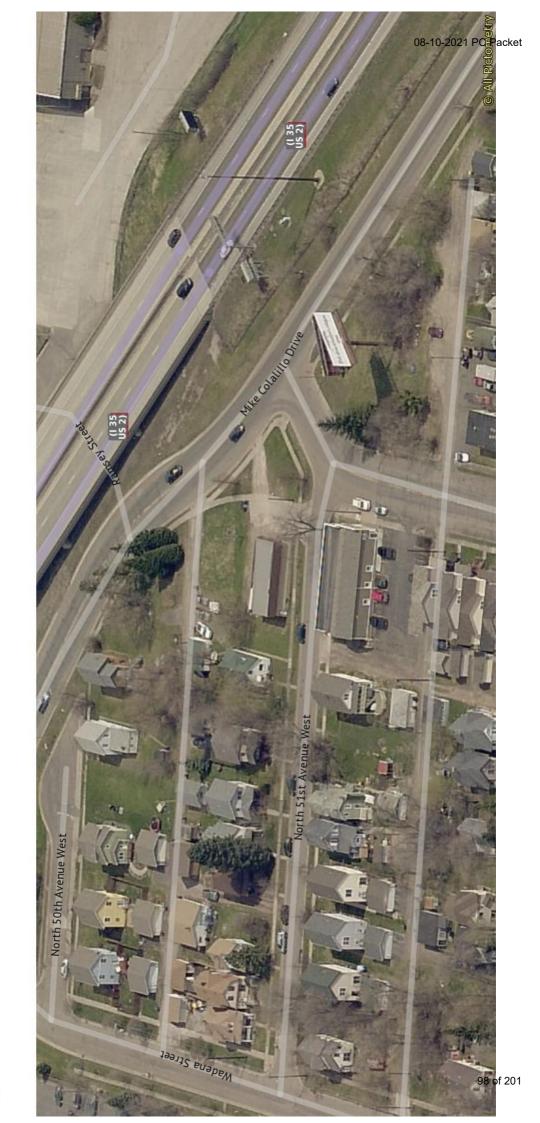


II, Detached S.F. Home V, Accessory Unit l, Village House IV, Townhouse III, Twin Home

VIII, Mixed Use Bldg VII, Eight Unit Apt VI, Four Unit Apt

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## **Ramsey/Mike Colalillo Dr**

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05/13/2019





Regulating Document

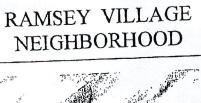
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### COUNCIL COPY

To City Council\_ Pub. Doc. No. 22 Referred to

### as amended Ord. 9635 + 9753





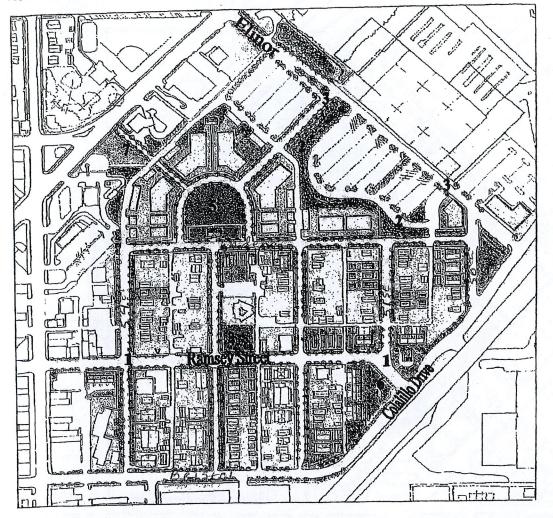
DOCUMENTS of IMPLEMENTATION

Prepared for Spirit Valley Citizens Neighborhood Development Association, Inc.

> DULUTH, MINNESOTA March 2003

> > Ramsey Village TND STANDARDS

### 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.

### **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.

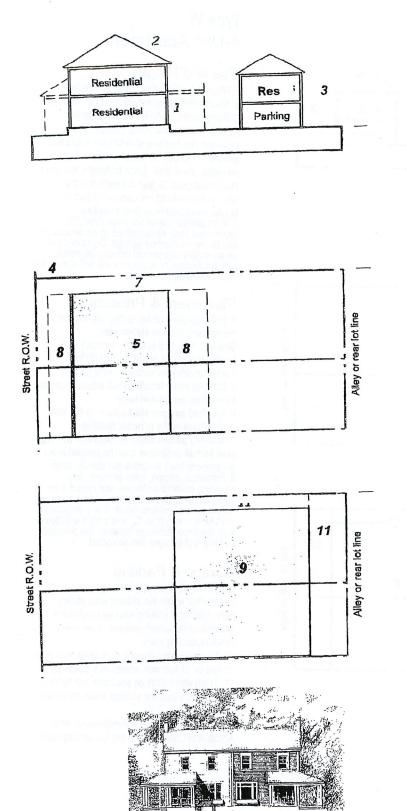
Accessory Units. All accessory units shall be located adjacent to and accessible by an alley with a minimum section of as city standard twenty (20) feet.

tent

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

(Note: No alloward for eave/overhang into setboche)

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### **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 celling.

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.

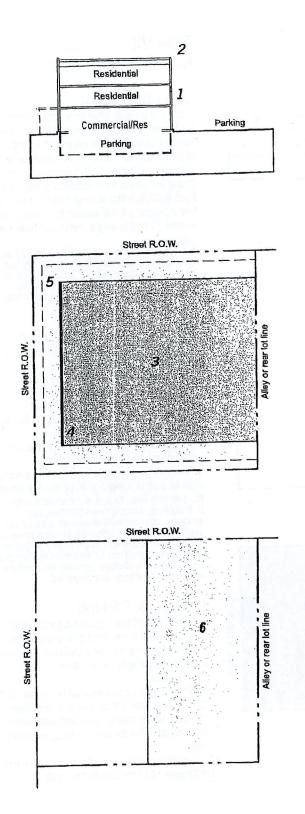
6. Attached garages shall adhere to the side yard setback of the principal building.

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) feel. 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

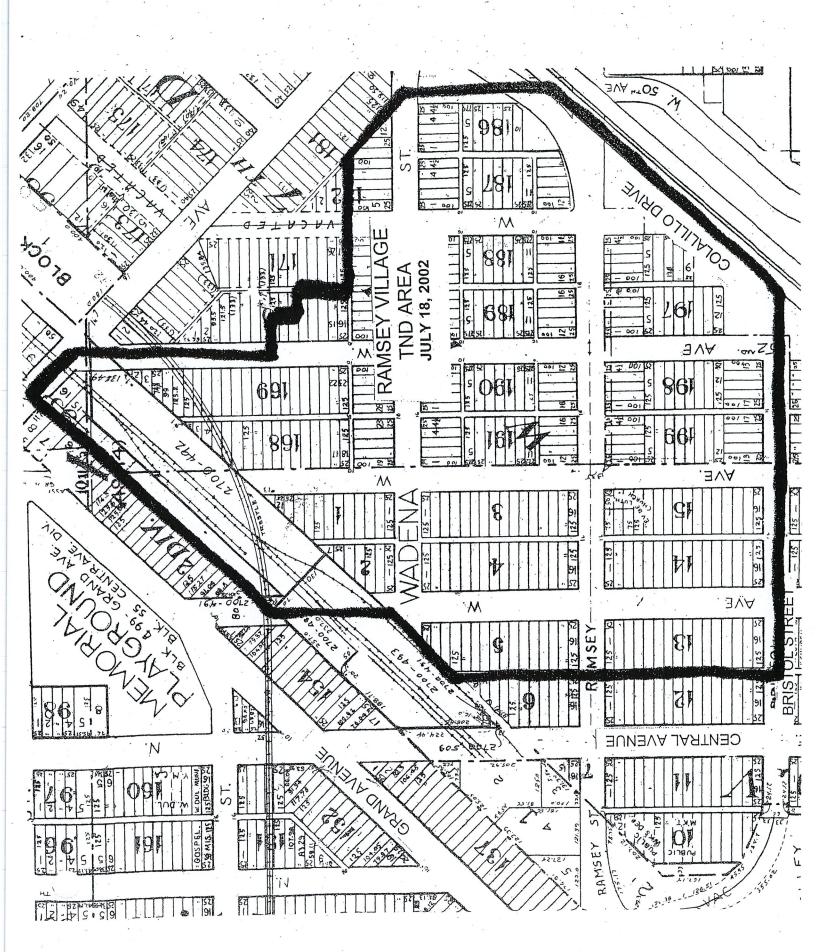
13. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.

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.

Ramsey Village TND STANDARDS 16

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08-10-2021 PC Packet



### Planning & Development Division

Planning & Economic Development Department

218-730-5580

🖂 plan

planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-115		Contact Ste		Steven Rob	Steven Robertson	
Туре	MU-I Planning Review		Planning Commission Date		on Date	August 10, 2021	
Deadline	Application Date		July 7, 2021	July 7, 2021 60 Days		September 4, 2021	
for Action	Date Extension Letter Mailed		July 29, 2021 <b>120 Days</b>		120 Days	October 3, 2021	
Location of Subject E		East First Street, Between North 3rd and 4th Avenues East					
Applicant	Essentia Health (City of Duluth, Owner)		Contact	On file	n file		
Agent	LHB		Contact	Evan A	n Aljoe, Healthcare Studio Lead		
Legal Description		See Attached	Sign Notice Date			July 22, 2021	
Site Visit Date		July 27, 2021	Number of Letters Sent		Sent	96 (PL 21-115)	

### Proposal

Applicant is seeking a MU-I Planning Review approval to construct a new 800-space parking ramp. According to the applicant, "It will be a 6 story, 290,000 sf multi-model parking structure in Duluth's Downtown Medical District. The post-tension concrete structure will provide parking for cars, motorcycles, and bicycles; and include provisions for electric vehicle charging stations. Connected to Essentia Health's new inpatient medical tower by way of a pedestrian walkway above 4th avenue east, this parking structure will ultimately be owned and operated by the City of Duluth and is intended to serve patients and visitors to Essentia Health as well as other developing businesses in the west medical district of the city". This project is related to PL 21-114 and PL 21-113, and approvals for the Essentia Health Vision Northland project, PL 19-018 (MU-I Planning Review).

### **Staff Recommendation**

Staff is recommending Planning Commission approval, subject to conditions specified below.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Medical	Medical District
North	MU-I	Medical	Medical District
South	MU-I	Medical	Medical District
East	F-7	Residential/Commercial	Central Business Primary
West	F-5/F-7	Residential/Commercial	Central Business Secondary/Primary

### **Summary of Code Requirements**

50-15.4 MU-I Planning Review

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

50-24 Parking and Loading – Addresses required parking spaces, loading docks, and snow storage.

50-25 Landscaping and Tree Preservation – Landscaping requirements and tree preservation

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

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

50-37.11 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.

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

### Governing Principle #4-Support economic growth sectors.

Emerging and growing economic sectors, including medical, add economic, cultural, and social diversity.

### Governing Principle #5 - Promote reinvestment in neighborhoods.

Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

### Governing Principle #8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

<u>Economic Development Policy #2—Foster growth of existing employers and strategically recruit new employers to Duluth.</u> <u>Strategy #1</u>- Prioritize redevelopment efforts in the Core Investment Areas. Encourage collaboration between existing businesses in individual Core Investment Areas to support increased business activity overall and to improve their aesthetic and social environments. Recognize Core Investment Areas as hubs of the sharing and remote-work economy (Hillside CIA/Downtown Duluth)

### Future Land Use

Institutional: applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

### **Recent History**

See attached summary of recent zoning permits for the Essentia Health Campus. This site was previously zoned as part of a Form District, which would have required active spaces (such as retail or service uses) along the 1<sup>st</sup> Street façade of the structure. The site was rezoned in 2019 to be part of the MU-I campus for Essentia Health. A Planning Review is proposed at this time because there is no campus plan on file for the MU-I campus for Essentia.

The parking ramp is intended to provide replacement parking for existing Essentia Health surface parking lots, some of which will be repurposed for future housing or commercial development with those remaining to be updated with improvements to landscaping and stormwater control, as per PL 19-018.

## **Staff Recommendation**

Review and Discussion Items:

1) The applicant is seeking a MU-I Planning Review to construct a new 800-unit parking ramp. The ramp will be six stories and 290,000 square feet. It will include parking for motorcycles and bicycles. The parking ramp will span a complete block, from 3<sup>rd</sup> Avenue East to 4<sup>th</sup> Avenue East along the upper side of East 1<sup>st</sup> Street. It is located directly across the street from the Medical District parking ramp, which also spans the full block on the lower side of West 1<sup>st</sup> Street.

2) The proposed ramp is part of Duluth's medical district "Regional Exchange District," established by the Minnesota State Legislature. It is one of several projects within the Regional Exchange District, and is being established to provide parking services to the new Essentia Health Vision Northland hospital, and to provide for an opportunity to reduce the quantity of surface parking areas surrounding the hospital campus. As such, it is intended more to displace existing surface parking than it is to expand the total supply of available parking in the medical district and the Central Hillside neighborhood.

3) The primary vehicle access will be off of Second Street, with the secondary vehicle access will be off of First Street. A skywalk is proposed on the 6th floor of the ramp, to connect it the adjacent medical facility to the east (currently under construction). Traffic evaluation has been done by Essentia Health and the City Engineering division to ensure adequate infrastructure availability to serve the ramp.

4) The ramp will have six floors. Standard parking spaces will be 9 feet by 18 feet, and compact spaces will be 8 feet by 16 feet. 756 parking spaces will be for standard parking spaces, 17 for compact spaces, and 28 will be ADA compliant, for a total of 801 parking spaces. There will also be 25 motorcyle parking spaces. There will be a bike rack for 14 bikes under the canopy adjacent to the 2<sup>nd</sup> Street entry, and bike rack for 14 more bikes inside the ramp near the 1<sup>st</sup> Street entry. There is a potential for a future storage of 49 more bikes near the elevator lobby on the first floor if the project costs are lower than the engineer's estimates.

5) UDC 50-30.5 Parking design standards require that each facade of the parking structure that faces a public street shall contain, or have the appearance of containing, horizontal rather than sloped floor planes and shall not reveal interior ramps. Where the ramp may be visible, the applicant will screen with "decorative metal screening". UDC 50-30.5 also requires that all sides of the structure not occupied by retail, office or residential uses must be articulated through the applicant's choice of at least three items.

According to the applicant, each façade of the proposed parking structure that faces a public street has horizontal rather than sloped floor planes and does not reveal interior vehicular ramps. The ramps required for vehicles to circulate between levels are located along the alley façade and are not visible from public streets. Further, the facades facing public streets are articulated with decorative wall insets and changes in color and material textures. Along 2nd street, the structure and entry/exit gates are set back from the property line and a landscaped pedestrian plaza has been created at the northeast corner of the block. The parking structure is also set back from the property line along most of 1st street as well as along the 3rd avenue. The base of the structure is finished with a combination of brick and concrete masonry units to reflect the finishes selected for the podium of Essentia's new medical tower across 4th avenue to the east. For floors above the first-floor perforated metal panels have been selected to reflect the smooth lines of Essentia's glass tower but painted to reflect the color of precast panels on the existing parking structure to the south. A blue tube steel accent along the top of the metal panel auto barriers also recalls the blue tubular arches found on the existing parking structure. Glass-backed elevators and glazed stairwells are included to permit visibility into the vertical circulation paths from the exterior of the building. At the top of the parking structure along 1st street and 3rd avenue an additional height of perforated panels is proposed to discourage attempted suicides by increasing the height of the barrier at that level. These additional panels will have larger openings to provide a more open appearance while still providing a barrier.

6) Lighting plans are not available at this time. Applicant is aware that the proposed ramp must comply with UDC lighting standards (as well as signage, etc) when they submit for a building permit.

7) Section 50-29 of the UDC requires that this facility provide 4 sustainability points. They are proposing to meet it by reuse of previously developed land, building envelope design, lighting, HVAC equipment, and site water use reduction. The structure is designed to accommodate loads for potential future solar panels and supports above the top parking level. In addition, the project is designed to accommodate potential future hybrid/electric/low energy vehicles in preferred locations near the primary building entrances (8 are located on level 5 near the 2<sup>nd</sup> street entry and 8 are located on level 2 near the elevator lobby). Included in the base bid are conduits and pathways to these locations to accommodate future electric vehicle charging stations, but at this point no electric vehicle charging stations have been included in the base bid but are possible if the project costs are lower than the engineer's estimates.

8) Landscaping will be provided along the boulevards, but an irrigation system will not be included. Landscaping will include: 2 Whitespire Birch, 9 Prairie Gold Aspen, 10 Autumn Brilliance Serviceberry, 63 Low Mound Chokeberry shrubs, and 49-Firedance Dogwood shrubs. The landscaping is balanced to meet UDC requirements while keeping security issues in mind.

9) Snow will be removed though two snow chutes that will direct snow down to waiting dump trucks for removal.

10) Pedestrian safety is important for parking ramps which feature high levels of vehicular activity such as this proposed ramp. This parking ramp will feature sidewalks on all sides of the structure, with two exterior pedestrian door SE and NE corners of the structure). Safety around the ramp will be enhanced through adequate provision of lighting, etc. A new bus shelter is being located mid-block on 2nd street between 4th avenue and 5th avenue where existing bus shelters exist. The mid-block shelter will replace these two corner bus shelters.

11) This project is identified in the plans as the Blue Ramp. The City will more formally name the ramp in the near future.

12) Additional information related to off-street parking capacity in the downtown area is included at the end of the staff report. The information was accurate as of 2017, before two downtown parking ramps were closed by their owners or condemned for safety reasons by the City of Duluth.

13) At the time that this staff report was printed, one citizen comment was received (last page in the 40 page document).

14) According to UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized by the permit is not begun within 1 year.

## Staff Recommendation

Staff recommended Planning Commission approve the MU-I planning review, with the following conditions that must be met. Conditions can be contingent upon either: issuance of a building permit, a certificate of occupancy, or a development agreement:

1) Applicant shall submit a plan indicating how they will bring their surface parking lots into compliance with the UDC's landscaping and stormwater requirements, and must identify and post/sign locations for contractor and temporary construction employee parking;

2) Landscaping for the parking ramp shall be continuously and actively maintained in good and living condition consistent with the approved plans;

3) Applicant shall submit a lighting plan with photometric plan that fully conforms to the requirements of the UDC;

4) Applicant shall amend the location and size of the proposed bus shelters in collaboration with the Duluth Transit Authority, if required by the DTA to accommodate proposed 2022 realignment of bus services (Better Bus Blueprint);

5) Applicant shall submit a cash escrow sufficient to address outstanding landscaping and stormwater improvements for remaining off-street surface parking lots serving the medical campus as established in PL 19-018, which shall be resolved prior to the completion and occupancy of this parking ramp.

6) Any alterations to the approved plans that do not alter major elements of the plans 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 UDC Chapter 50.



# PL 21-113, 114, 115

# Legend

**Aixed Use** 

Tourism/Entertainment District Open Space/Outside Duluth Central Business Secondary Low-density Neighborhood Neighborhood Commercial Transportation and Utilities Traditional Neighborhood Central Business Primary Neighborhood Mixed Use Large-scale commercial Commercial Waterfront Industrial Waterfront General Mixed Use Zoning Boundaries Urban Residential General Industrial Rural Residential Medical District Light Industrial **Business Park** Open Space

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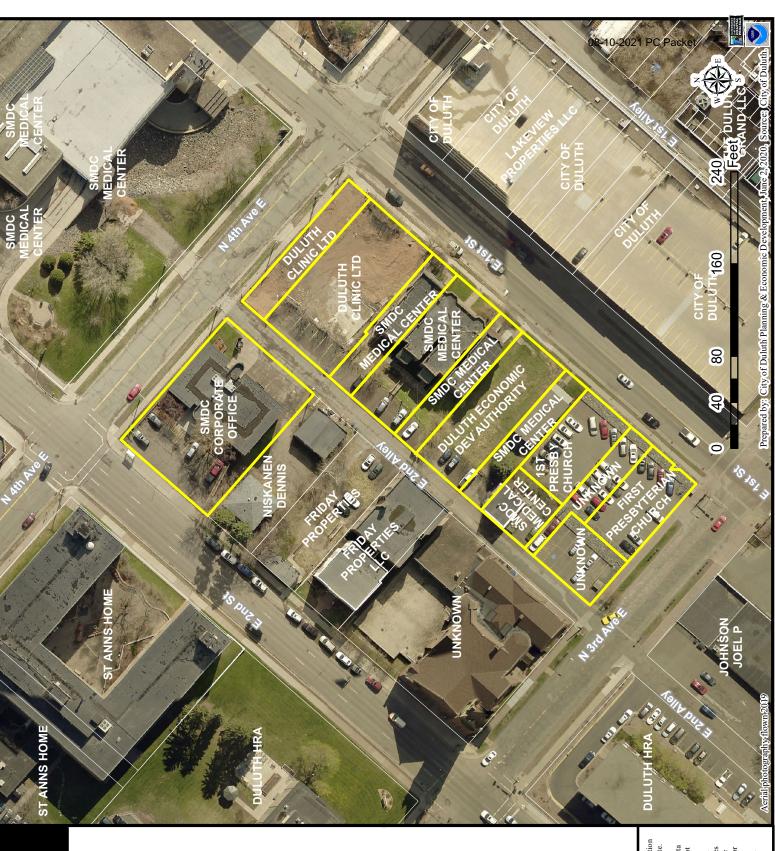
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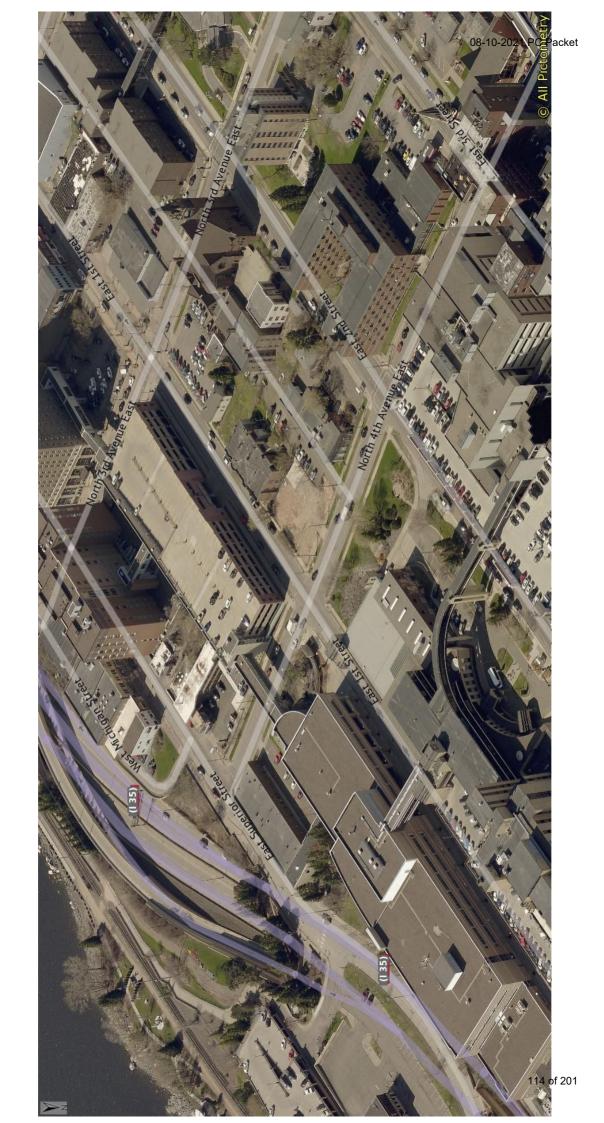


PL 21-113, 114, 115



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PL 21-115

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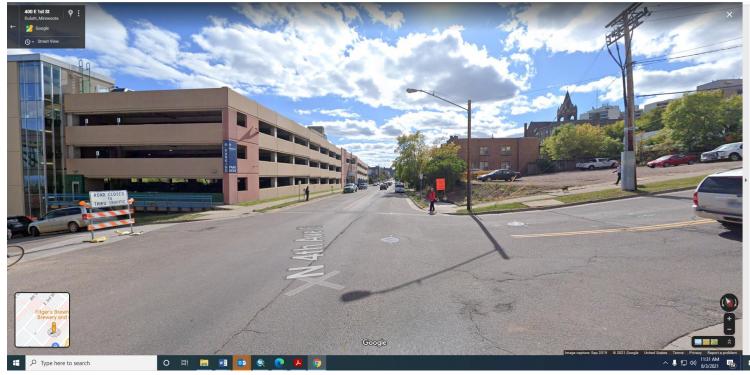
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08-10-2021 PC Packet







July 6, 2021

Community Planning Division – City Hall c/o Adam Fulton 411 West 1<sup>st</sup> Street Duluth, Minnesota 55802

**RE: Planning Review Application** 

Dr. Mr. Fulton,

On behalf of Essentia Health, attached please find our planning review application for a 6 story, 290,000 sf multi-model parking structure in Duluth's Downtown Medical District. The post-tension concrete structure will provide parking for cars, motorcycles, and bicycles; and include provisions for electric vehicle charging stations. Connected to Essentia Health's new inpatient medical tower by way of a pedestrian walkway above 4<sup>th</sup> avenue east, this parking structure will ultimately be owned and operated by the City of Duluth and is intended to serve patients and visitors to Essentia Health as well as other developing businesses in the west medical district of the city.

## **Zoning District Requirements**

The project is located within the MU-I zoning district which was established to provide for the unique development needs and impacts of major medical, educational, and research institutional development. As such, it meets the following dimensional standards for the MU-I district:

		LOT STANDARDS
Minimum lot area per	Multi-family	500 sq. ft.
family	Efficiency unit	380 sq. ft.
	St	RUCTURE SETBACKS
Structures and parking	facility setbacks	0 ft.
		STRUCTURE HEIGHT
	Generally	120 ft.
Maximum height of building	On development sites totaling not more than 15% of developable area of the zone district, but not within those areas where a lower maximum is noted below.	300 ft.
	Within 200 ft. of R-1	46 ft.
	Within 200 ft. of R-2	66 ft.
	Within 200 ft. of MU-N	91 ft.

## UCD Section 50.29 Sustainability Standards

In compliance with section 50.29 of the UDC, the project will achieve the required 4 sustainability points through a combination of the following strategies:

- 0.75 points through the development on previously used or developed land that is not contaminated.
- 1.50 points by meeting ASHRAE standard 189.1, section 7.4.2, for building envelope design.
- 0.75 points by meeting ASHRAE standard 189.1, section 7.4.6, for lighting. •
- 0.75 points by meeting ASHRAE standard 189.1, section 7.4.3, for HVAC equipment.
- 0.75 points by meeting ASHRAE standard 189.1, section 6.3.1, for site water use reduction.

The structure is designed to accommodate loads for future solar panels and supports above the top parking level. In addition, the project is designed to accommodate future hybrid/electric/low energy vehicles in preferred locations near the primary building entrances. Included in the base bid are conduits and pathways to these locations to accommodate future electric vehicle charging stations. Alternates have been incorporated into the project design to incorporate electric vehicle charging stations into the project should funding permit.

## UDC Section 30.5 Parking structure design standards

In compliance with section 30.5 of the UDC, each facade of the proposed parking structure that faces a public street has horizontal rather than sloped floor planes and does not reveal interior vehicular ramps. The ramps required for vehicles to circulate between levels is located along the alley façade and is not visible from public streets. Further, the facades facing public streets are articulated with decorative wall insets and changes in color and material textures. Along 2nd street, the structure and entry/exit gates are set back from the property line and a landscaped pedestrian plaza has been created at the northeast corner of the block. The parking structure is also set back from the property line along most of 1st street as well as along the 3rd avenue. These setbacks not only provide for better site lines and queuing space for vehicles entering and exiting the structure, thereby improving safety, but also permit the introduction of landscaping around most of the structure.

Materials have been selected for their compatibility with adjacent structures. The base of the structure is finished with a combination of brick and concrete masonry units to reflect the finishes selected for the podium of Essentia's new medical tower across 4<sup>th</sup> avenue to the east. For floors above the first-floor perforated metal panels have been selected to reflect the smooth lines of Essentia's glass tower but painted to reflect the color of precast panels on the existing parking structure to the south. A blue tube steel accent along the top of the metal panel auto barriers also recalls the blue tubular arches found on the existing parking structure.

Glass-backed elevators and glazed stairwells are included to permit visibility into the vertical circulation paths from the exterior of the building. These passive security measures are intended to provide a safe and comfortable environment to visitors using the parking structure. Landscaping has been selected to minimize places for people to hide and partial height walls are minimized for the same reason. At the top of the parking structure along 1st street and 3rd avenue an additional height of perforated panels is proposed to discourage attempted suicides by increasing the height of the barrier at that level. These additional panels will have larger openings to provide a more open appearance while still providing a barrier.

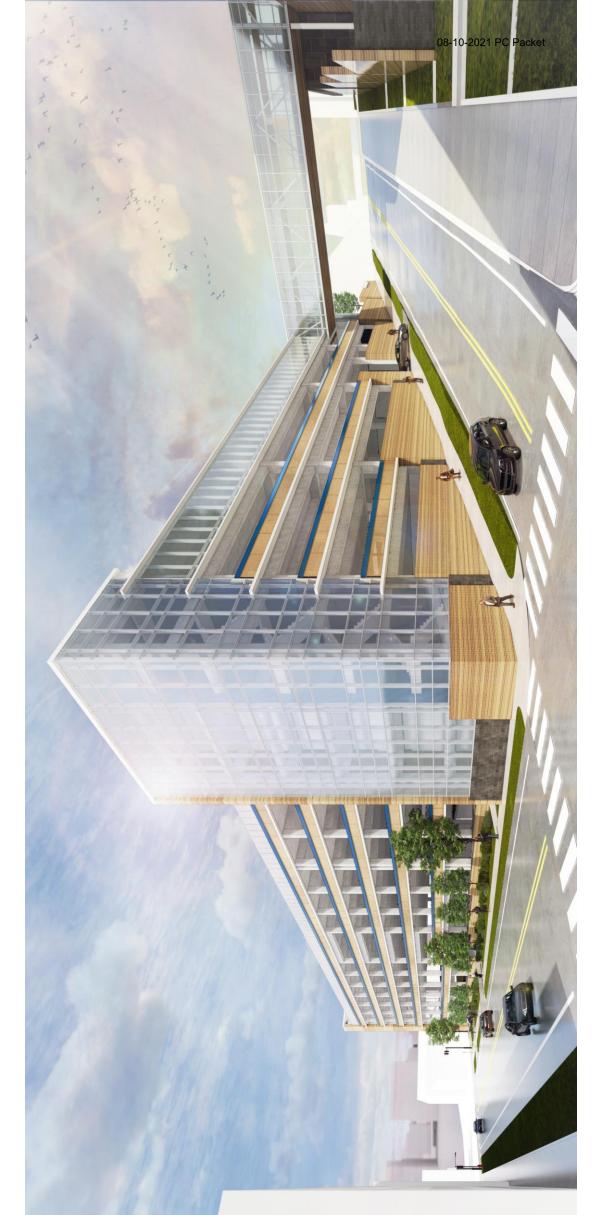
If there is any additional information or clarifications that we may provide, please do not hesitate to contact me directly. Thank you for your consideration of our request.

LHB, INC.

Evan Aljoe, Healthcare Studio Leader

## LHB Project No. 180712 Q:\18Proj\180712\400 Design\403 Regulatory\Planning and Zoning\Planning Review\180712 Planning Review - City of Duluth Cover Letter.docx





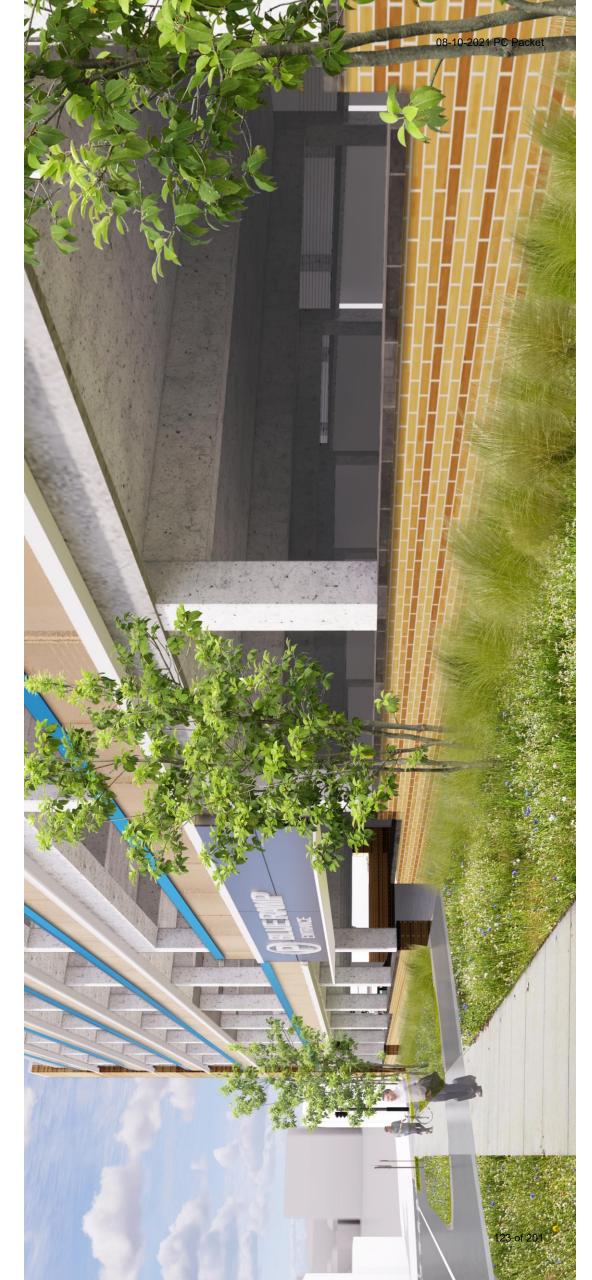








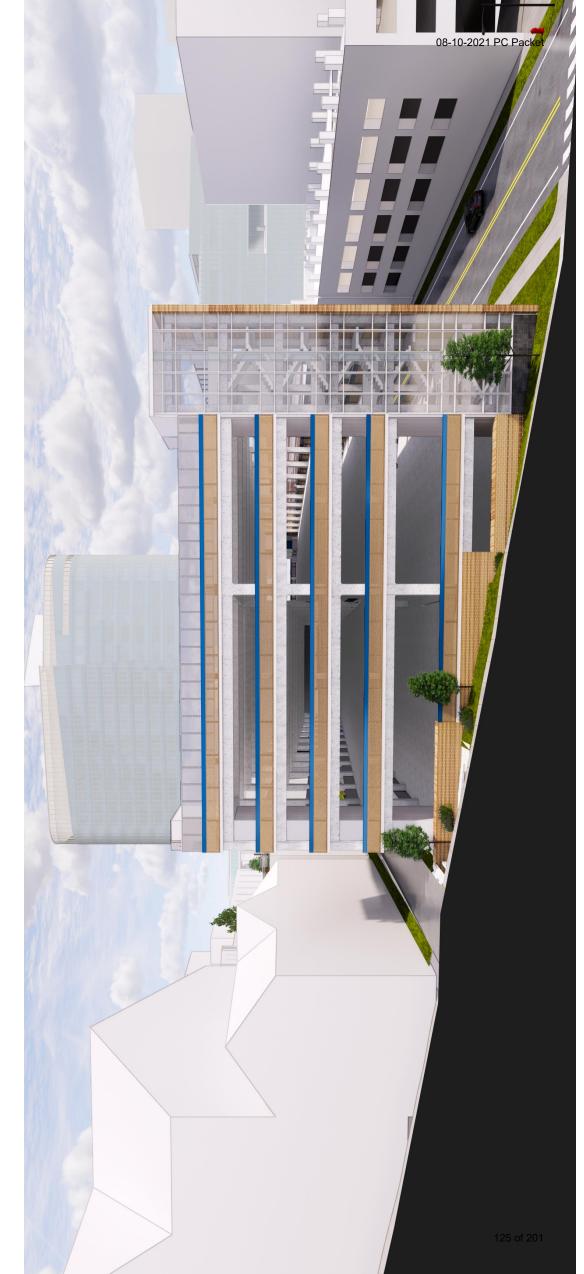




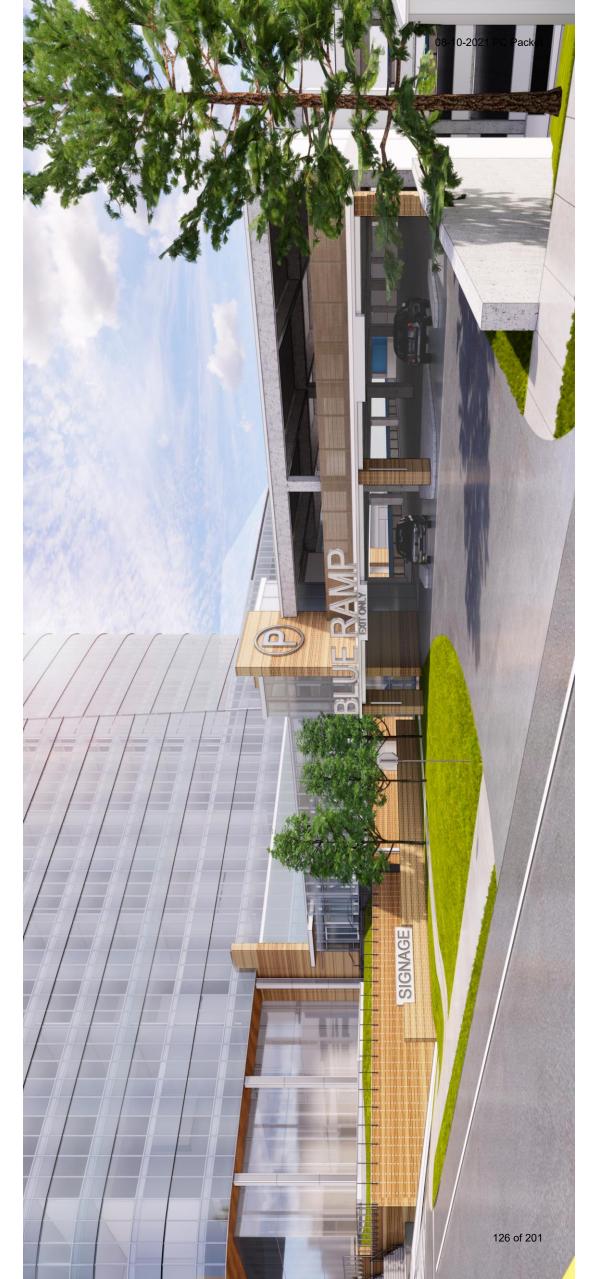




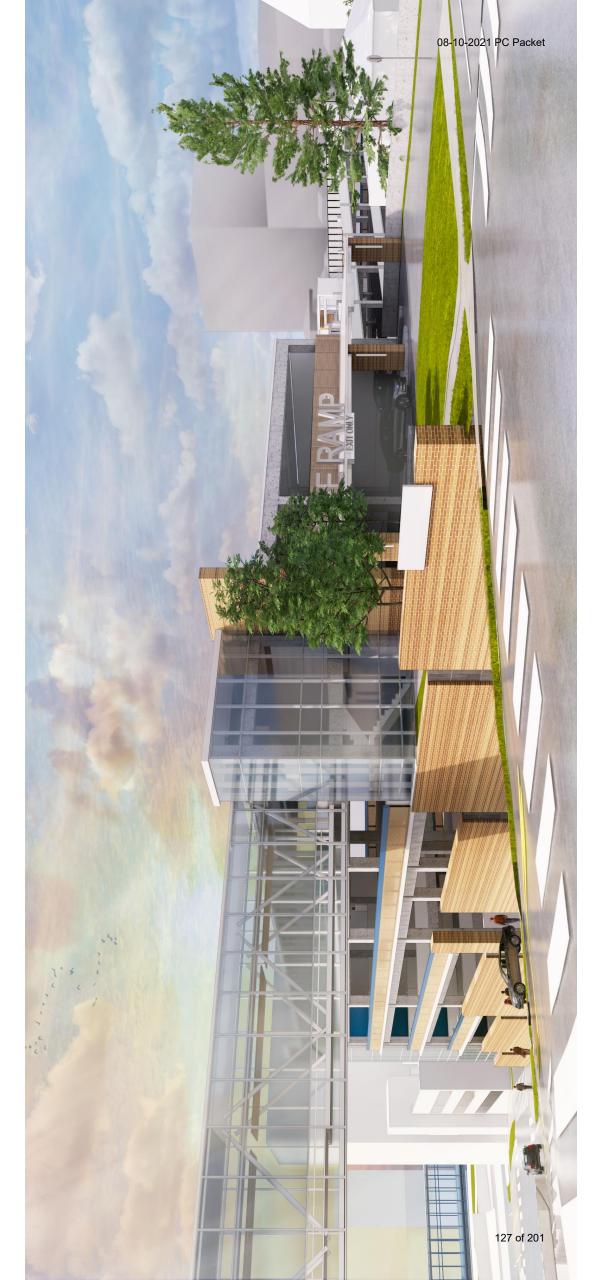








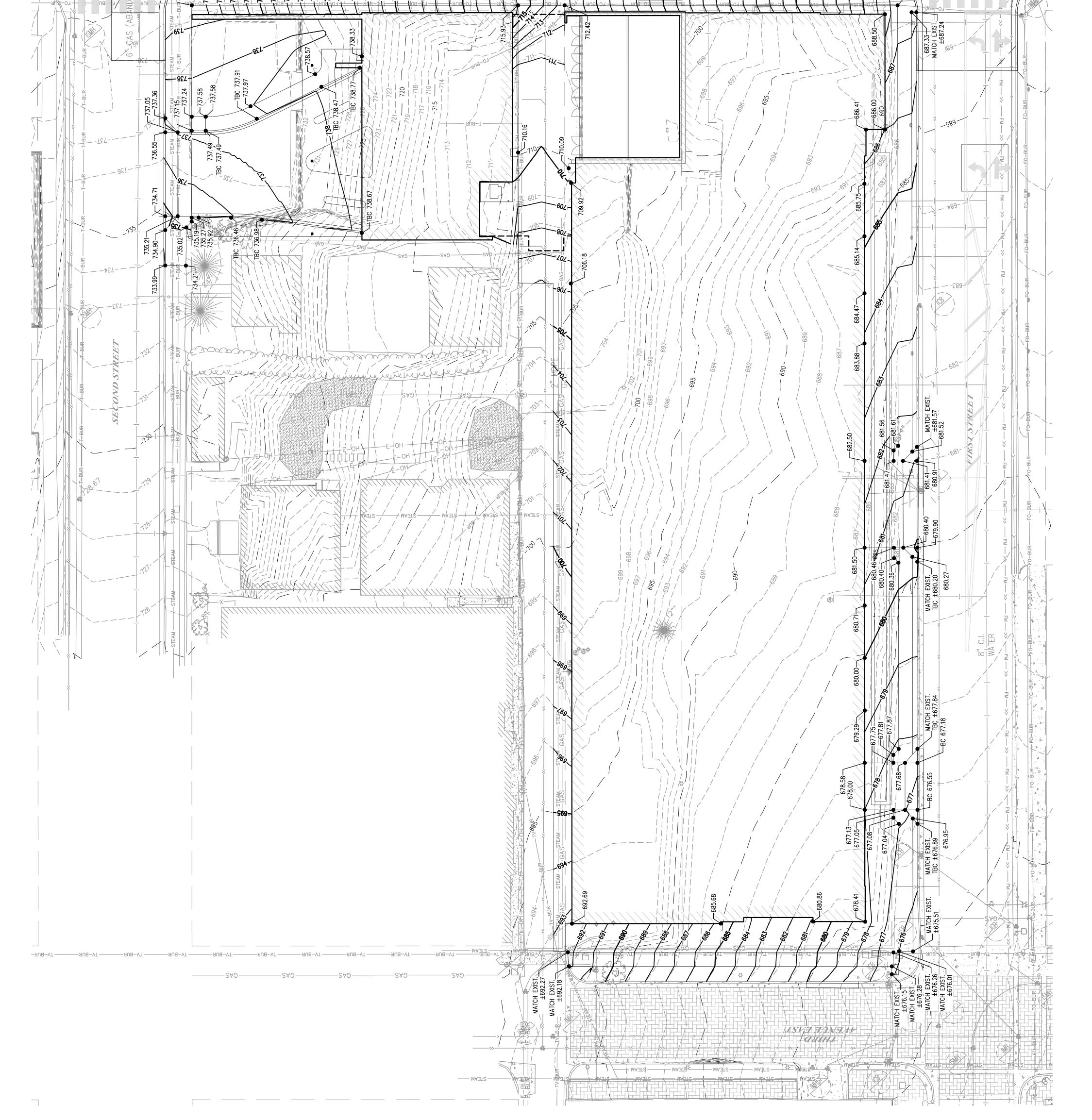




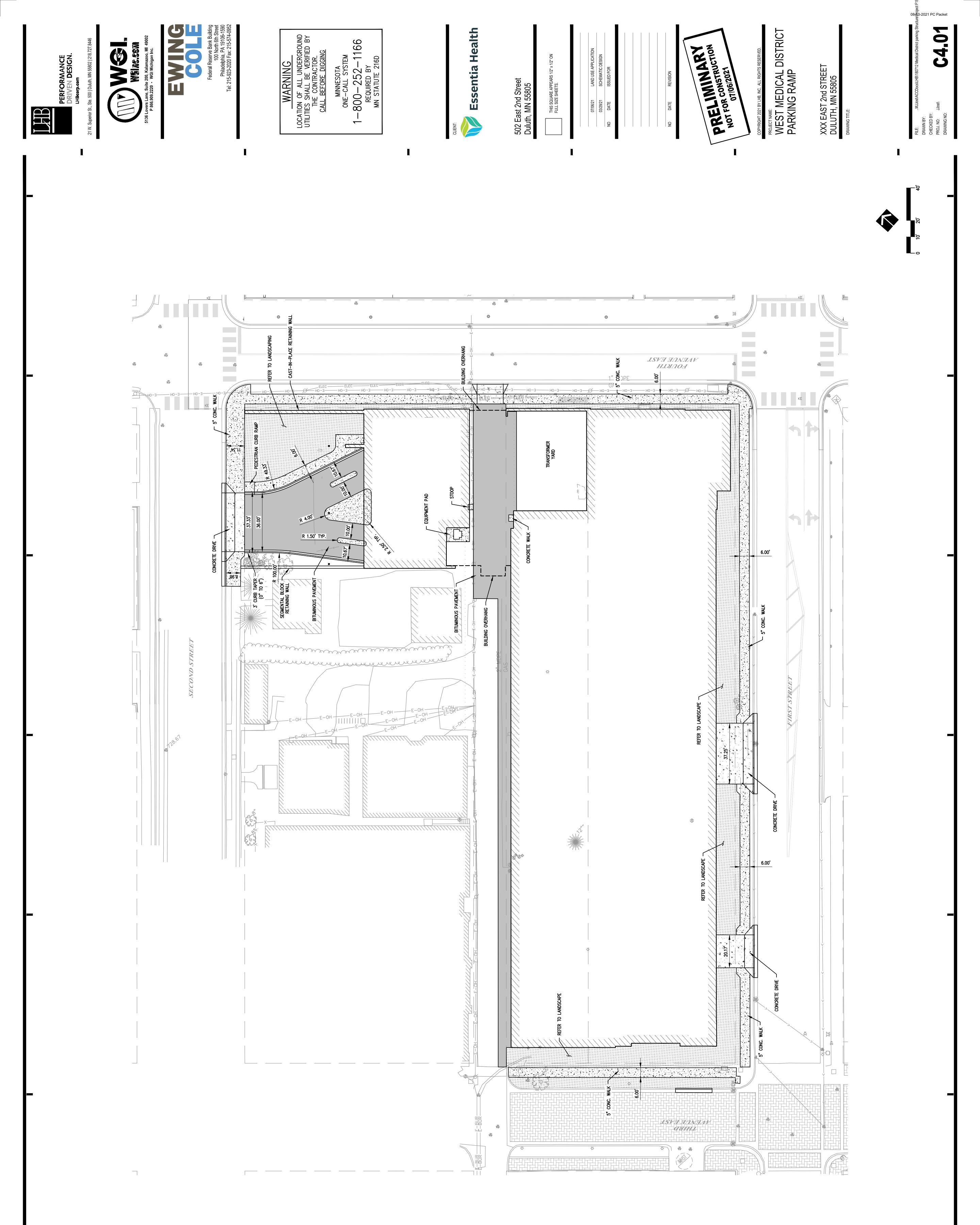


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2021 PC Packet	DRAWN BY: MJJ / JPH CHECKED BY: AFB PROJ. NO: JJosth DRAWING NO: JJosth CG3.01	
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	drawing title: GRADING PLAN	
	XXX EAST 2nd STREET DULUTH, MN 55805	
	PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP	
	COPYRIGHT 2021 BY LHB, INC. ALL RIGHTS RESERVED.	687.44
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	5136 Lovers Lane, Suite 200, Kalamazoo, MI 49002 P 866.909.2220 - WGI Michigan Inc.	
	LHBcorp.com 21 W. Superior St., Ste. 500   Duluth, MN 55802   218.727.8446	
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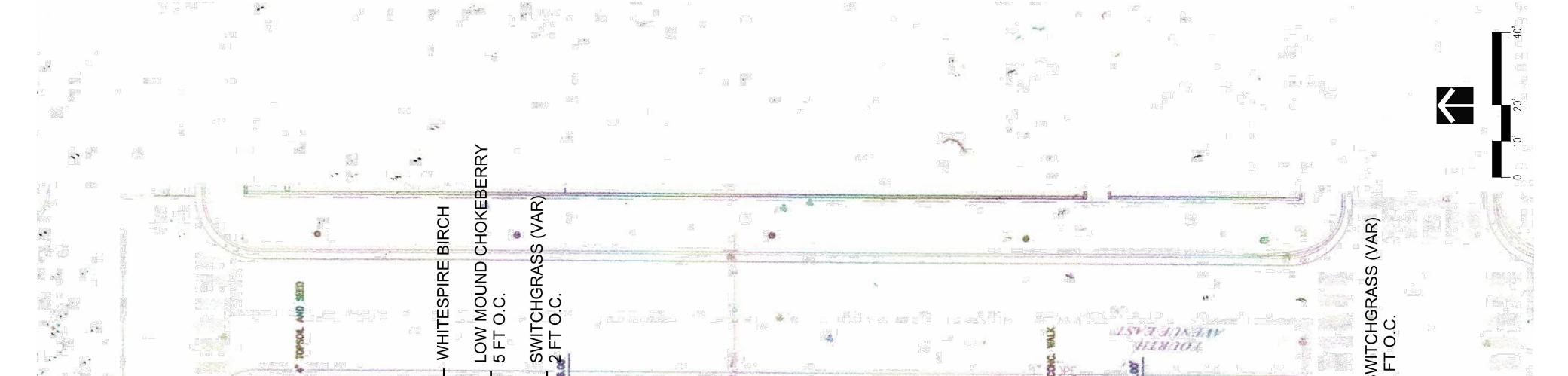








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**Essentia Health** CLIENT:

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502 East 2nd Street Duluth, MN 55805

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LAND USE APPLICATION SCHEMATIC DESIGN ISSUED FOR 07/06/21 03/29/21 DATE

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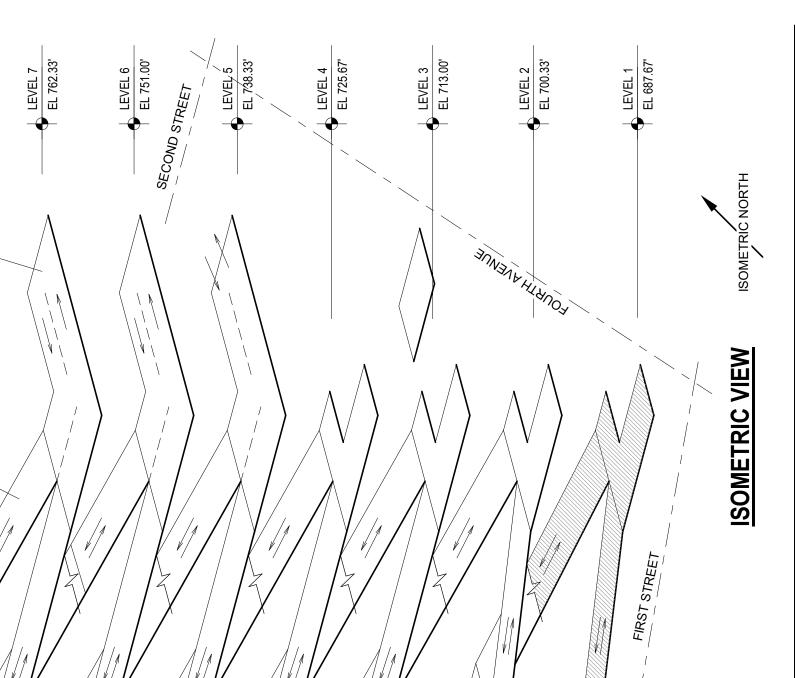
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ALTERNATE 1B

PRELIMINARY NOT FOR CONSTRUCTION 07106/2021

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LEVEL 1 PLAN -ARCHITECTURAL PARKING



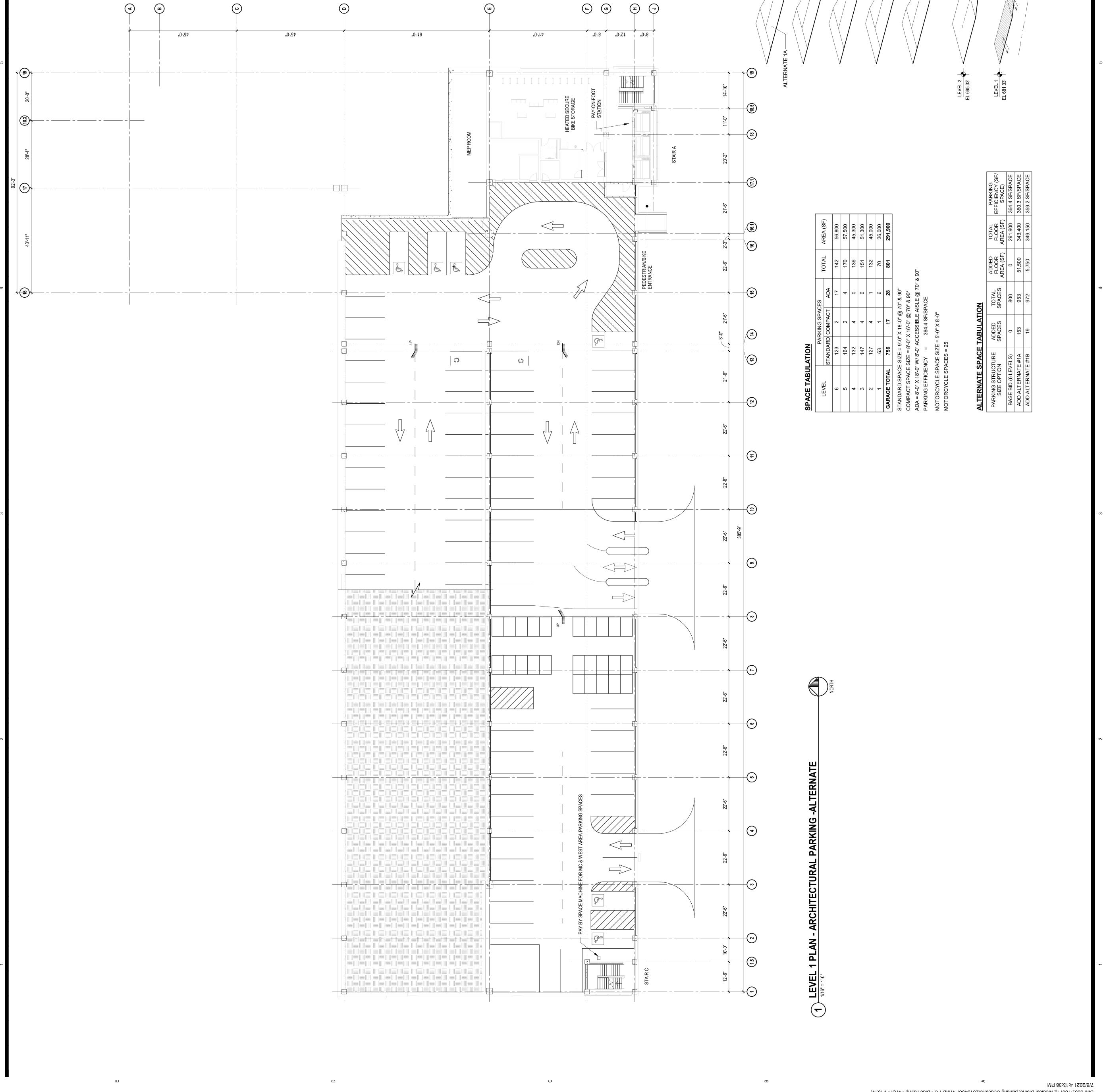
XXX EAST 2nd STREET DULUTH, MN 55805

PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

08-10-2021 PC Packet

**AP101** 

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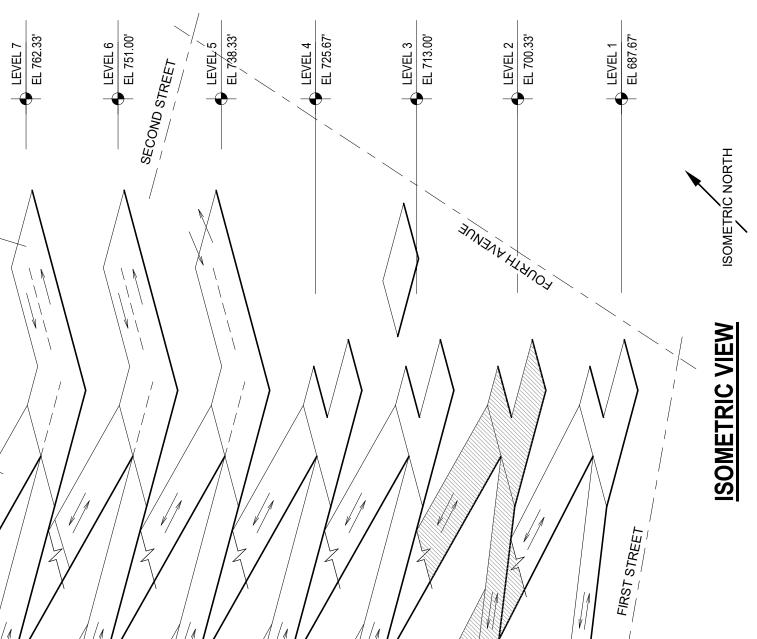
LAND USE APPLICATION SCHEMATIC DESIGN ISSUED FOR 07/06/21 03/29/21 DATE 2

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LEVEL 2 PLAN -ARCHITECTURAL PARKING



XXX EAST 2nd STREET DULUTH, MN 55805

PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

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ALTERNATE 1B

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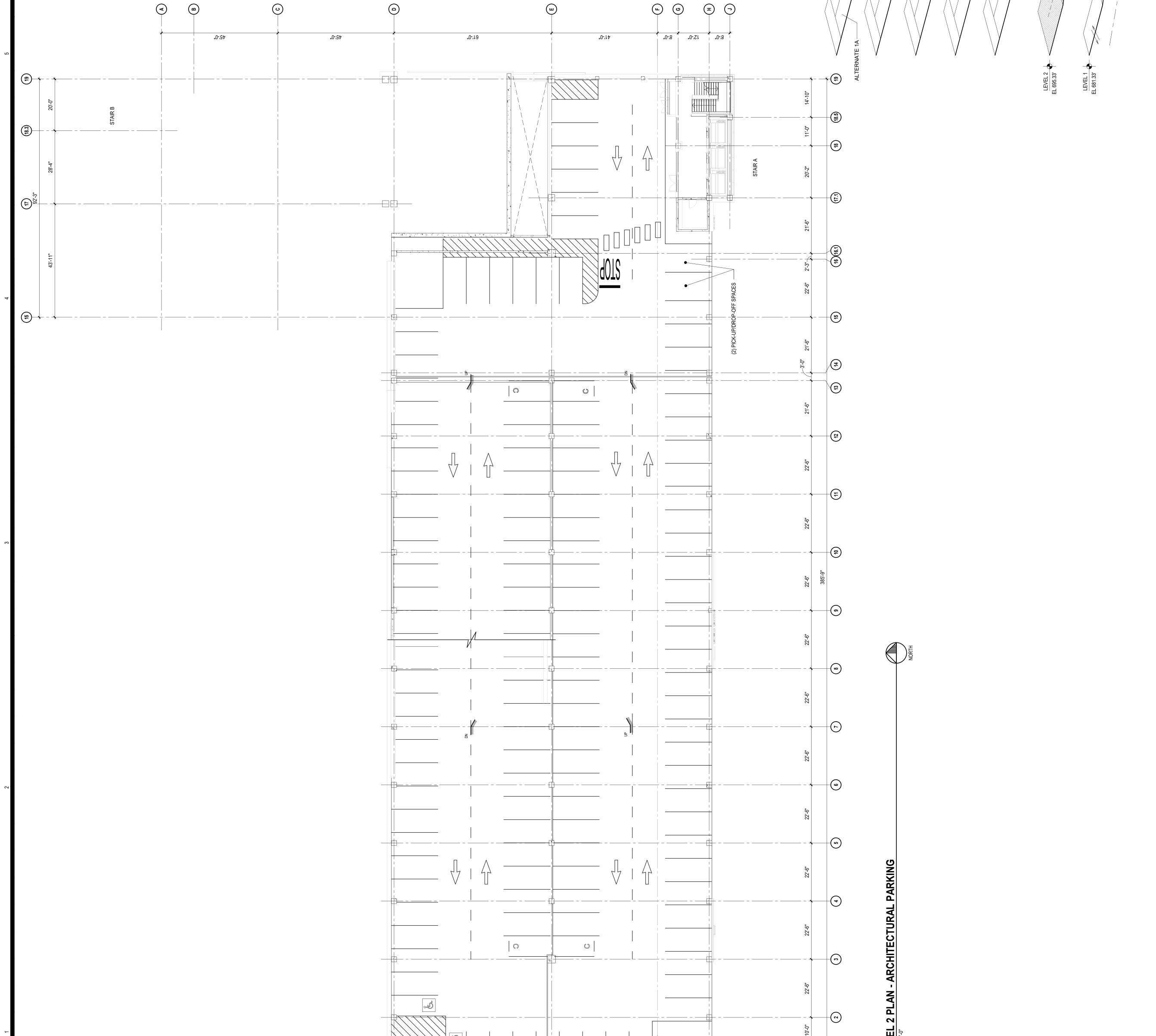
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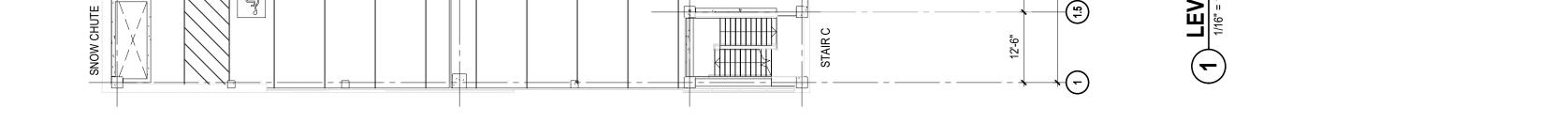
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08-10-2021 PC Packet





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BASE BID ROOF

ALTERNATE 1B

XXX EAST 2nd STREET DULUTH, MN 55805

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PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

08-10-2021 PC Packet

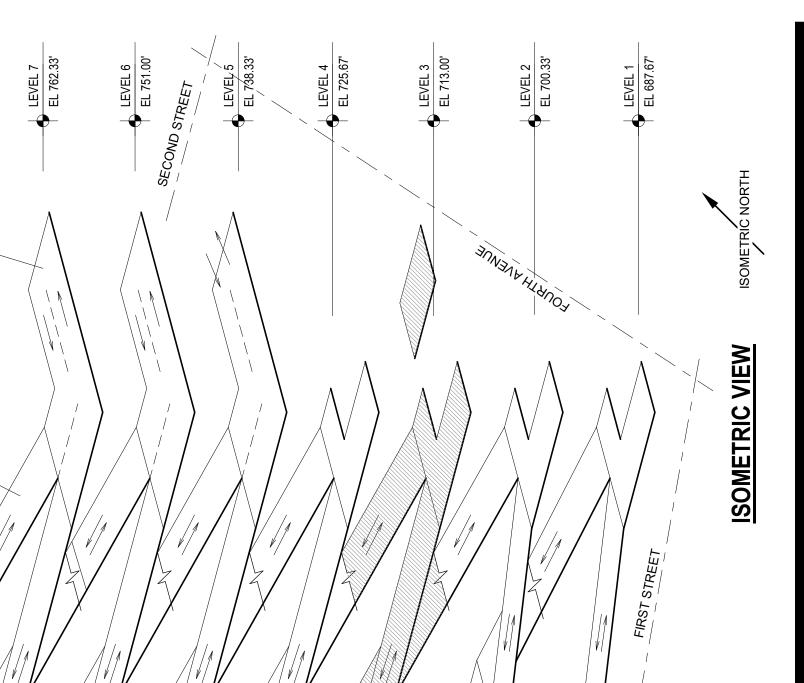
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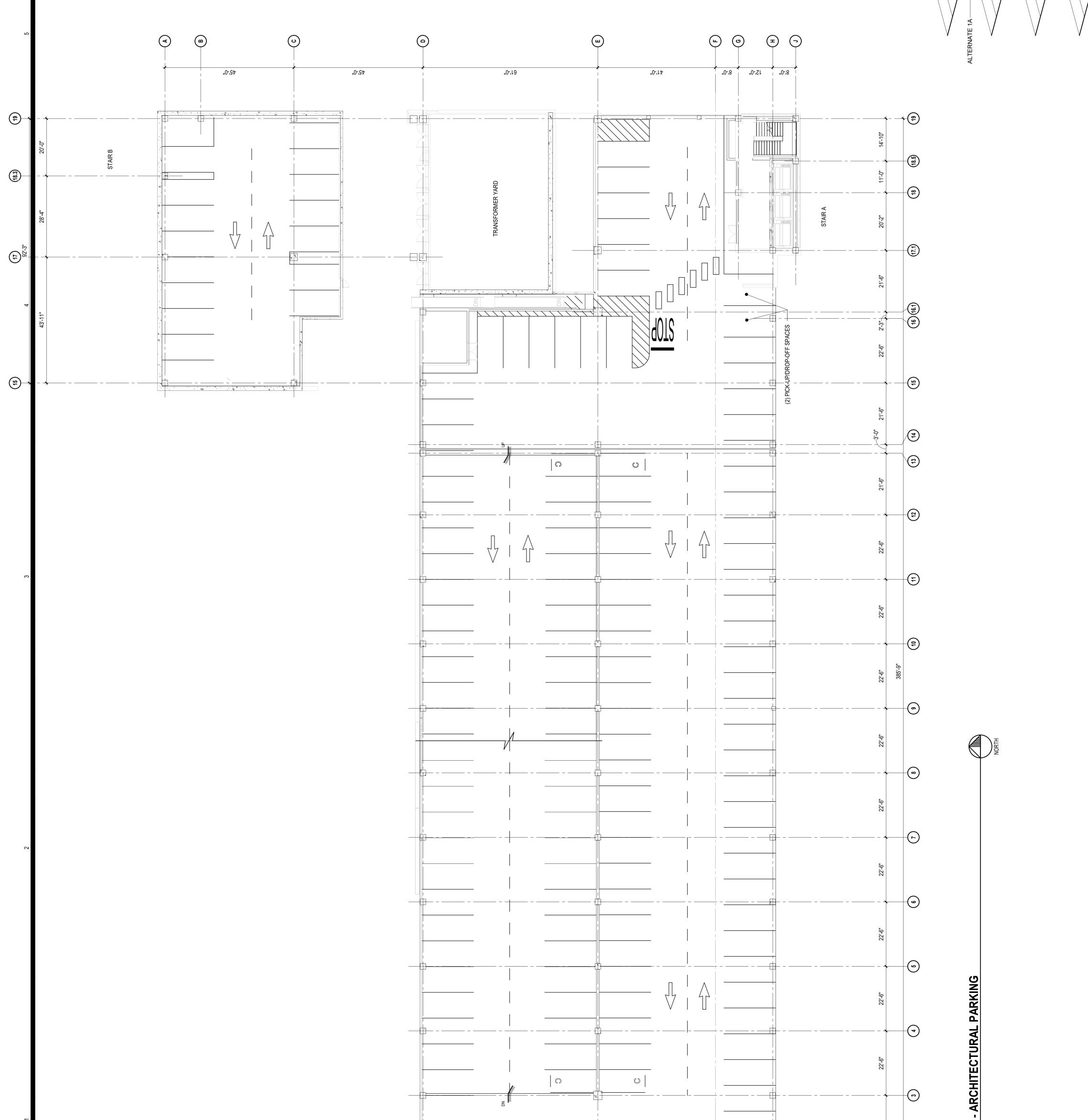
LEVEL 3 PLAN -ARCHITECTURAL PARKING

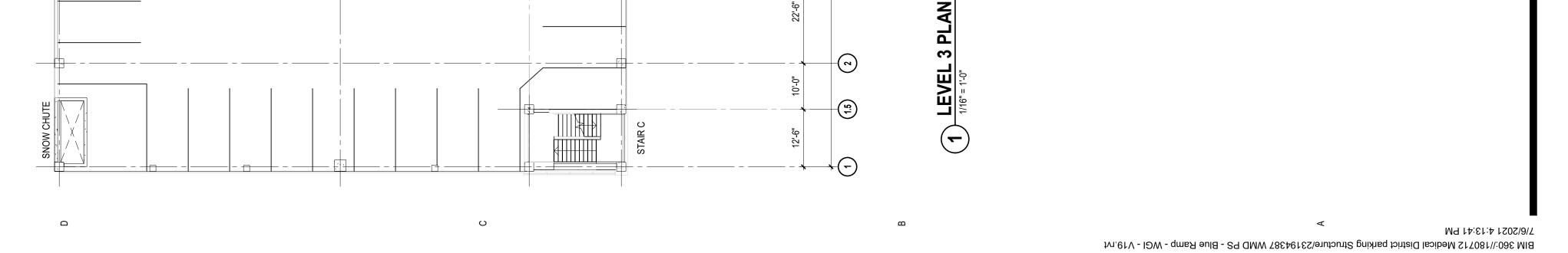
LEVEL 1 EL 681.33'

LEVEL 2 EL 695.33'

**AP103** 





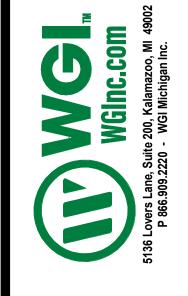


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LAND USE APPLICATION SCHEMATIC DESIGN ISSUED FOR 07/06/21 03/29/21 DATE 2

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BASE BID ROOF

ALTERNATE 1B

**PRELIMINARY** Not For Construction 07106/2021

PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

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XXX EAST 2nd STREET DULUTH, MN 55805 LEVEL 4 PLAN -ARCHITECTURAL PARKING

LEVEL 7 EL 762.33' LEVEL 6 EL 751.00' LEVEL 2 EL 700.33' LEVEL 1 EL 687.67 + LEVEL 4 EL 725.67 LEVEL 3 EL 713.00' 30/NJAN AVENUE N. \ N ' \ N \ 11 \∛\ **ISOMETRIC VIEW** / 11 / 1 FIRST STREET Z

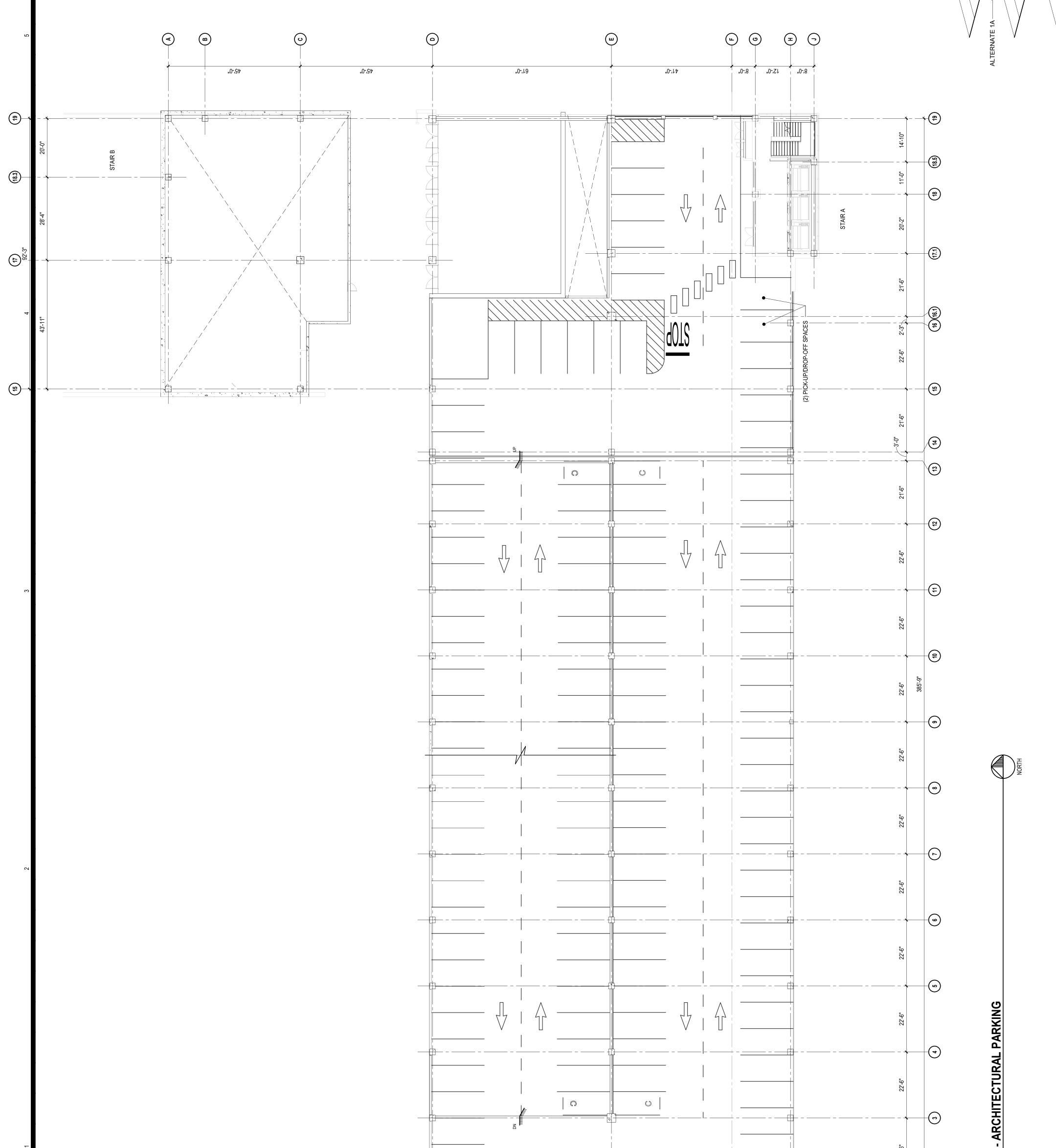


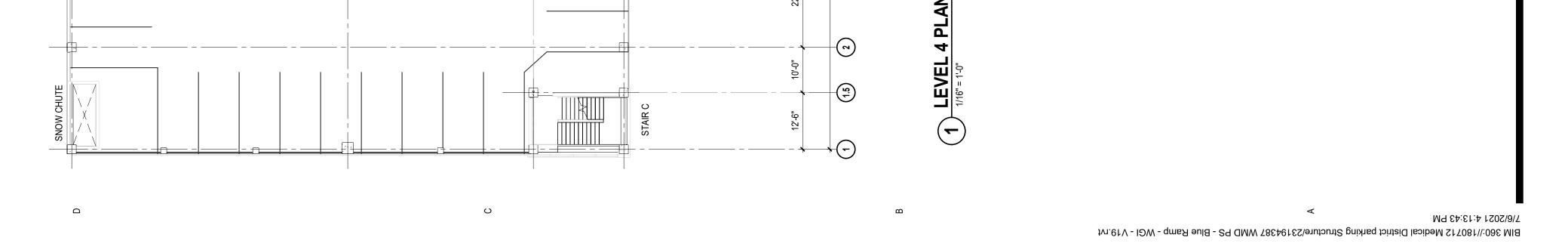
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**AP104** 

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LAND USE APPLICATION SCHEMATIC DESIGN ISSUED FOR 07/06/21 03/29/21 DATE 2

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LEVEL 7 EL 762.33'

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ALTERNATE 1B

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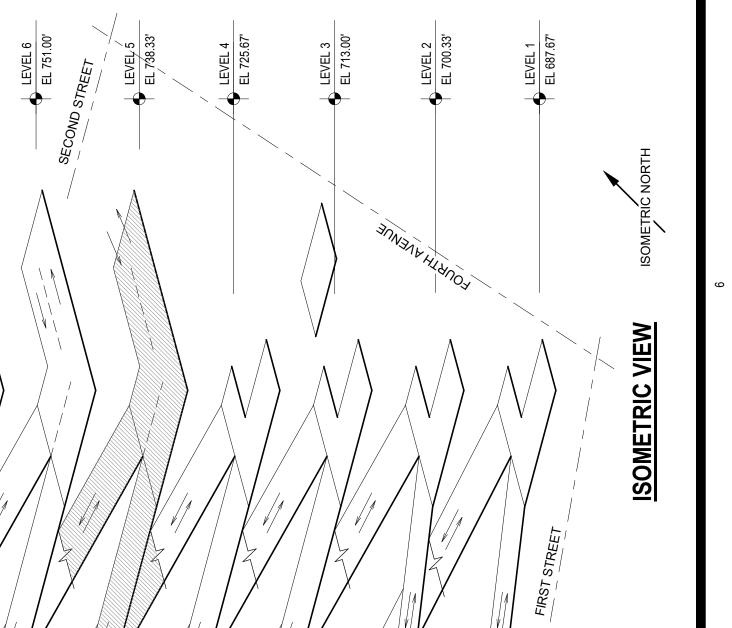
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PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

08-10-2021 PC Packet

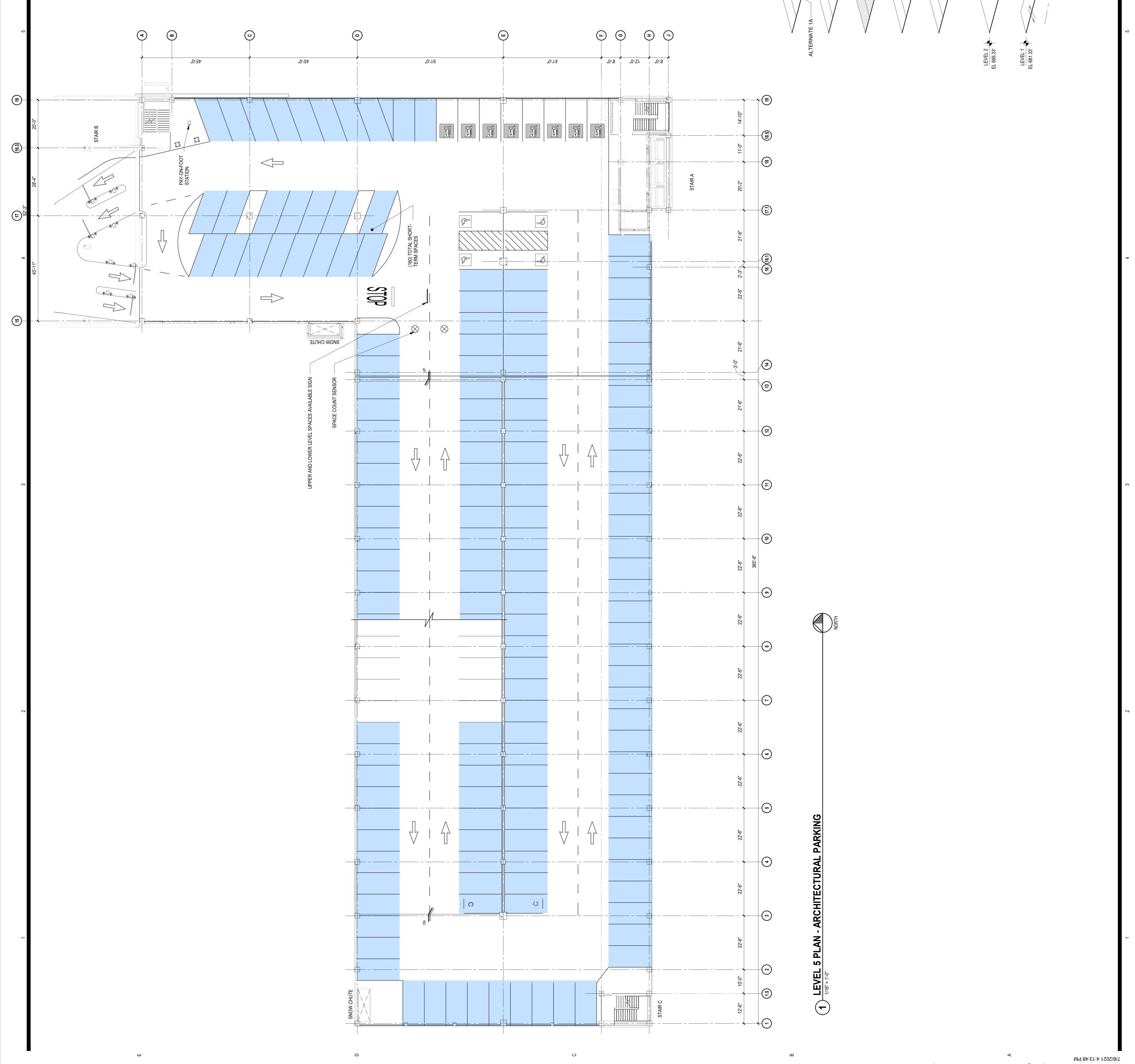
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**AP105** 



XXX EAST 2nd STREET DULUTH, MN 55805

LEVEL 5 PLAN -ARCHITECTURAL PARKING



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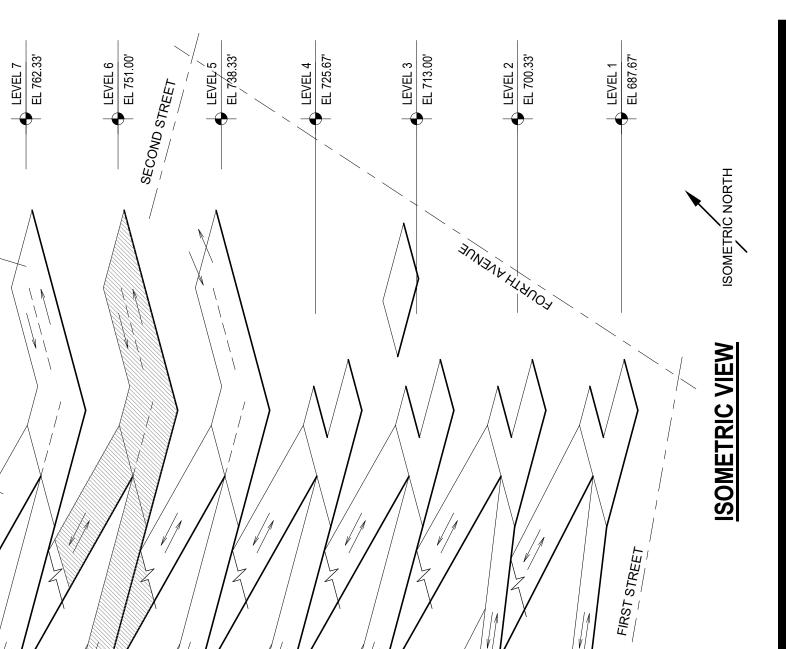
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LEVEL 6 PLAN -ARCHITECTURAL PARKING

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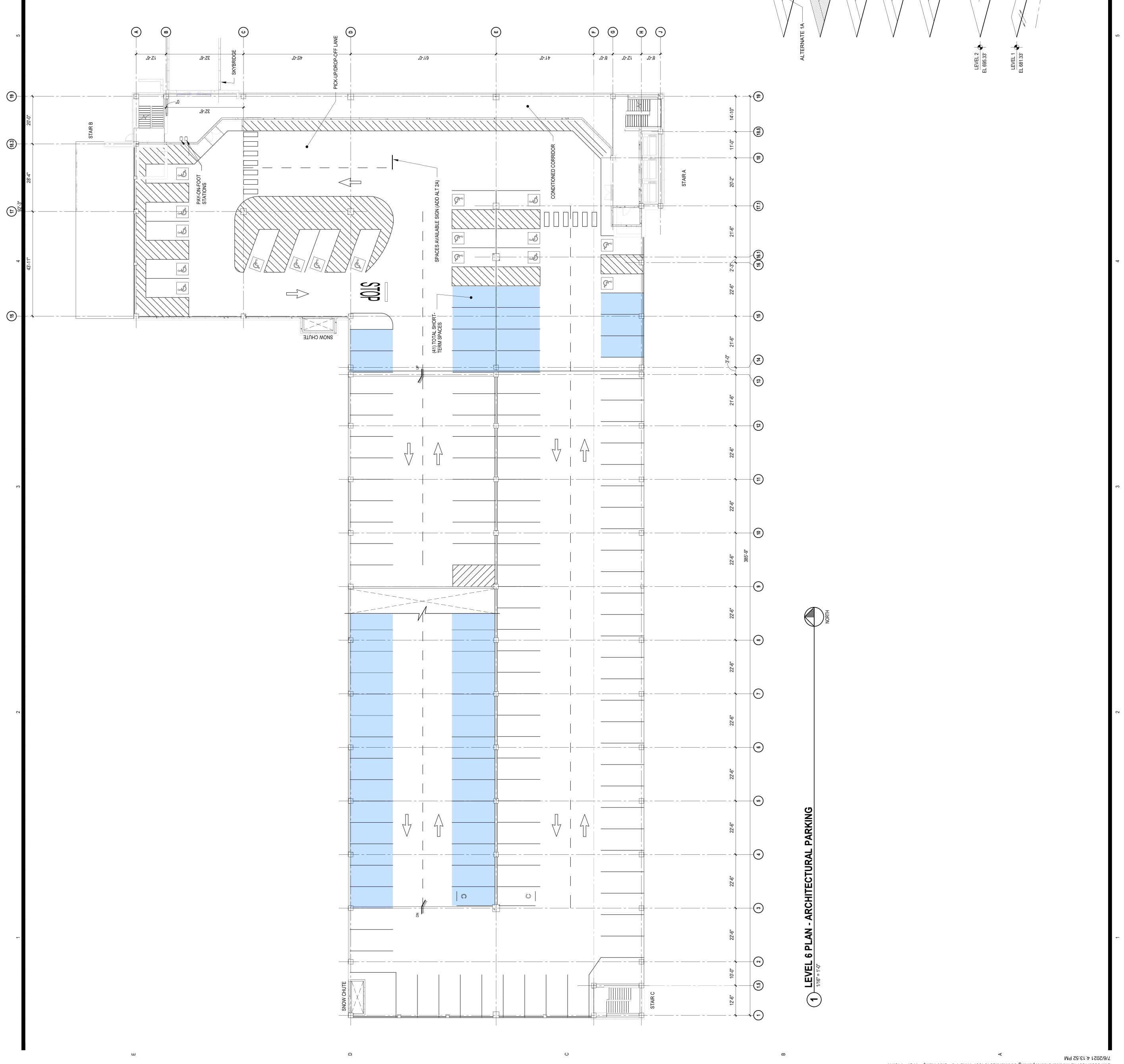


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PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

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**AP106** 



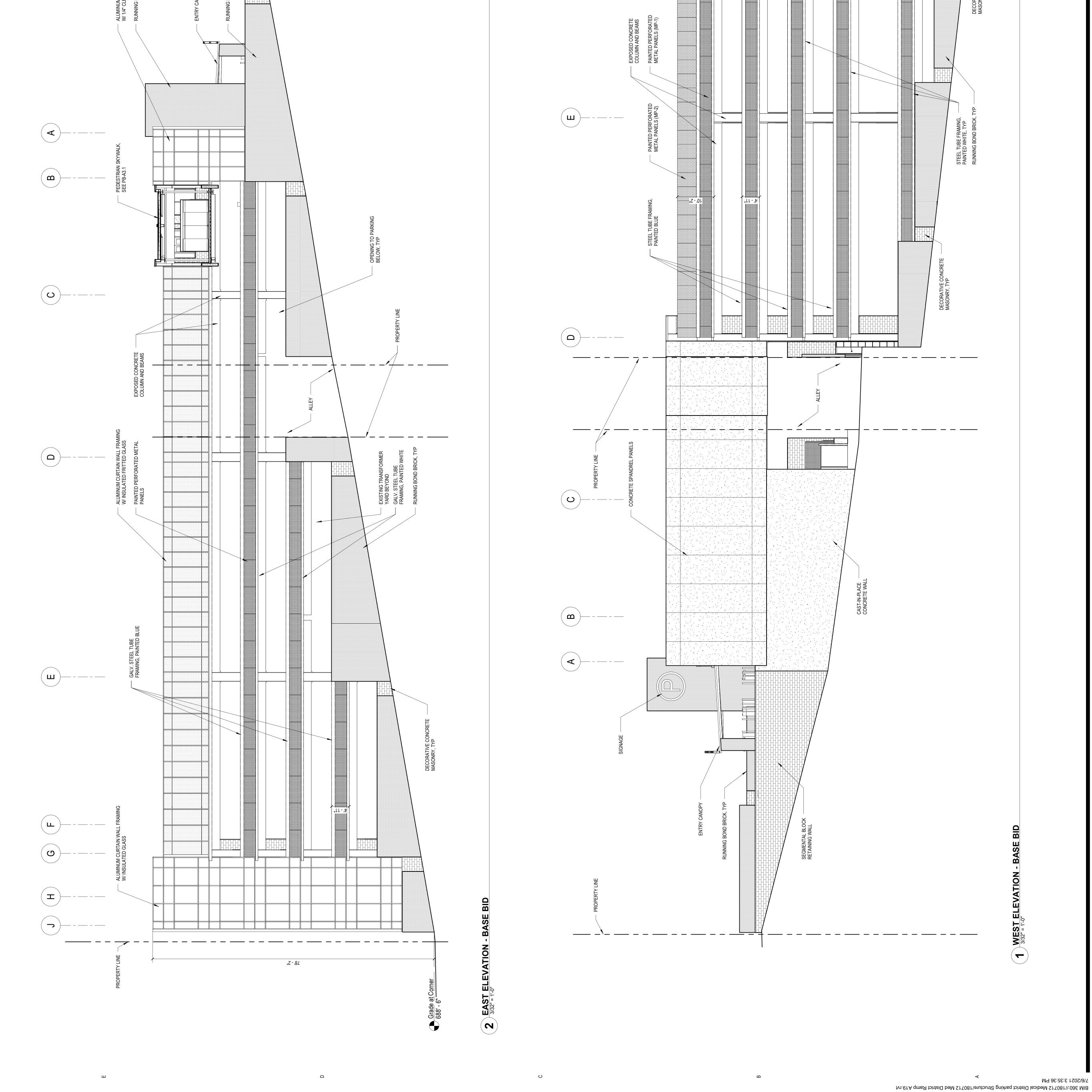
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PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP	Level 2	
COPYRIGHT 2021 BY LHB, INC. ALL RIGHTS RESERVED.	Level 3	
PRELIMINARY PRELIMINARY CONSTRUCTION CONSTRUCTION	Level 4	
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	Level 6	
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502 East 2nd Street Duluth, MN 55805	PROPERTY LINE	
clen: <b>Clen:</b> <b>Essentia Health</b>		
	Level 1 687' - 8"	
	Level 3 1713' - 0"	
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<b>EWING</b>	Canopy 763' - 8"	
5136 Lovers Lane, Suite 200, Kalamazoo, MI 49002 P 866.909.2220 - WGI Michigan Inc.		UM CURTAIN WALL FRAMING CLEAR GLASS G BOND BRICK, TYP
701 Washington Ave. N, Ste 200   Minneapolis, MN 55401   612.338.2029		
<u>Of</u>		

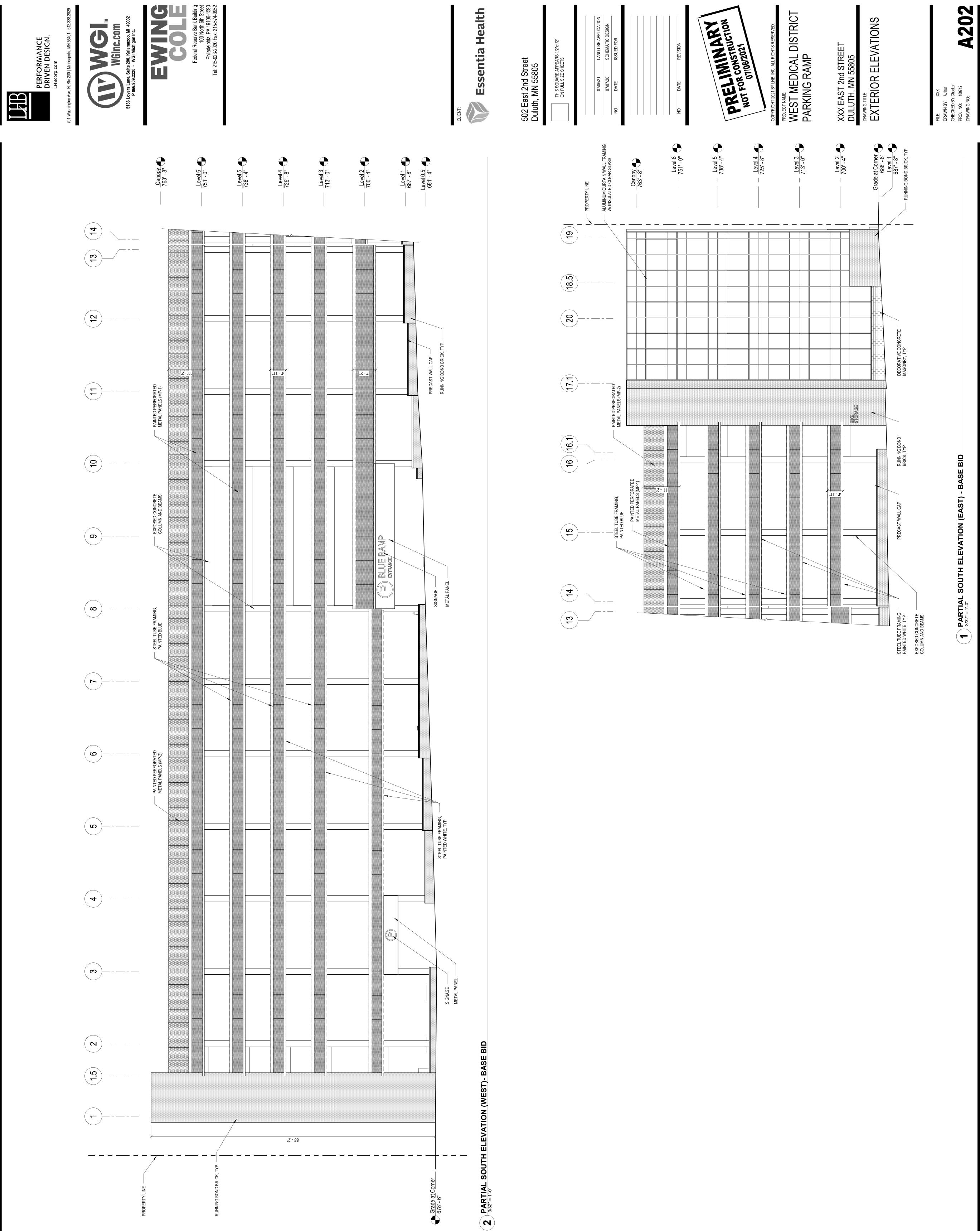
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138 of 201



**1** PARTIAL SOUTH ELEVATION (EAST) - BASE BID 3/32" = 1.0"

08-10-2021 PC Packet

A202

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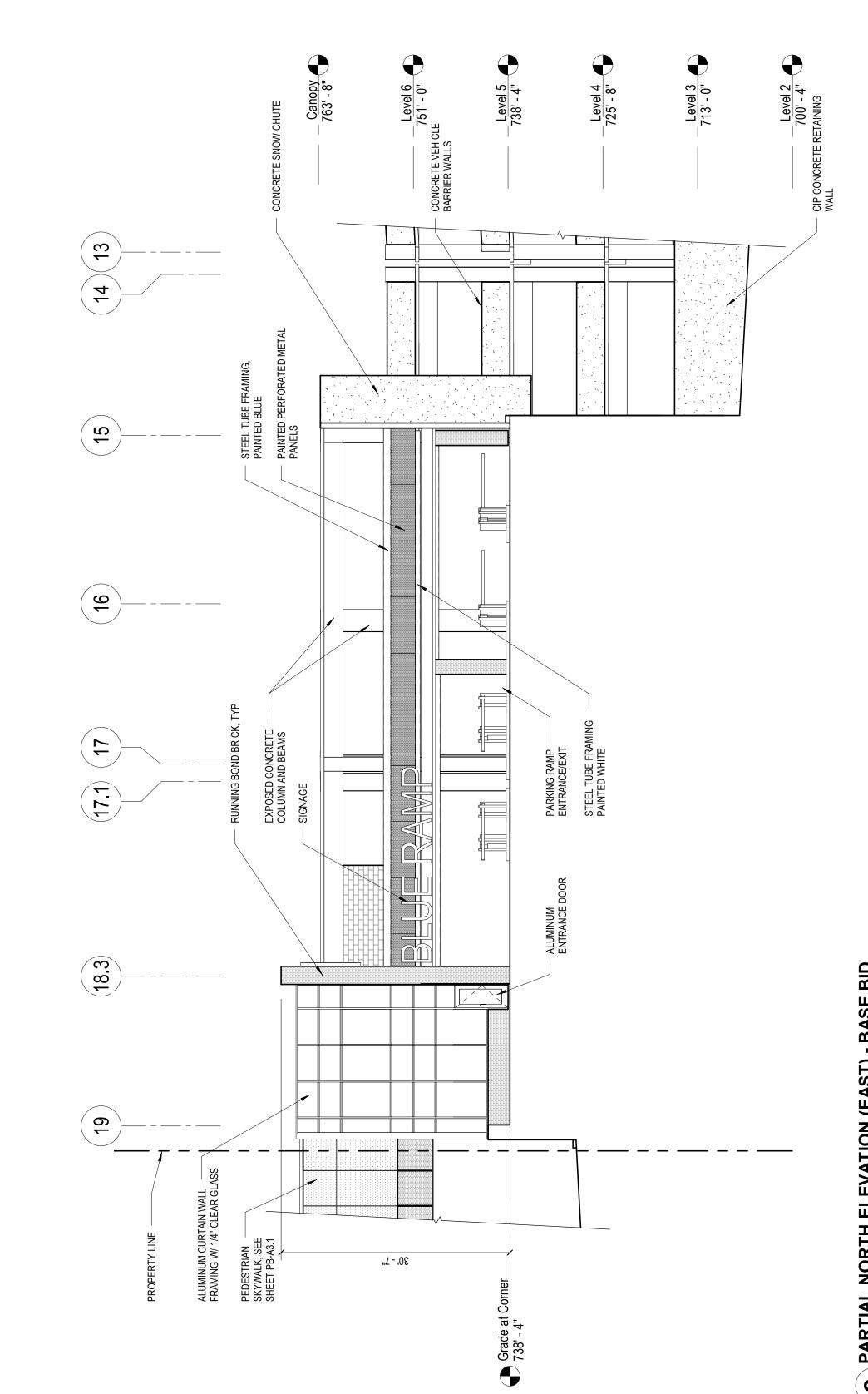
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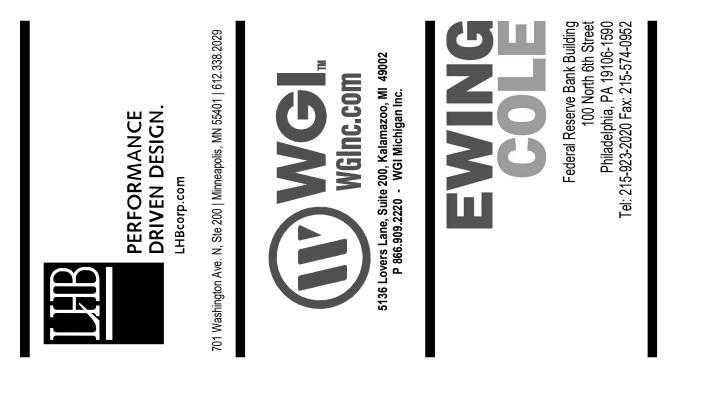
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502 East 2nd Street Duluth, MN 55805

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THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS	

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LAND USE APPLICATION SCHEMATIC DESIGN ISSUED FOR 07/06/21 07/07/20 DATE N N

Canopy 763' - 8"

EXPOSED CONCRETE COLUMN AND BEAMS

CONCRETE BLOCK SNOW CHUTE

Level 6

ЦЦ DATE 12

Level 5

**PRELIMINARY** Not For Construction 07106/2021

- Level 4

"4/E 11 - '78

PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

Level 3

EXTERIOR ELEVATIONS XXX EAST 2nd STREET DULUTH, MN 55805

- Level 2

08-10-2021 PC Packet

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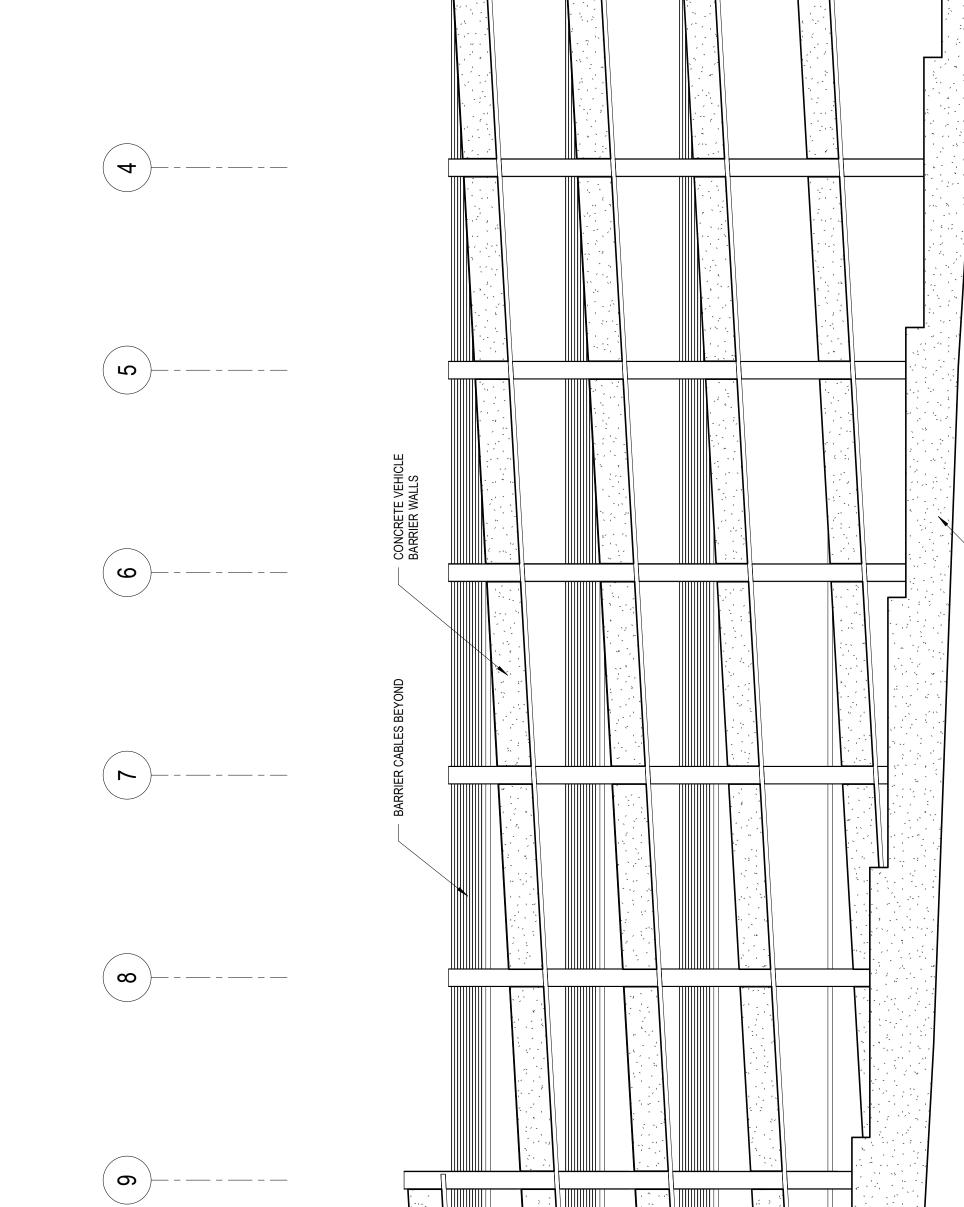
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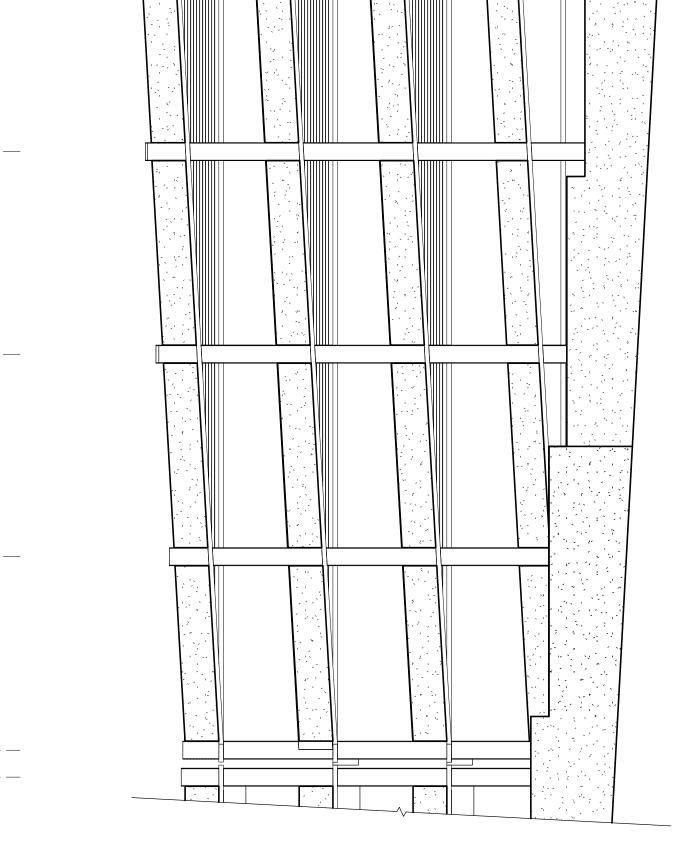
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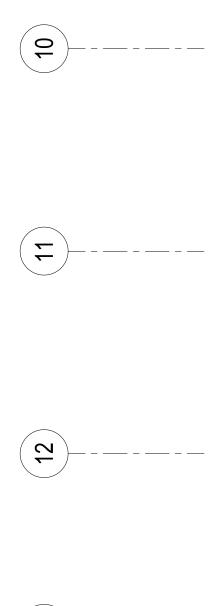
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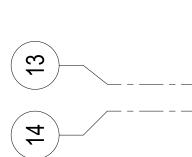


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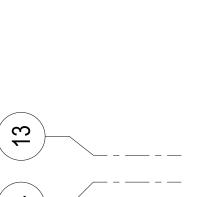


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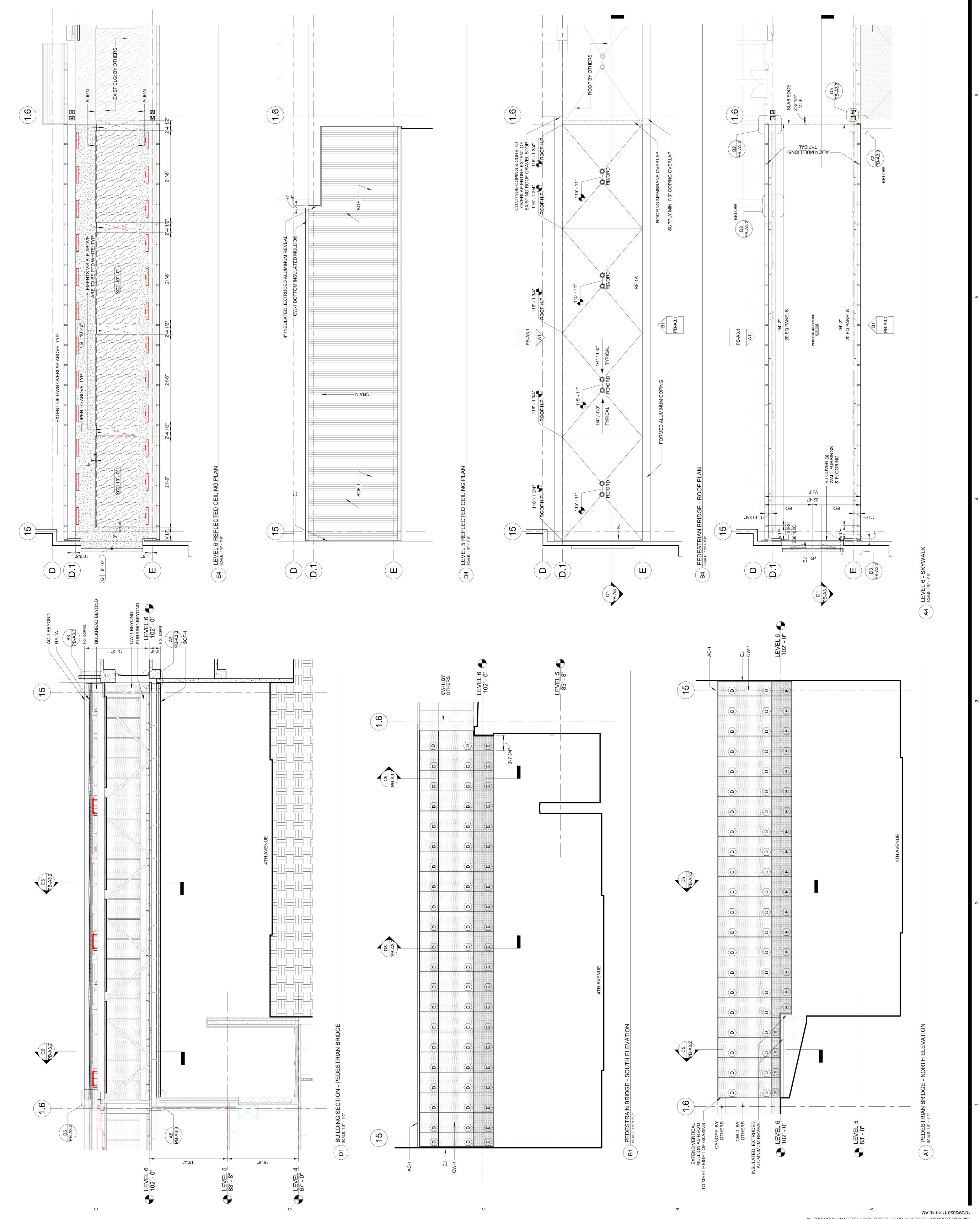


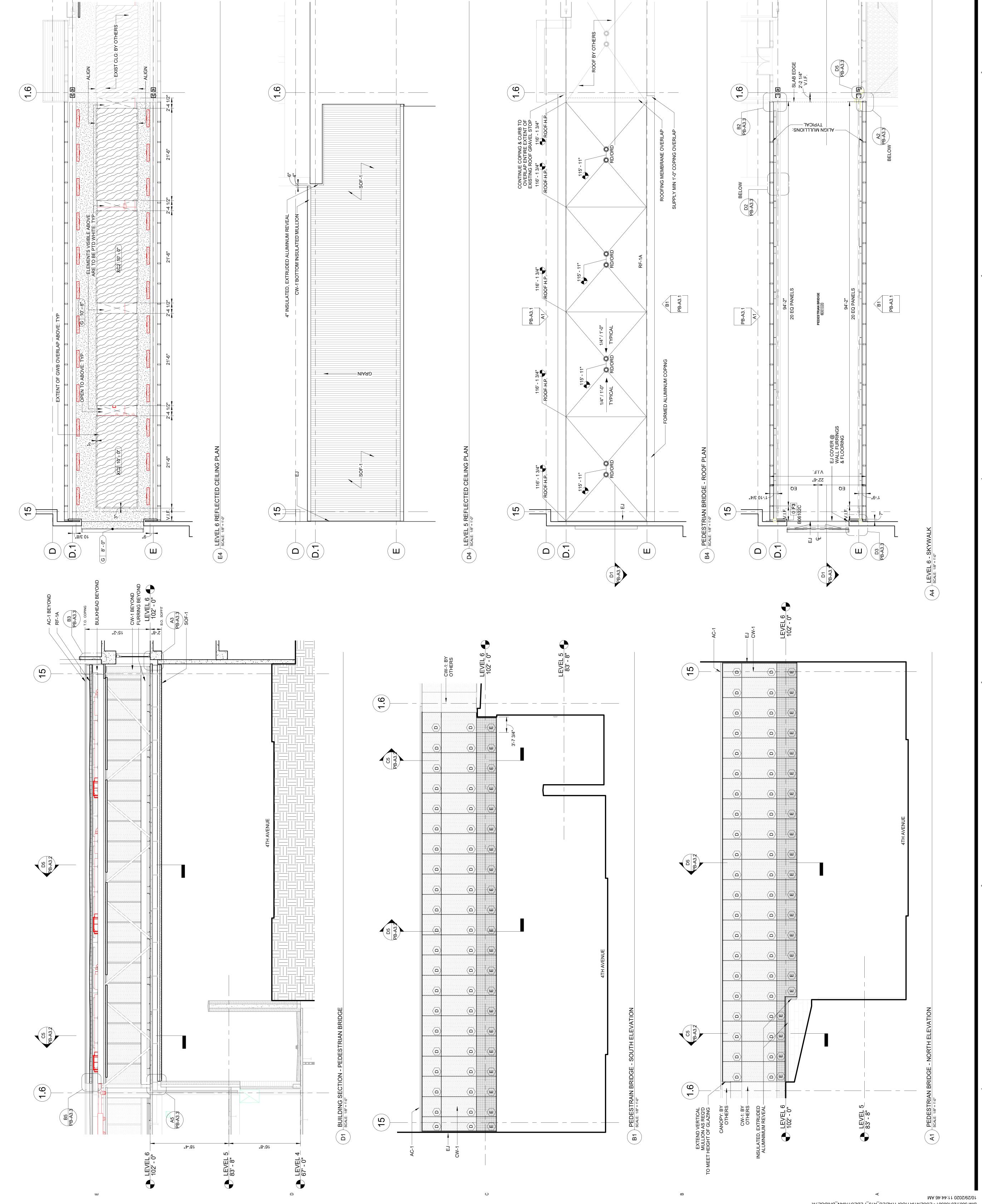


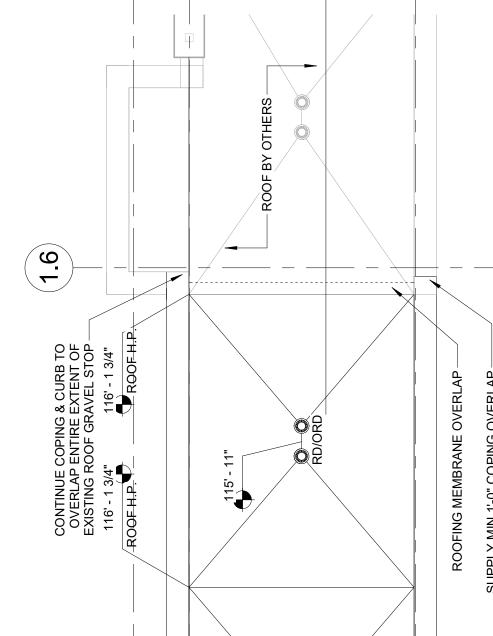
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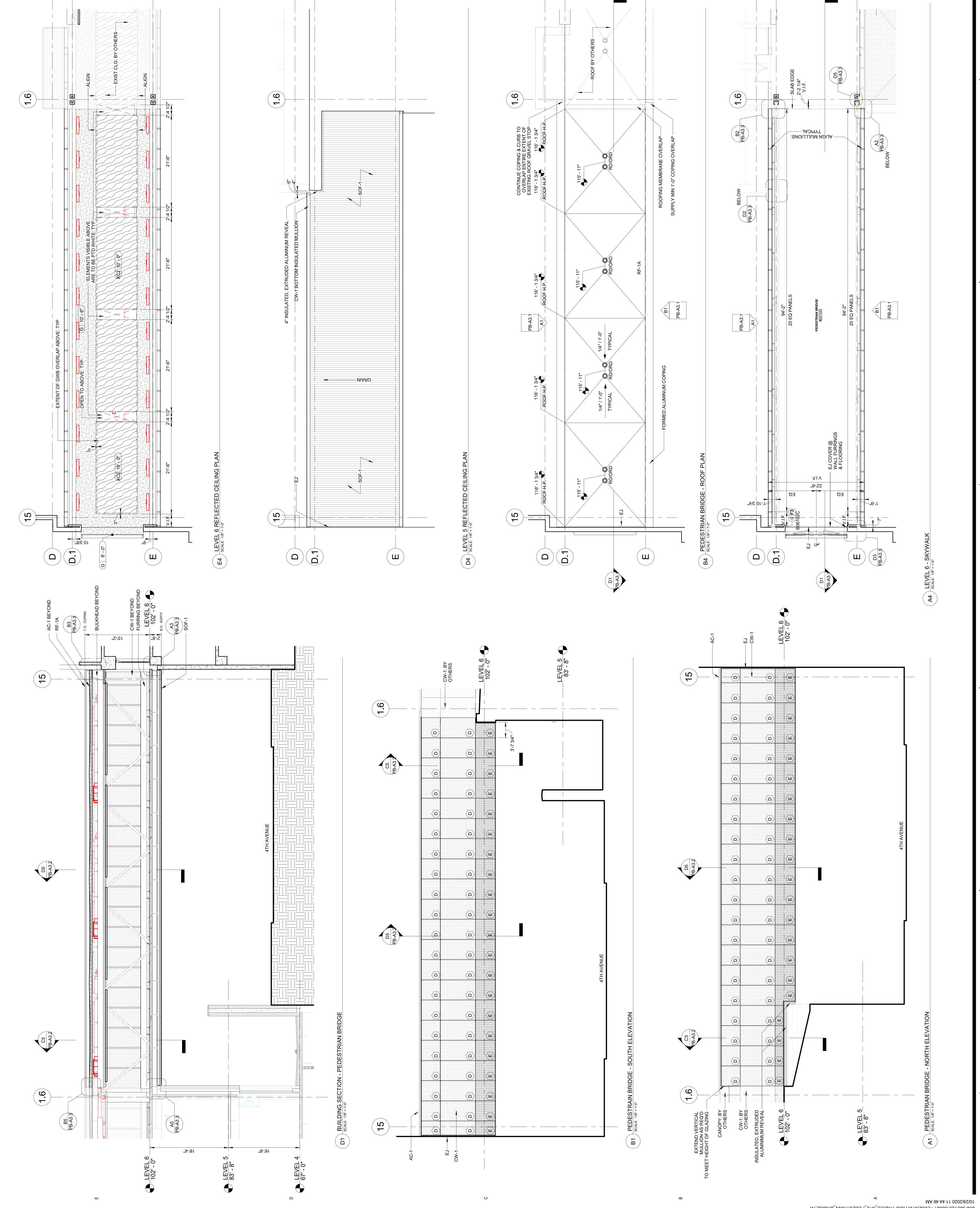


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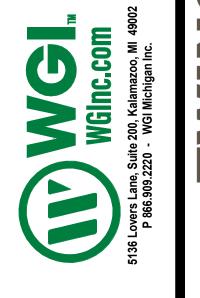








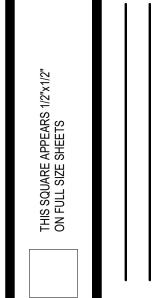






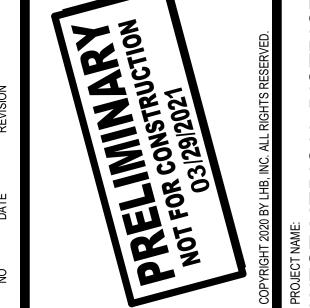


502 East 2nd Street Duluth, MN 55805



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PROJECT NAME: WEST MEDICAL DISTRICT PARKING RAMP

PEDESTRIAN BRIDGE CONSTRUCTION DWGS **DULUTH, MN 55805** 

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## Author: Taylor Persson Date: 3/15/17 Source: City of Duluth

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**Public Ramps** 

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**Private Ramps** 

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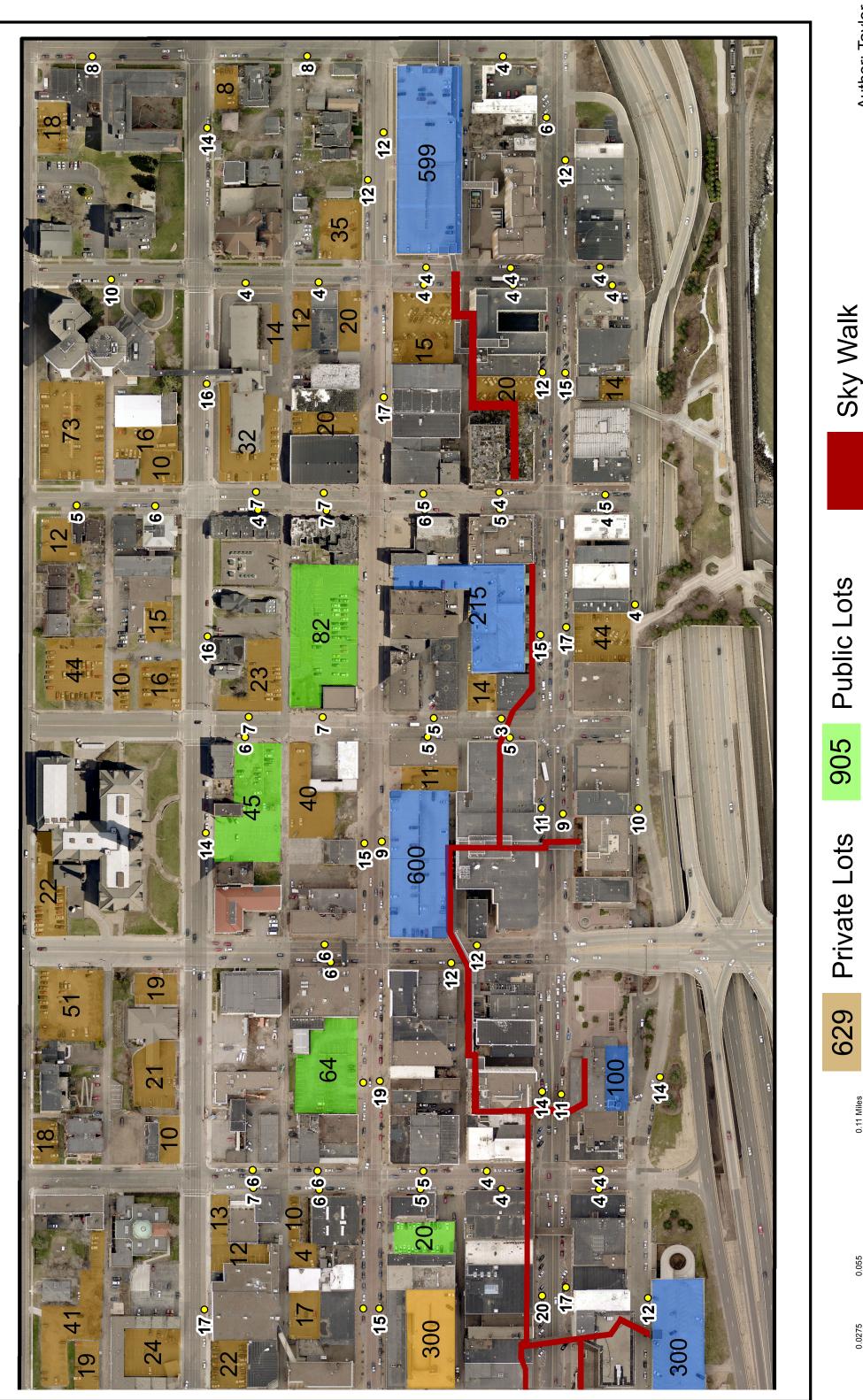
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08-10-2021 PC Packet

owntown Parking- East Side



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Author: Taylor Persson Date: 3/15/17 Source: City of Duluth

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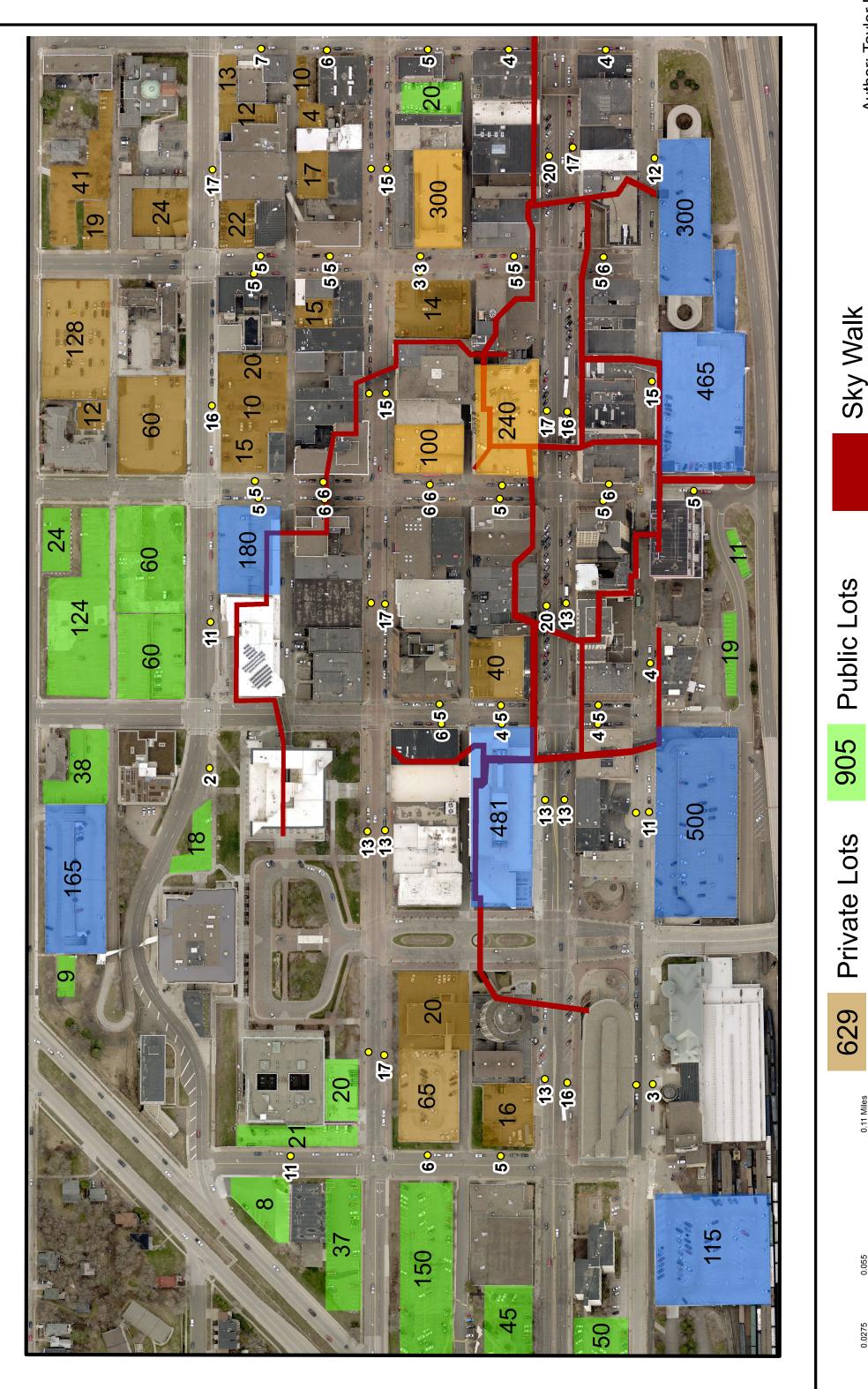
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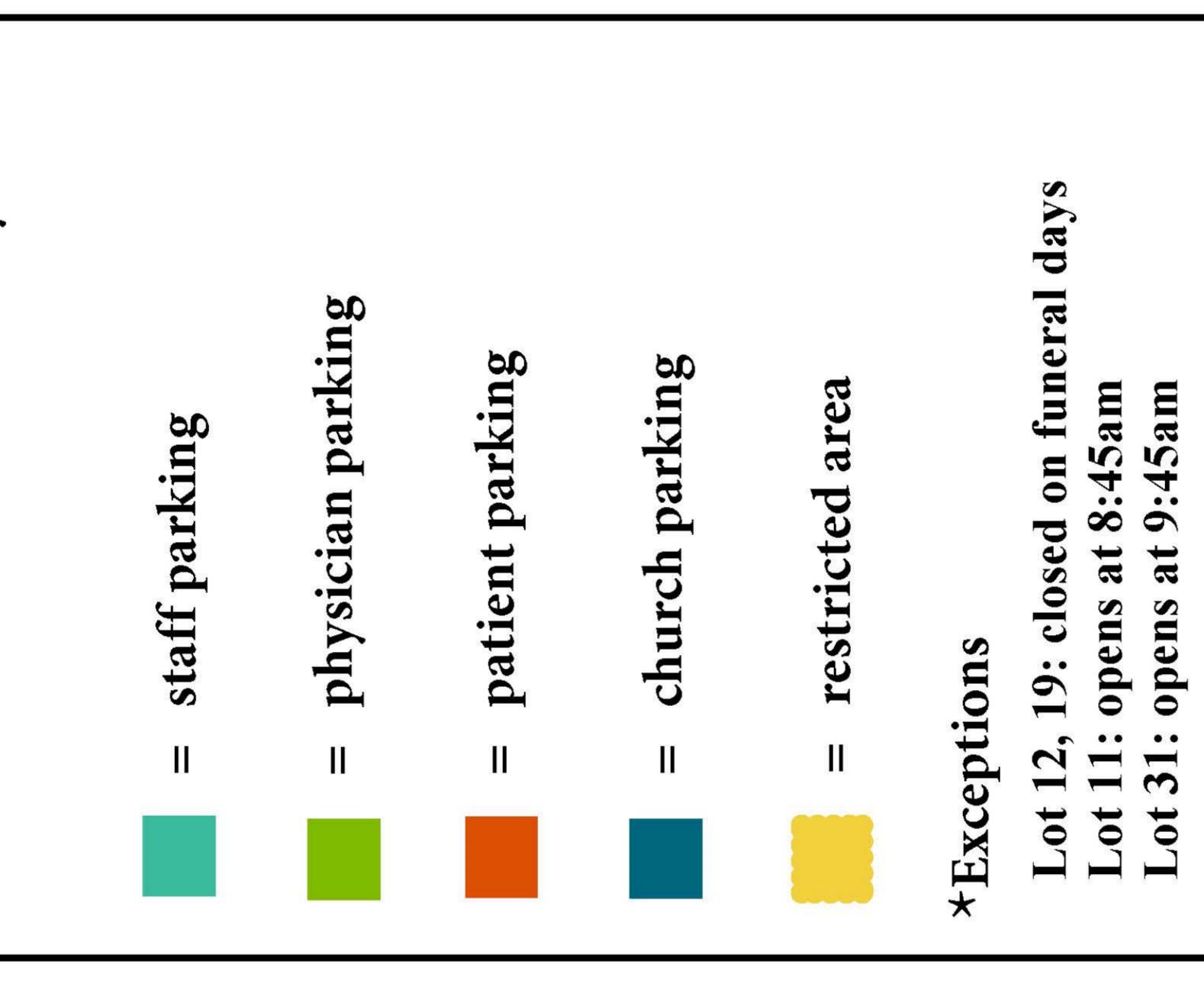
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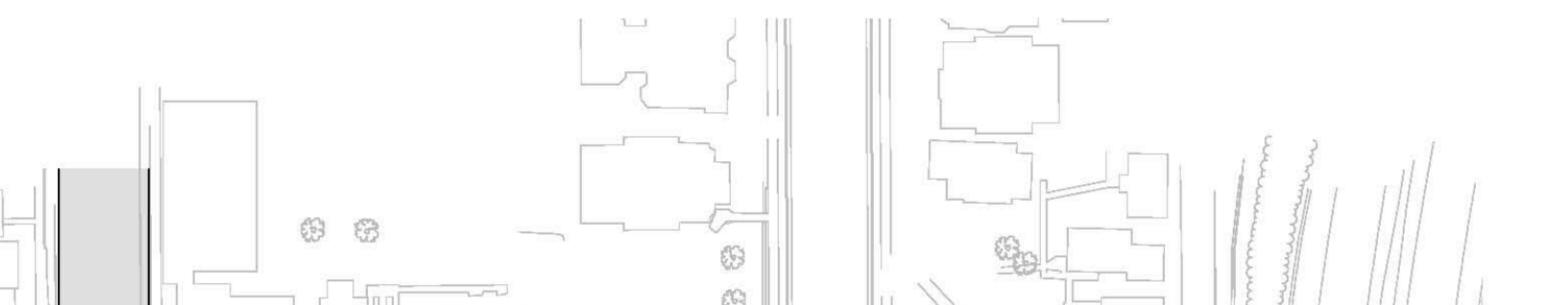
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PERFORMANCE DRIVEN DESIGN.



# PARKING AND LANDSCAPING:

Existing Surface Lot Study



180203 - Employee Parking Lots 8 & 10

# **Steven Robertson**

From:	Libby Bent
Sent:	Tuesday, August 3, 2021 5:18 PM
То:	Steven Robertson
Cc:	Skip Williams
Subject:	Official questions from We Walk in Duluth for the Aug. 10th PC meeting

Hello Steven,

We Walk in Duluth would like the following questions included as official questions in the PC packet for the Planning Commission's August 10th meeting regarding applications PL 21-113, 114, 115:

1. What other funds besides state money are being used to pay for the Essentia Ramp?

2. The legislation describing the Exchange District projects and funding amounts contained this statement regarding the Essentia Ramp: "(7) a ramp with up to 400 new parking stalls to serve medical entity east in an amount not to exceed \$14,000,000". Why is a 800-car ramp being proposed?

3. Since the ramp is public Infrastructure to be owned and operated by the City, why is the application to be reviewed by the PC coming from Essentia? Who determines the specific amenities and details of the ramp, such as electric vehicle charging capabilities, bicycle parking, etc?

Thank you,

Libby Bent, Skip Williams WWID, parking subcommittee



# Planning & Development Division

Planning & Economic Development Department

218-730-5580

🖂 plann

planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-116		Contact		Jenn Moses		
Туре	Rezone fr	rom F-2 to MU-I	Planning Co	mmissic	on Date	August 10, 2021	
Deadline	Applicat	ion Date	July 7, 2021		60 Days	September 5, 2021	
for Action	Date Ext	ension Letter Mailed	120 Da		120 Days	November 4, 2021	
Location of Sub	Location of Subject South Side of Lond		een 14 <sup>th</sup> Aven	ue E anc	l 16 <sup>th</sup> Avenu	ie E	
Applicant	Duluth La	kewalk Offices LLC	Contact	Dr. Andrew Baertsch			
Agent	Hanft Frid	de Law	Contact	William M. Burns			
Legal Description	on	See Attached Map					
Site Visit Date		July 30, 2021	Sign Notice Date			July 26, 2021	
Neighbor Lette	r Date	July 27, 2021	Number of	Letters S	ent	49	

#### Proposal

Rezone property from the current zoning of Form District 2 (F-2) to Mixed Use-Institutional (MU-I).

#### **Staff Recommendation**

Staff recommends that the Planning Commission recommend approval of the proposed rezoning to MU-I.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-2	Medical, Commercial	Central Business Secondary, N'hood Mixed Use
North	F-2	Mixed Use	Central Business Secondary, N'hood Mixed Use
South	MU-B	Freeway	Transportation and Utilities
East	F-2	Multi-family, Single-family	Neighborhood Mixed Use
West	MU-N	Park	Open Space

#### **Summary of Code Requirements**

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.

- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

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

# **Governing Principles**

The following Imagine Duluth 2035 Governing Principle(s) should be considered when reviewing the request:

**Principle #4 – Support economic growth sectors.** Emerging and growing economic sectors add economic, cultural, and social diversity. Medical is included in these sectors. This principle also encourages support of locally owned and entrepreneurial ventures.

# Future Land Use

Central Business Secondary – An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses...includes mixed regional and neighborhood retail, employment centers, etc. Medium densities; multi-story and mixed-use buildings encouraged. Form-based guidelines and pedestrian-oriented design.

Neighborhood Mixed Use – A transitional use between more intensive commercial uses and purely residential neighborhoods. May include limited commercial-only space oriented to neighborhood or specialty retail markets. Site design should maintain a largely residential building character.

# Site History or Previous Studies

The Lakewalk Surgical Center was built in 1998 at 1420 London Road, with a subsequent building built in 2007 at 1502 London Road. The site design included buildings situated on the rear of the parcels to take advantage of the lake views. The 2006 Comprehensive Land Use Plan identified Future Land Uses of Central Business Secondary for the 1400 block and Neighborhood Mixed Use for the 1500 block, which reflected the mixture of land uses at that time. To implement the comprehensive plan, the City adopted the Unified Development Chapter (UDC) in 2010, and adopted new zone districts for all land in the city. Several neighborhoods were identified as places for Form-Based Zoning, including the stretch of London Road from Superior Street to 21<sup>st</sup> Avenue E. This area was rezoned to Form Districts in 2011 (PL 11-028, Ordinance 11-016-O). These two blocks have experienced land use and ownership changes in the last year, including the closure and demolition of the Valentini's Restaurant building, and the pending sale of the London Road Car Wash.

# **Review and Discussion Items:**

- 1. The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan, and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or be considered arbitrary and capricious. Good zoning practice requires that zone districts be consistent with the future land use category identified for the area. Other criteria for zoning may include considering existing land use patterns and if the rezoning is related to the needs to the community or existing land use.
- 2. The proposed rezoning area has historically been a mixture of land uses including residential, commercial, and medical. In 2020, Valentini's Restaurant at 1400 London Road closed, and was demolished to add additional parking and landscaping for Lakewalk Surgical Center. The London Road Car Wash Properties are also being purchased by the Lakewalk Surgical Center, for additional medical center facilities. Thus, the existing land use in the area has changed from being a mixture of uses to being predominantly a medical center.
- 3. The future land use designations are Central Business Secondary and Neighborhood Mixed Use. These designations were established in 2006 and accurately depicted the mix of land uses at that time as well as uses anticipated in the future. However, given the recent changes to the commercial properties in this area, Staff finds that these future land use designations do not accurately reflect the future development of this area.
- 4. The area is currently zoned Form District 2 (F-2), which is a low-rise neighborhood mix district allowing a variety of building types and uses. This district requires development to be located close to London Road to support a pedestrian-oriented neighborhood.
- 5. The area is proposed to be rezoned to MU-I. The MU-I district is established to provide for the unique development needs and impacts of major medical, educational and research institutional development. The intent is to give institutional landowners the flexibility to plan and develop their facilities while ensuring that surrounding neighborhoods are protected from adverse impacts, such as traffic, overshadowing buildings, noise and unexpected

expansion of institutional uses into residential areas.

- 6. While medical and dental clinics are allowed in the F-2 district, Staff finds that the MU-I district better meets the existing land use, anticipated future development, and the needs of the Lakewalk medical campus. This determination is based on: A) the character of the neighborhood in general and the proposed rezoning area in particular; B) the purpose statement of the MU-I zone district, and its correlation to the owner's long-term intent for this medical campus along London Road and C) changes to the land use ownership and use within this area, providing for a larger cohesive campus. As such, the rezoning as proposed is appropriate for this property.
- 7. The rezoning to MU-I requires that future development be set forth through a District Plan (UDC Section 50-37.4) for the medical campus. The District Plan will set forth parameters for the campus and layout of buildings, parking areas, pedestrian connections, and other functional aspects to the medical campus. The District Plan requires a future public hearing and approval by Planning Commission. As part of this process, future plans for development, including potential building locations, will be reviewed for conformity with the requirements of the UDC, including parking, landscaping, connectivity, screening, building design, and lighting. The process of creating a District Plan, once such a plan is approved, will allow for more rapid issuance of building permits as it creates development parameters for additional buildings within the district.
- 8. One question was received from a neighbor who inquired about the criteria for rezoning. No other agency, City, or public comments have been received.

#### Staff Recommendation:

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council of the rezoning to MU-I for the following reason:

- 1. This proposal is reasonably related to the existing and proposed future land use.
- 2. Material adverse impacts on nearby properties are not anticipated.



PL 21-116 UDC Map Amend F-2 to MU-I London Road



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.

Legend Zoning Boundaries



# Planning & Development Division

Planning & Economic Development Department

Room 160 411 West First Street Duluth, Minnesota 55802 218-730-5580

planning@duluthmn.gov

PL 21-119 Chris Lee, clee@duluthmn.gov **File Number** Contact Special Use Permit – Hotel August 10, 2021 Type **Planning Commission Date** September 6, 2021 July 8, 2021 **Application Date** 60 Days Deadline for Action July 20, 2021 November 5, 2021 **Date Extension Letter Mailed** 120 Days 723 South Lake Avenue Location of Subject Blumberg Park Point, LLC Carla Blumberg Applicant Contact **Heirloom Properties** Michael Schraepfer Agent Contact PIN: 010-4380-02380, 010-4390-01250, 010-4380-02400, 010-4390-02410 **Legal Description** July 28, 2021 July 27, 2021 **Site Visit Date Sign Notice Date** 23 July 29, 2021 **Neighbor Letter Date Number of Letters Sent** 

Proposal

The applicant is proposing to use the property as a 5-unit hotel.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-N	Duplex	Traditional Neighborhood
North	MU-N	Vacant/foundation	Traditional Neighborhood
South	MU-N	Residential	Traditional Neighborhood
East	MU-N	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

# **Summary of Code Requirements**

Sec. 50-37.10 – Special Use Permits: Planning Commission shall approve the application or approve it with modifications, if it is determined that the application meets the following criteria:

1. The application is consistent with the Comprehensive Land Use Plan;

2. The application complies with all applicable provisions of this Chapter; including without limitations to any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area.

3. Without limiting the previous criteria, the Commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community. 151 of 201

Comprehensive Plan Governing Principles and/or Policies and Current History (if applicable): Governing Principle #8 – Encourage mix of activities, uses, and densities. Project proposes to increase short term rental units in a high traffic tourist area. The hotel will maintain the neighborhood feel of the area.

Zoning –Mixed Use-Neighborhood (MU-N) - a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood.

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, neighborhood extensions, and new traditional neighborhood areas.

History: This property is currently a two-family dwelling unit. The past use of this building has included a gift shop.

# **Review and Discussion Items**

Staff finds that:

- The applicant is proposing to convert the existing property into a 5 unit hotel with adjacent parking. The applicant is not proposing any significant exterior changes to the current structure, but they are proposing to create a new 3 unit structure on an adjacent parcel. Hotels are required to have a front desk that is accessible at all times the hotel is operational.
- 2. The property is currently being used as a two-family dwelling.
- 3. The applicant indicates that the 5-units will be divided up among two separate buildings. The existing structure will house 2 of the hotel units and a new triplex will contain 3 units.
- 4. The unused and blighted foundation on 719 South Lake Avenue may pose a safety hazard. A condition has been included that the unused and blighted foundation must be razed prior to or concurrent with any building permits issued as an outcome to this application.
- 5. 50-24 (Parking and Loading). The site plan shows 8 parking spaces, which exceeds the required 4 spaces, but does not exceed the maximum allowed 8 parking spaces.
- 6. Sec. 50-25 (Landscaping and Tree Preservation). Tree preservation is not applicable. The applicant has not provided a landscaping plan. Required landscaping shall be reviewed at time of building permit application and shall meet UDC requirements.
- 7. 50-26 (Screening, Walls and Fences). The site does not indicate any updates to trash enclosures, walls, or fences. All trash shall be stored in a UDC compliant manner and shall be fully screened from view of the street.
- 8. Sec. 50-29 (Sustainability Standards). Not applicable.
- 9. Sec. 50-30 (Building Design Standards). Not applicable.
- 10. UDC Sec. 50-31 (Exterior Lighting). The applicant has not providing any lighting details. All lighting will have to be downcast with cutoff fixtures.
- 11. No citizen comments were received at the time that this report was written.

# Staff Recommendation

Based on the above findings, staff recommends that Planning Commission adopt the findings of fact in the staff report and approve the special use permit with the following conditions:

- The project be limited, constructed, and maintained consistent with plans titled "hotel site plan" submitted on July 13, 2021
- 2) Applicant shall provide a landscape plan based on the final site plan that shows landscaping meets the minimum 30% parking lot coverage and frontage requirement.
- 3) Applicant shall demonstrate that required parking meets UDC requirements for stormwater management. All required parking shall be paved.
- 4) Applicant provide screening plan for any outdoor trash containers.
- 5) Provide a photometric plan on the final site plan.
- Applicant shall provide an agreement providing for the removal of the blighted foundation on the property at 719 S. Lake Ave.
- 7) 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 administration approval shall constitute a variance from the provisions of Chapter 50.

Re: Special Use Hotel Permit 723 S Lake Avenue Duluth, MN 55802

July 11<sup>th</sup>, 2021

#### **Governing Principles Alignment Statement**

**1. Reuse previously developed Lands:** This site was previously a built as a residential structure and this is proposed project is keeping the existing structures and re-using the existing old building sites.

**2. Declare the necessity and secure the future of undeveloped spaces:** With this proposal we are building two structures vs one larger structure. This creates more sightlines and open space while making the boutique hotel blend with the community.

**3 & 4. Support existing economic base / Support economic growth sectors:** Tourism and specifically Canal Park within our tourism sector is the primary economic driver in Duluth. Expanding the lodging options for guests will support that economic base. Additionally, these lodging options are unique within the lodging in Duluth and will improve the options by making them more diverse.

**5. Promote reinvestment in neighborhoods:** This property is in a transitional zone between a larger hotel and residential use. Currently there is a dilapidated non-conforming foundation of an old home on the property. This project will improve the neighborhood by cleaning up the existing site.

**6. Reinforce Place Specific:** The scope of this project is to keep the existing architecture of the "Dragon House" that the community has grown accustom to, and add a complimentary structure that aligns with the other residential structures on the street to fit in.

**7. Create and maintain connectivity:** This project does not really affect connectivity, but there is nothing in the projects nature that limits connectivity.

**8. Encourage a mix of activates uses and densities:** This project will increase density and add a unique new lodging option for our tourism industry.

**9. Support actions that contribute to the public realm:** Unique lodging options that are larger than hotel rooms are in high demand by the public. This project will positively expand the public's lodging options.

**10.** Take actions that enhance the environment, economic and social well-being of the community: By maintaining the existing "Dragon House" structure and adding a smaller residential style building to the site – the density and viewsheds will fit with the fabric of the neighborhood.

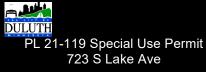
**11.** Consider education systems in land use actions: This project does not relate to education, but there is nothing in the projects nature that limits connectivity.

**12.** Create efficiencies in delivery of public services: This project does not involve public services, but there is nothing in the projects nature that limits connectivity.

#### **Community Impact Statement**

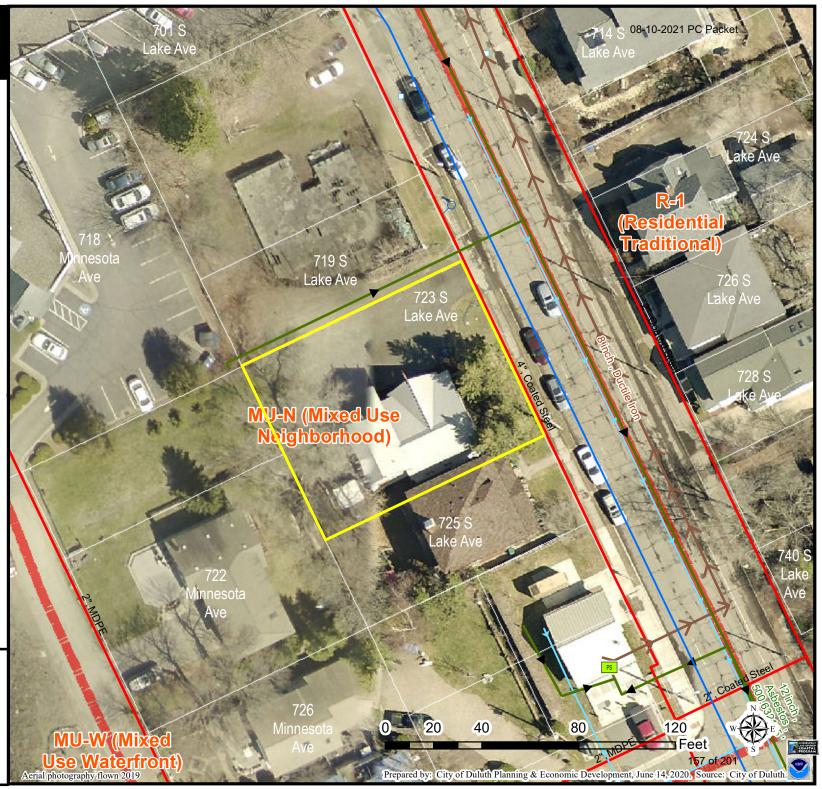
I believe the low community impact of this application is the most important feature. The Park Point community is dense, busy, and therefore sensitive to major changes. The intention of our redevelopment is to keep and better utilize the existing "Dragon House" as-is and build a smaller complimentary residential style triplex on the rear of the parcel in keeping with the neighborhood. These two structures would serve as a boutique hotel and keep the look and feel very residential. Attached below is a concept picture of the additional triplex structure. We believe the "Dragon House" is an asset to the community and is valuable in its existing condition and architecture. We wouldn't want that to be lost in a razing for a permitted bigger redevelopment. We've communicated this planned use to the immediate neighbors and have their approval. With many different development ideas proposed for this MU-N site over the past 10 years, this proposal concept is the least impactful for the community.

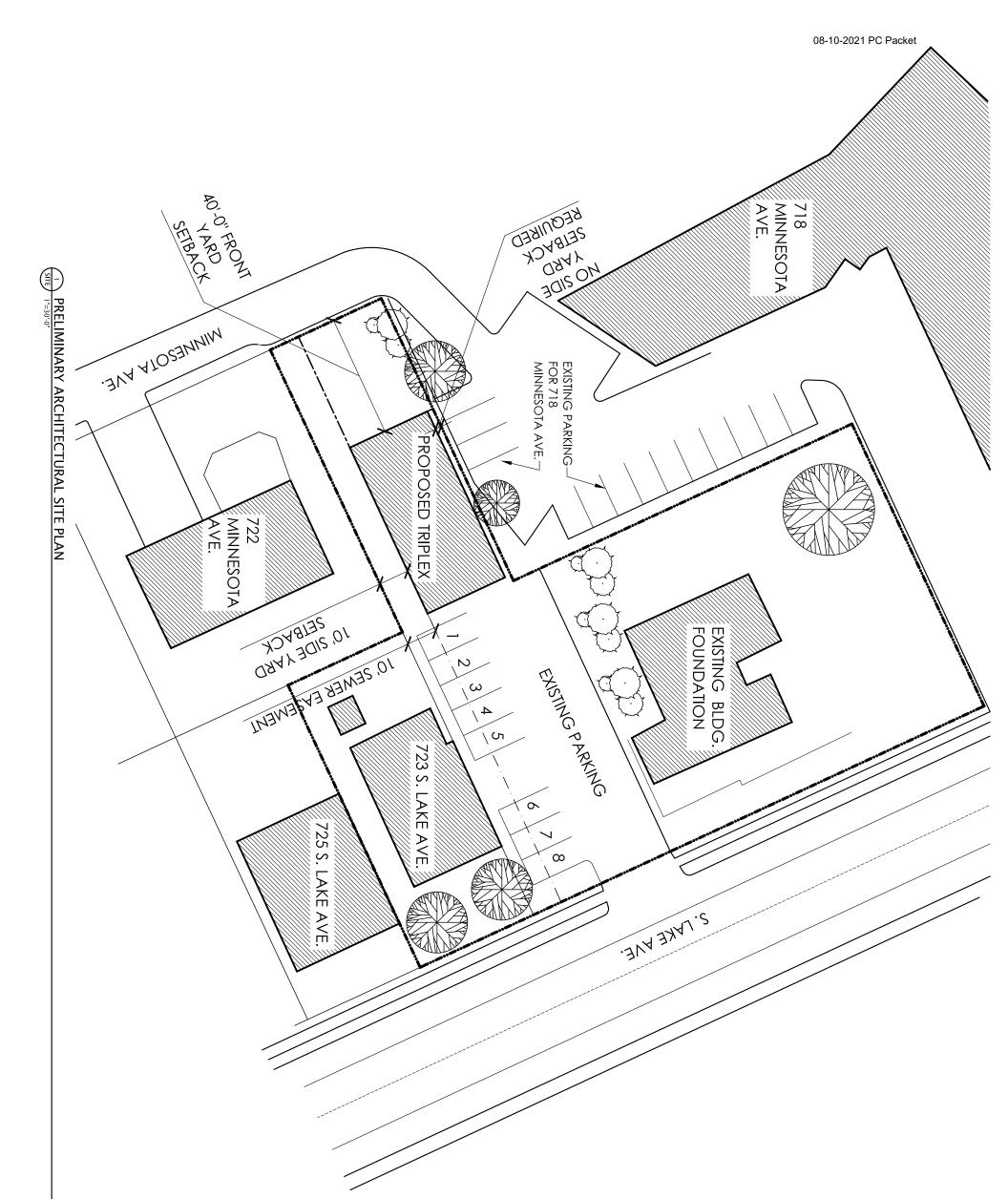




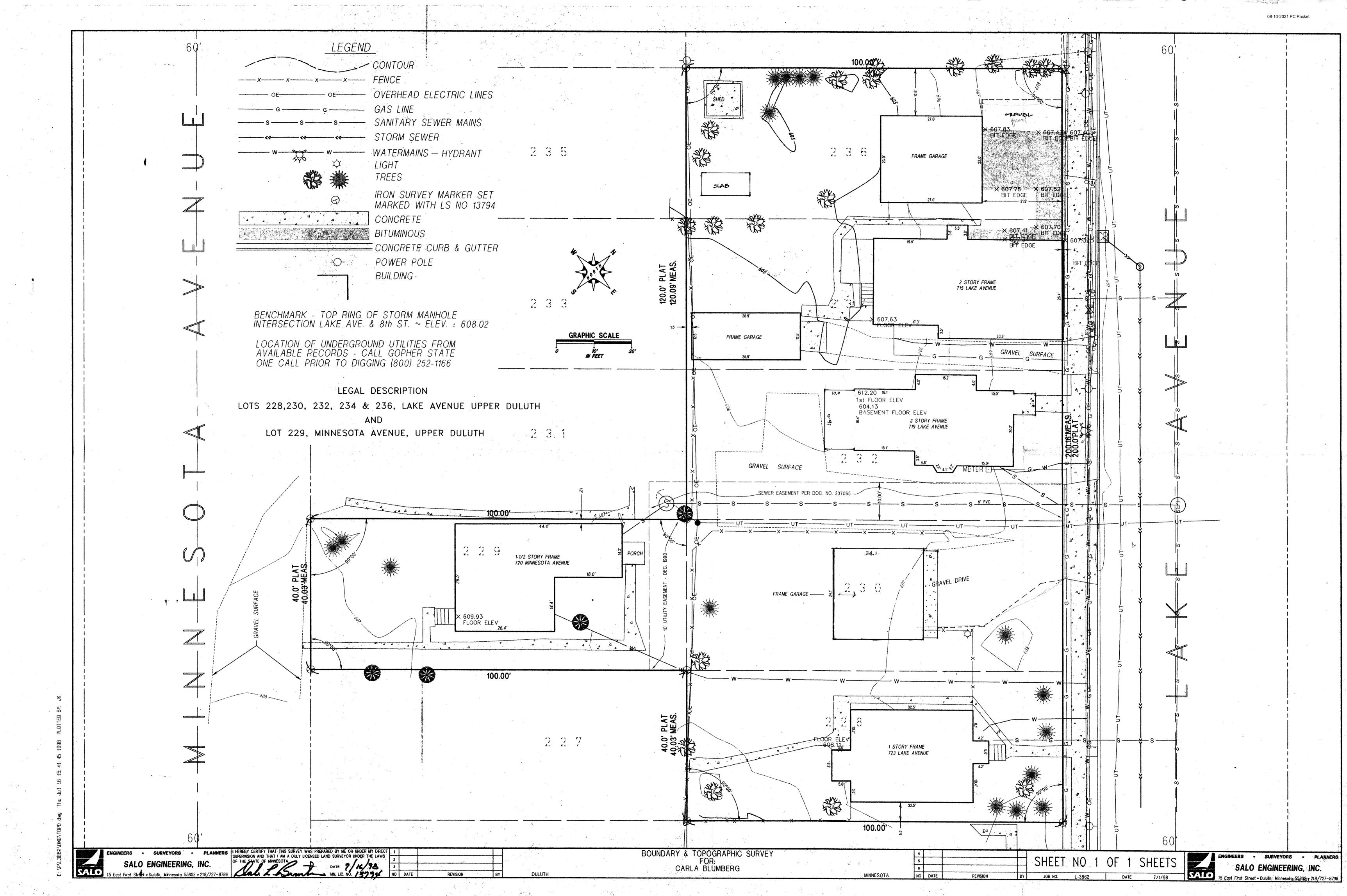


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# Planning & Development Division

Planning & Economic Development Department

🔇 218-730-5580

planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

File Number	PL 21-096 Minor Subdivision		Contact	Kyle Demir	ng	
Туре			Planning Comn	nission Date	July 13, 2021	
		tion Date	June 8, 2021	60 Days	August 7, 2021	
for Action	Date Ex	Date Extension Letter Mailed		120 Days	October 6, 2021	
Location of Su	bject	Northwest corner of Glen I	Place Dr. and W. Michiga	in St. (Lincoln Pa	rk)	
Applicant	Aaron So	hweiger	Contact			
Agent			Contact			
Legal Descript	ion	Parts of Lots 4 and 5, Block	2, Glen Place Division (s	ee attached)		
Site Visit Date June 29, 2021		June 29, 2021	Sign Notice Dat	te	N/A	
Neighbor Lette	er Date	N/A	Number of Let	ters Sent	N/A	

#### Proposal

A Minor Subdivision to separate an existing parking lot from a larger parcel to be developed into a Cottage Home Park (see related file number PL-21-095).

#### Recommendation

Staff recommend approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Undeveloped	Urban Residential
North	R-2	Open Space/Park	Open Space
South	MU-B	Filling station	Central Business Secondary
East	R-2	Apartment buildings	Urban Residential
West	R-2	Open Space/Park	Open Space

#### **Summary of Code Requirements**

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that the application:

(a) The lot or lots to be subdivided or combined have frontage on an improved public street;

(b) Each proposed lot meets the minimum zoning requirements of the district that it is in.

(c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and

(d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

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

Governing Principle #5 – Promote reinvestment in neighborhoods. This minor subdivision will help support the long-term viability of the apartment building by providing space for needed off-street parking.

Housing Policy #1 – Increase density in and around Core Investment Areas.

Strategy #1 – Promote infill development with a mix of densities appropriate to the context of the surrounding neighborhood. This minor subdivision will enhance an existing multi-family structure by providing needed parking.

Future Land Use – Urban Residential: Greatest variety of residential building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. Connected or adjacent to parks and open space. 8 units/acre and up, design standards ensure pedestrian orientation and mix of housing. The project will create a small neighborhood of dwellings at 3.5 units/acre that are connected to open space with pedestrian facilities.

#### **Review and Discussion Items:**

- 1) Applicant is requesting a Minor Subdivision to separate a part of their land that contains a parking lot from the balance of the site that is to be developed into a Cottage Home Park (see PL21-095).
- 2) The parking lot provides additional off-street parking needed by the Glen Place Apartments located on the east side of Glen Place Dr.
- 3) The tract with the parking lot will be conveyed to the owner of the Glen Place Apartments.
- 4) The existing parking lot was constructed before the Unified Development Chapter (UDC) was adopted in 2010. Under the previous zoning, this type of stand-alone parking lot was not permitted in the former R-3 zone district. It is unclear under what zoning authority it was constructed.
- 5) The existing parking lot is not compliant with the UDC as, in the R-2 zone district, parking lots must either be a stand-alone use approved with a Special Use Permit, or they must be an accessory use located on the same lot as the principle use. This parking lot does not have a Special Use Permit so staff recommends that, before the current owner completes the transfer of the property to the owner of Glen Place Apartments, they obtain a Special Use Permit.
- 6) Both tracts created by this Minor Subdivision are of a sufficient size and have sufficient lot frontage to permit development according to the R-2 zone district.
- 7) No public, agency, or other City comments were received.
- 8) The attached Minor Subdivision exhibit demonstrates compliance with MN States 463.358, 505, and 508, as applicable.
- 9) Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.
- 10) This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

# **Staff Recommendation**

Based on the above findings, Staff recommends that Planning Commission approve the Minor Subdivision with the following conditions:

- 1) Prior to transfer of the tract with the parking lot, the applicant applies for and be granted a Special Use Permit for the parking lot.
- 2) Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
- 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.

Point of Rocks Tiny Homes Aaron Schweiger DULUTH PL21-095 Cottage Home Park SUP PL21-096 Minor Subdivision

(Residential Traditional)



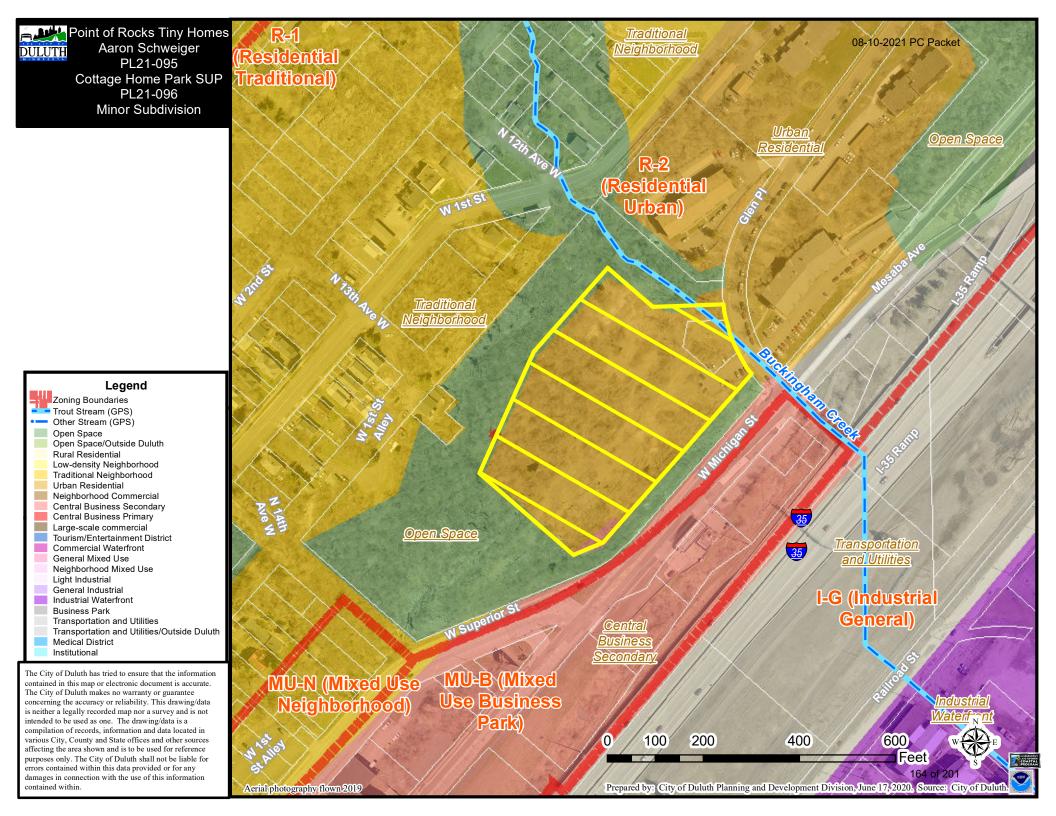
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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



**Point of** 

Rocks

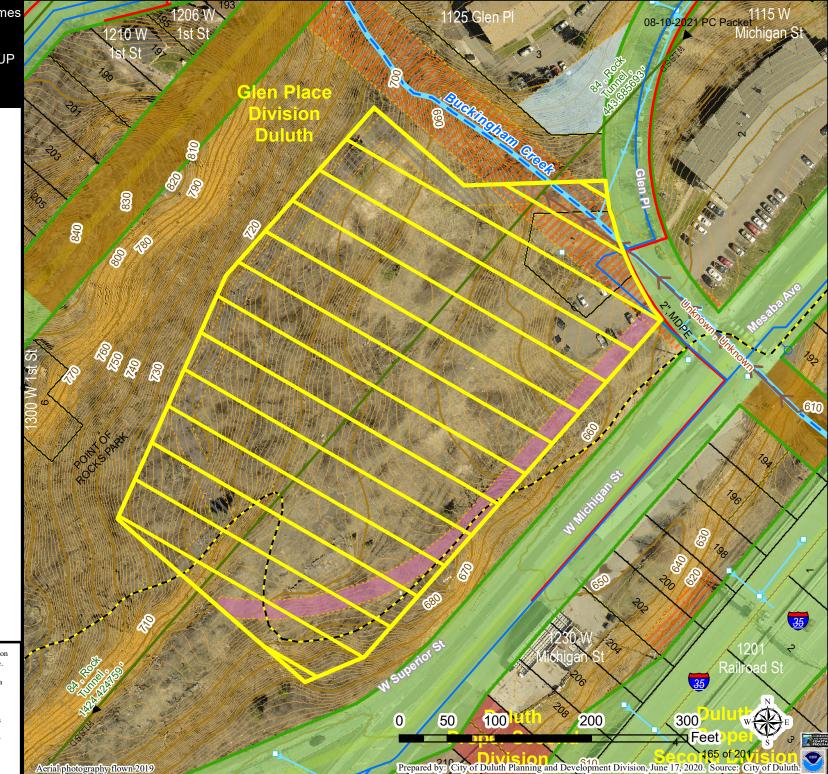
08-10-2021 PC Packet

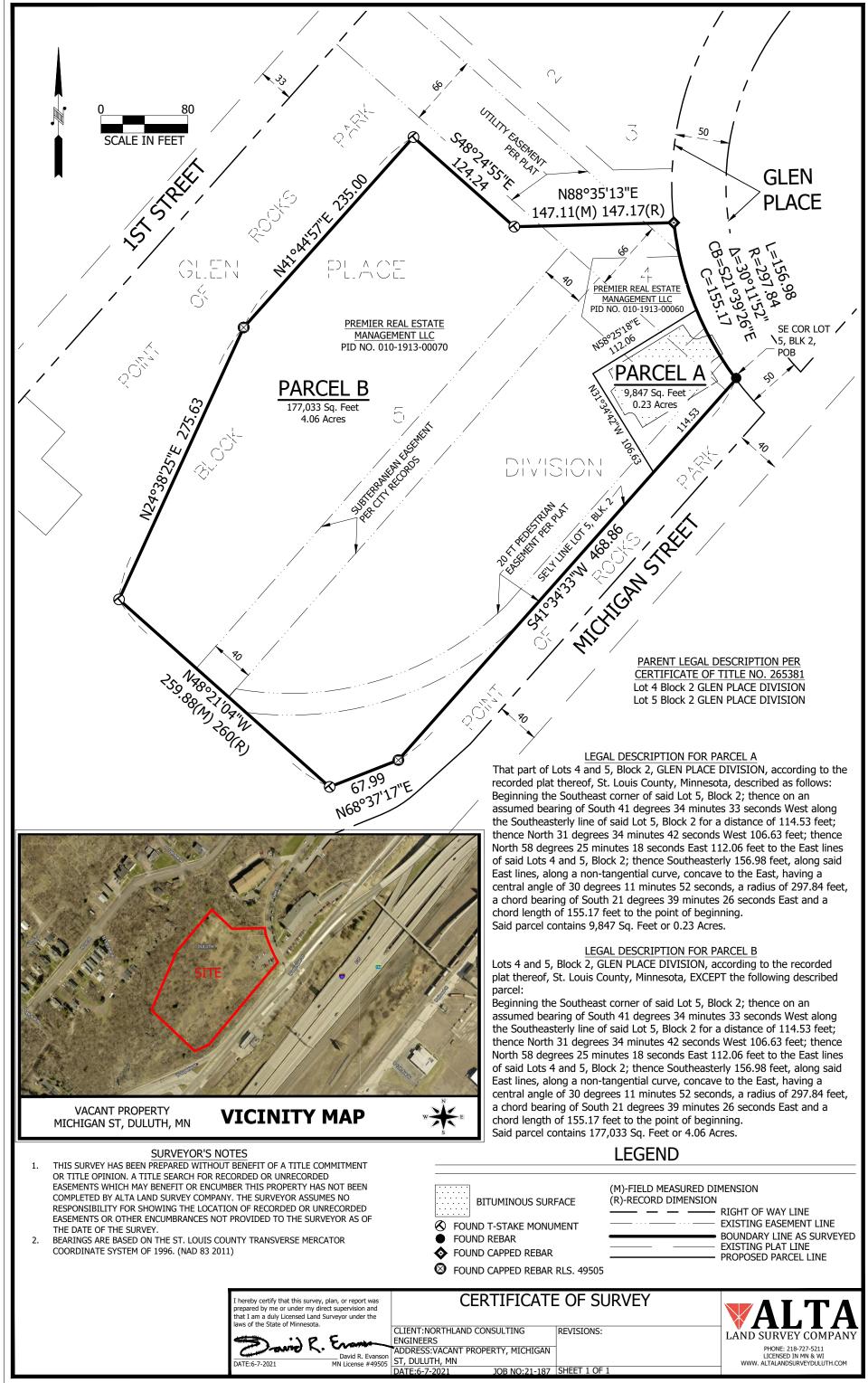


Point of Rocks Tiny Homes Aaron Schweiger PL21-095 Cottage Home Park SUP PL21-096 Minor Subdivision



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#### Date: July 26 2021

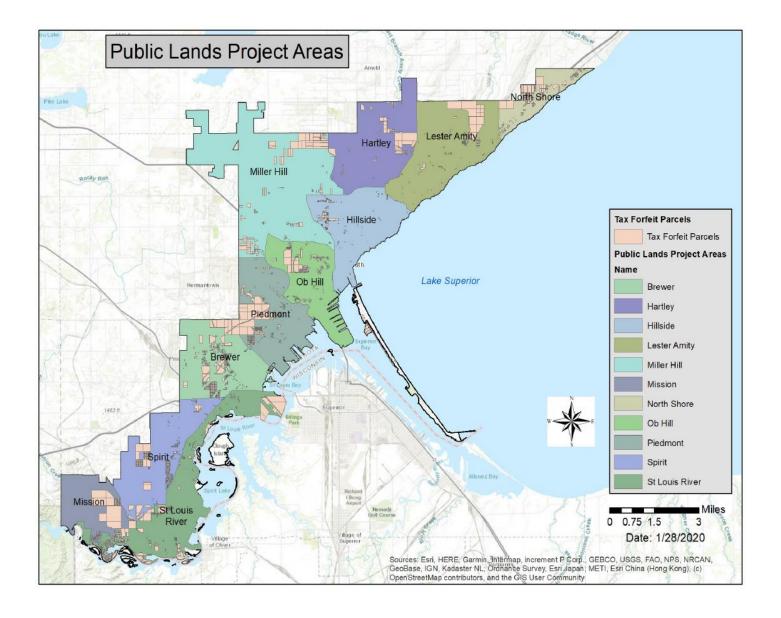
- To: Natural Resource, Parks and Recreation, Planning Commissioners
- From: Jim Filby Williams, Property, Parks, and Libraries Director
   Adam Fulton, Deputy Director of Planning and Economic Development
   Ben Van Tassel, Manager of Planning and Development Division
   Steven Robertson, Sr. Planner Planning and Business Development
   Diane Desotelle, Natural Resources Coordinator
- RE: Strategic Public Lands Realignment Project Agreement City Parcel Selections

The City of Duluth and St. Louis County are working jointly to permanently protect over 2,500 acres of tax forfeit lands for natural resource and open space protection. In accordance with the Imagine Duluth 2035 Comprehensive Plan's policies and goals, these lands provide significant environmental, recreational, and/or storm water management value to the community. At the same time, these projects will in turn support County sale of that minor portion of tax forfeit open space located next to public infrastructure to be economically developed for housing or other community priorities. On June 29 and 30, two public meetings were held online to seek comment, and additional public comment could be submitted electronically up until July 15. The meeting recording, presentations and guiding documents for this work can be reviewed here: <a href="https://duluthmn.gov/planning-development/public-lands-realignment/">https://duluthmn.gov/planning-development/public-lands-realignment/</a>.

The parcels associated with the Lester/Amity, Hartley, Piedmont, and Mission Project Areas along with a few parcels in the Spirit and Brewer Project Area are provided below along with a map. You can also look closely at these maps online here: <u>Public Strategic Lands Map</u>. The data in the tables provide select information on each tax forfeit parcel that the City proposes to acquire. An explanation of the table columns are as follows:

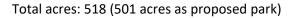
- **Project Area:** The project area name where the selected parcels lie (see Figure 1).
- Parcel Number: Parcel identification number
- **GISAcres**: Parcel size according to mapping (may differ from the title survey)
- EMV: Estimated Market Value provided by the County
- Conveyance (% EMV): The proposed %EMV the City will pay for are as follows:
  - 0% EMV or no cost Parcel is appropriate for parkland designation or trail use.
  - 5% EMV Parcel is wet or more than 300 feet from sanitary sewer and water main infrastructure.
  - o 20% EMV All remaining parcels
- Intended Authorized Purpose: The state statute directive for each parcel to be free conveyed or sold at below market value to the City.
- Below Market Sale: The cost in relation to the proposed %EMV based on the City's intended authorized purpose.

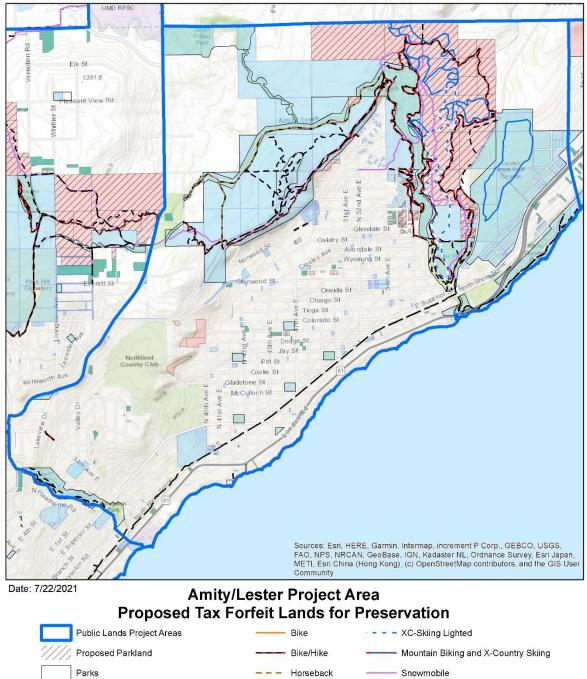
Please note, the St. Louis River Project Area is being run through a grant from the EPA Great Lakes Restoration Initiative and that land acquisition process is a bit different. Therefore, the parcel list associated with that table includes just the parcel number, GIS acres and the EMV.



#### Lester Amity Project Area

Total EMV: \$1,495,200 Total proposed City payment for below market sales: \$73,525







Project Area	Parcel Number	GIS Acres	EMV	Conveyance (%EMV)	Intended Authorized Purpose	Below Market Sale
Lester Amity	010-0090-00010	1.54	\$66,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-0090-00040	0.96	\$4,000	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00050	0.21	\$1,600	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00070	0.21	\$1,600	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00140	0.23	\$15,400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00150	0.20	\$1,500	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00190	0.18	\$31,300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00250	0.09	\$17,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00310	0.28	\$4,600	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00340	0.16	\$25,600	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00350	0.31	\$20,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00440	0.29	\$2,300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00760	0.14	\$22,600	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00940	0.27	\$18,900	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-00950	0.26	\$6,000	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01440	0.17	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01450	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01460	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01470	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01480	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01490	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01500	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01510	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01520	1.63	\$1,400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01530	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01540	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01570	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01590	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01600	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01610	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01640	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01710	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01720	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01730	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01740	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01790	2.14	\$1,900	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-01980	0.26	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-02010	0.24	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-02020	0.23	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1390-02030	0.22	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-1410-00040	37.80	\$32,900	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2680-00175	0.17	\$24,100	0	282.01, Subd.1a(e)(2)	\$0

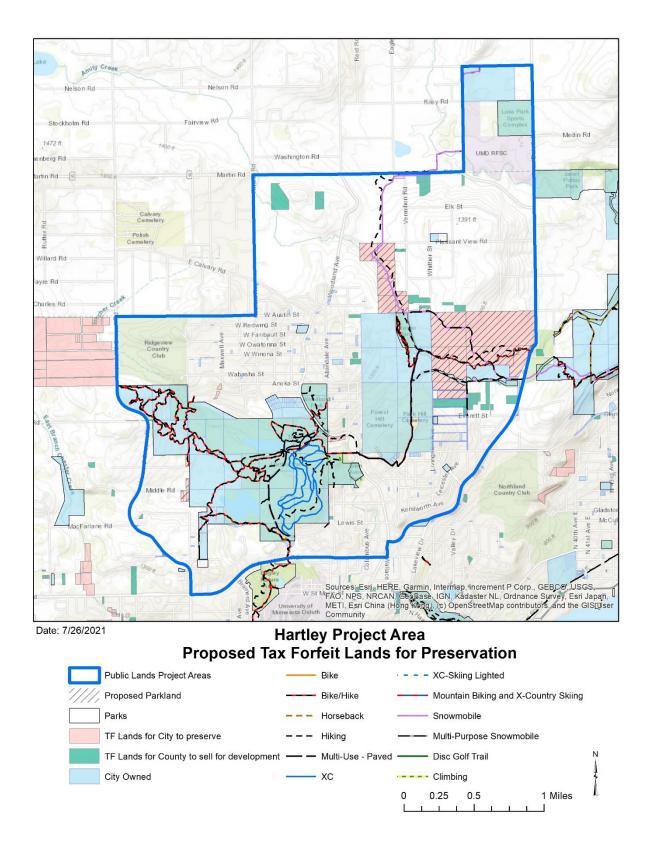
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Lester Amity	010-2690-00720	0.36	\$33,500	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01060	80.80	\$70,400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01070	50.38	\$43,900	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01080	80.16	\$118,500	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01100	2.69	\$61,400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01150	40.21	\$35,000	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01160	37.55	\$32,700	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01310	10.11	\$8,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01320	10.10	\$8,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01330	10.09	\$8,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01340	10.10	\$8,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01350	10.10	\$8,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01360	10.06	\$8,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01410	39.92	\$34,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2690-01420	23.85	\$80,000	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2850-01310	0.27	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2850-01320	0.14	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2850-01330	0.18	\$200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-2850-01420	0.17	\$26,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3030-06240	0.16	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3030-06250	0.16	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3030-06260	0.16	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3030-06270	0.16	\$11,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00010	0.34	\$300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00020	0.34	\$300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00030	0.35	\$300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00040	0.42	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00050	0.51	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00060	0.50	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00070	0.39	\$300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00080	1.38	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00120	0.39	\$300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00140	0.54	\$12,400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00150	0.58	\$3,800	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00160	0.62	\$3,700	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00190	0.55	\$500	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00200	0.69	\$600	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00230	0.82	\$700	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00240	0.77	\$700	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00250	0.47	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00260	2.00	\$1,700	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00290	0.56	\$500	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00300	0.46	\$400	0	282.01, Subd.1a(e)(2)	\$0
, Lester Amity	010-3790-00320	0.34	\$40,700	0	282.01, Subd.1a(e)(2)	\$0

Lester Amity	010-3790-00345	0.15	\$100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00350	0.45	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00370	0.38	\$300	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00380	0.48	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00390	0.46	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-3790-00400	0.49	\$400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-0790-04280	0.16	\$29,400	5	282.01,Subd.1a(h)(3)	\$1,470
Lester Amity	010-0800-00580	0.55	\$53,500	5	282.01,Subd.1a(h)(3)	\$2,675
Lester Amity	010-0800-00620	0.33	\$2,400	5	282.01,Subd.1a(h)(3)	\$120
Lester Amity	010-1390-01190	0.77	\$5,700	20	282.01, Subd.1a(e)(2)	\$1,140
Lester Amity	010-1390-01210	0.09	\$600	20	282.01, Subd.1a(e)(2)	\$120
Lester Amity	010-2780-00580	0.20	\$6,300	5	282.01,Subd.1a(h)(3)	\$315
Lester Amity	010-2780-00850	0.19	\$11,200	5	282.01,Subd.1a(h)(3)	\$560
Lester Amity	010-2780-02040	0.19	\$31,700	20	282.01,Subd.1a(h)(3)	\$6,340
Lester Amity	010-2780-02070	0.60	\$500	5	282.01,Subd.1a(h)(3)	\$25
Lester Amity	010-3010-00660	0.16	\$14,700	20	282.01,Subd.1a(h)(3)	\$2,940
Lester Amity	010-3452-00490	0.66	\$41,000	20	282.01,Subd.1a(h)(3)	\$8,200
Lester Amity	010-3452-00500	5.11	\$63,100	20	282.01,Subd.1a(h)(3)	\$12,620
Lester Amity	010-3452-00470	1.29	\$55,500	20	282.01,Subd.1a(h)(3)	\$11,100
Lester Amity	010-2680-00440	4.63	\$66,300	20	282.01,Subd.1a(h)(3)	\$13,260
Lester Amity	010-2680-00460	3.41	\$63,200	20	282.01,Subd.1a(h)(3)	\$12,640
Lester Amity	010-3450-00530	1.43	\$9,400	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-0100-01030	8.11	\$7,100	0	282.01, Subd.1a(e)(2)	\$0
Lester Amity	010-0100-00950	7.32	\$62,400	0	282.01, Subd.1a(e)(2)	\$0

#### **Hartley Project Area**

Total EMV: \$961,700, Total proposed City payment for below market sales: \$37,510

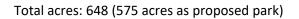
Total Acres: 272 (271 acres as proposed park)

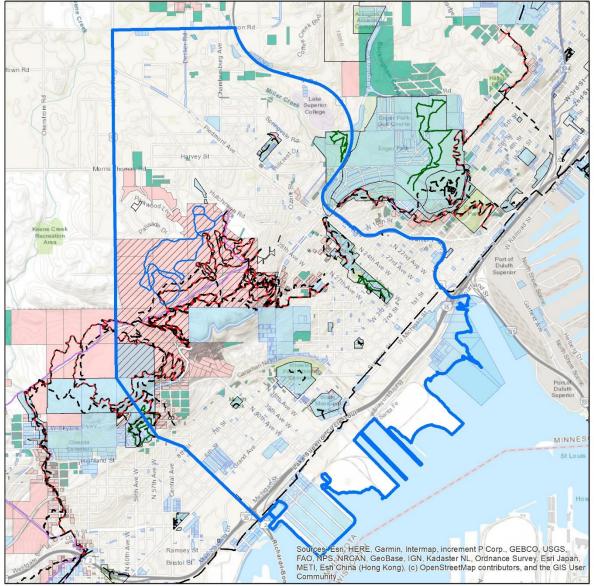


Project Area	Parcel Number	GIS	EMV	Conveyance	Intended Authorized	Below
		Acres		(%EMV)	Purpose	Market Sale
Hartley	010-0081-00010	12.66	\$10,800	20	282.01, Subd.1a(e)(2)	\$2,160
Hartley	010-2010-03320	1.49	\$1,300	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2010-03780	1.38	\$7,000	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2710-00010	79.54	\$125,400	20	282.01, Subd.1a(e)(2)	\$25,080
Hartley	010-2710-00020	0.95	\$41,600	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2710-00030	31.12	\$27,100	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2710-00050	39.62	\$34,500	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2710-00080	18.65	\$16,200	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2710-00090	18.50	\$16,100	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00240	10.02	\$8,700	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00250	10.02	\$7,200	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00270	10.01	\$7,300	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00330	10.01	\$8,100	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00360	10.00	\$8,700	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00450	7.39	\$62,600	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2720-00453	0.30	\$36,300	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-3470-00250	1.02	\$73,400	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-3470-00810	0.95	\$67,200	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-3470-00820	0.95	\$72,200	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-3470-00830	0.95	\$8,500	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-3470-00840	0.95	\$2,000	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-4680-01250	2.86	\$65,900	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-4730-00400	0.01	\$100	0	282.01, Subd.1a(e)(2)	\$0
Hartley	010-2010-01100	1.78	\$48,100	0	282.01, Subd.1a(e)(3)	\$0
Hartley	010-2107-00190	0.62	\$102,700	5	282.01,Subd.1a(h)(2)	\$5,135
Hartley	010-2107-00200	0.62	\$102,700	5	282.01,Subd.1a(h)(2)	\$5,135

# **Piedmont Project Area**

Total EMV: \$1,291,900, Total proposed City payment for below market sales: \$28,650





#### Date: 7/22/2021

# Piedmont Project Area Proposed Tax Forfeit Lands for Preservation

Public Lands Project Areas	 Bike		<ul> <li>XC-Skiing Lighted</li> </ul>	
///// Proposed Parkland	 Bike/Hike		<ul> <li>Mountain Biking and X-Country Skiing</li> </ul>	
Parks	 Horseback		- Snowmobile	
TF Lands for City to preserve	 Hiking		<ul> <li>Multi-Purpose Snowmobile</li> </ul>	
TF Lands for County to sell for development	 Multi-Use - Paved		Disc Golf Trail	N
City Owned	 XC		Climbing	ł
		0	0.25 0.5 1 Miles	L

Project Area	Parcel Number	GIS Acres	EMV	Conveyance (%EMV)	Intended Authorized Purpose	Below Market Sale
Piedmont	010-0150-00360	0.65	\$600	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0150-00520	2.08	\$1,800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0150-00760	0.78	\$700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0260-00330	1.13	\$1,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0260-00480	0.93	\$800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0260-00640	1.53	\$1,300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0260-00840	1.09	\$1,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0260-01000	1.09	\$900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0440-00420	0.72	\$33,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0440-00650	0.26	\$20,400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-0610-00550		\$9,900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00010	0.27	\$25,300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00020	0.25	\$10,700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00030	0.25	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00040	0.25	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00060	0.27	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00070	0.25	\$1,100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00080	0.25	\$1,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00090	0.23	\$1,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00110	0.26	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00120	0.39	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00130	0.38	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2456-00140	0.35	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2700-00156	0.67	\$20,900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2700-00280	77.96	\$63,600	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2700-00300	43.46	\$18,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2700-00310	35.62	\$31,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07860	37.63	\$16,400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07865	1.47	\$600	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07870	3.87	\$1,700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07930	39.53	\$34,400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07940	21.44	\$18,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07945	21.54	\$18,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07950	39.66	\$33,400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07960	37.85	\$33,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07980	36.99	\$31,800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-08000	39.84	\$34,700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-08010	36.17	\$31,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-08030	19.09	\$14,300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-08050	19.84	\$16,700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-08170	17.65	\$15,400	0	282.01, Subd.1a(e)(2)	\$0

		0.4.5	400.000			40
Piedmont	010-3130-00120	0.14	\$20,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00130	0.14	\$9,400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00140	0.13	\$7,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00190	2.19	\$13,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00350	0.14	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00360	0.29	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00390	0.49	\$400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00420	2.01	\$1,800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00560	0.14	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00570	0.14	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00580	0.14	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00590	0.14	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00730	0.14	\$22,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00920	0.16	\$800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3130-00930	0.10	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-01420	0.05	\$7,900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-01430	0.06	\$10,200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-01440	0.70	\$32,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-01810	0.32	\$31,400	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-03060	0.80	\$42,100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-03300	0.58	\$40,900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-03430	0.06	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-03550	0.08	\$4,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-03560	0.02	\$900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3220-03570	0.00	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3230-00070	0.07	\$7,100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3230-00080	0.06	\$5,700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3230-00530	0.15	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3230-01100	0.23	\$18,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3230-01160	0.04	\$1,600	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3590-00100	0.64	\$74,100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-00190	0.56	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-00490	1.89	\$1,600	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-01010	0.03	\$2,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-01020	0.23	\$12,100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-01050	0.10	\$2,800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-01410	0.68	\$21,500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-01520	0.11	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3710-01530	0.08	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3754-00730	7.91	\$72,800	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-3780-01390	0.63	\$600	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-00610	0.15	\$21,300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-00860	0.00	\$200	0	282.01, Subd.1a(e)(2)	\$0

Piedmont	010-4050-03240	0.08	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03250	0.08	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03260	0.08	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03270	0.08	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03280	0.21	\$1,300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03360	0.04	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03370	0.61	\$3,700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03470	0.05	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4050-03720	0.38	\$5,100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00150	0.36	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00230	0.29	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00270	0.86	\$700	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00390	0.54	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00470	0.36	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00530	0.08	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-00680	0.03	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-02110	1.08	\$900	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-02250	0.39	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-02300	0.08	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4130-02310	0.62	\$500	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4150-00010	1.15	\$1,000	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4160-00010	0.21	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4160-00040	0.07	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4160-00050	0.07	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4200-00010	0.26	\$200	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4200-00060	0.35	\$300	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4210-00030	0.07	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-4210-00040	0.07	\$100	0	282.01, Subd.1a(e)(2)	\$0
Piedmont	010-2710-07926	6.10	\$32,100	5	282.01,Subd.1a(h)(3)	\$1,605
Piedmont	010-2880-00300	0.62	\$36,500	20	282.01,Subd.1a(h)(3)	\$7,300
Piedmont	010-2880-00310	0.66	\$3,200	20	282.01,Subd.1a(h)(3)	\$640
Piedmont	010-2880-00570	0.45	\$34,200	20	282.01,Subd.1a(h)(3)	\$6,840
Piedmont	010-3752-00800	3.97	\$3,300	5	282.01,Subd.1a(h)(3)	\$165
Piedmont	010-3752-00810	2.88	\$69,200	5	282.01,Subd.1a(h)(3)	\$3,460
Piedmont	010-3753-00150	0.65	\$300	5	282.01,Subd.1a(h)(3)	\$15
Piedmont	010-3753-00160	0.13	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-3754-00740	9.90	\$8,600	5	282.01,Subd.1a(h)(3)	\$430
Piedmont	010-4130-00010	0.64	\$400	20	282.01,Subd.1a(h)(3)	\$80
Piedmont	010-4130-00110	0.16	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4130-00540	0.00	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4130-00550	0.01	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4130-00570	0.21	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4130-00620	0.06	\$100	20	282.01,Subd.1a(h)(3)	\$20

Piedmont	010-4130-00720	0.18	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4130-00790	0.07	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4130-00800	0.72	\$600	20	282.01,Subd.1a(h)(3)	\$120
Piedmont	010-4130-00900	0.21	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4130-00940	0.50	\$400	20	282.01,Subd.1a(h)(3)	\$80
Piedmont	010-4130-01030	0.86	\$700	20	282.01,Subd.1a(h)(3)	\$140
Piedmont	010-4130-01150	1.71	\$800	20	282.01,Subd.1a(h)(3)	\$160
Piedmont	010-4590-02600	1.02	\$1,400	20	282.01,Subd.1a(h)(3)	\$280
Piedmont	010-4590-02700	2.64	\$2,300	20	282.01,Subd.1a(h)(3)	\$460
Piedmont	010-4590-02970	1.94	\$1,700	5	282.01,Subd.1a(h)(3)	\$85
Piedmont	010-4590-03150	1.57	\$1,400	5	282.01,Subd.1a(h)(3)	\$70
Piedmont	010-4590-03300	0.28	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-03310	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03320	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03330	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03340	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03350	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03360	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03370	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03380	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03390	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03400	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03410	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03430	0.89	\$800	20	282.01,Subd.1a(h)(3)	\$160
Piedmont	010-4590-03500	0.38	\$300	20	282.01,Subd.1a(h)(3)	\$60
Piedmont	010-4590-03510	0.12	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03520	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03530	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03540	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-03550	1.64	\$1,400	20	282.01,Subd.1a(h)(3)	\$280
Piedmont	010-4590-03700	1.98	\$1,700	20	282.01,Subd.1a(h)(3)	\$340
Piedmont	010-4590-03890	1.52	\$1,300	20	282.01,Subd.1a(h)(3)	\$260
Piedmont	010-4590-04030	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-04040	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-04050	1.02	\$900	20	282.01,Subd.1a(h)(3)	\$180
Piedmont	010-4590-04140	1.38	\$1,200	20	282.01,Subd.1a(h)(3)	\$240
Piedmont	010-4590-04250	0.94	\$800	20	282.01,Subd.1a(h)(3)	\$160
Piedmont	010-4590-04350	1.22	\$1,100	20	282.01,Subd.1a(h)(3)	\$220
Piedmont	010-4590-04480	1.51	\$1,300	20	282.01,Subd.1a(h)(3)	\$260
Piedmont	010-4590-04640	1.78	\$900	20	282.01,Subd.1a(h)(3)	\$180
Piedmont	010-4590-04820	1.42	\$1,200	20	282.01,Subd.1a(h)(3)	\$240
Piedmont	010-4590-04930	0.83	\$400	20	282.01,Subd.1a(h)(3)	\$80
Piedmont	010-4590-05060	0.80	\$500	20	282.01,Subd.1a(h)(3)	\$100

Piedmont	010-4590-05140	0.48	\$400	20	282.01,Subd.1a(h)(3)	\$80
Piedmont	010-4590-05150	0.14	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05160	0.12	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05170	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05180	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05190	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05200	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05210	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05220	0.07	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05230	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05240	0.03	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05250	0.18	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05260	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05270	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05280	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05290	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05300	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05310	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05320	0.12	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05330	0.18	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05340	0.21	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05350	0.18	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05360	0.17	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05370	0.18	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05380	0.14	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05390	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05400	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05410	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05420	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05430	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05440	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05450	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05460	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05470	0.19	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05480	0.13	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05490	0.06	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05500	0.06	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05510	0.07	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05520	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05530	0.15	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05540	0.20	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-05550	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05560	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20

Piedmont	010-4590-05570	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05580	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05590	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05600	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05610	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05620	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05630	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05640	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05650	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05660	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05670	0.12	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05680	0.12	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05690	0.12	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05700	0.12	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-05710	0.12	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-05720	0.11	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-05730	0.10	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-05740	0.10	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-05750	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05760	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-05770	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06080	0.22	\$200	20	282.01,Subd.1a(h)(3)	\$40
Piedmont	010-4590-06090	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06100	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06110	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06120	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06130	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06140	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06150	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06160	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06170	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06180	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06190	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06200	0.11	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-06210	0.10	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-06220	0.09	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-06230	0.08	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-06240	0.07	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-06250	0.06	\$100	5	282.01,Subd.1a(h)(3)	\$5
Piedmont	010-4590-06260	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06270	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06280	0.01	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06290	0.02	\$100	20	282.01,Subd.1a(h)(3)	\$20

Piedmont	010-4590-06300	0.02	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06310	0.01	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06320	0.11	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06330	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06340	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06350	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06360	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06370	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06380	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06390	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06400	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06410	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06420	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06430	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06440	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06450	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06460	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06470	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06480	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06490	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06500	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06510	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06520	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06530	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06540	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06550	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06560	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06570	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06580	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06590	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06600	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06610	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06620	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06630	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06640	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06650	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06660	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06670	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06680	0.06	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06690	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06700	0.02	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06730	0.03	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-06740	0.04	\$100	0	282.01,Subd.1a(h)(3)	\$0

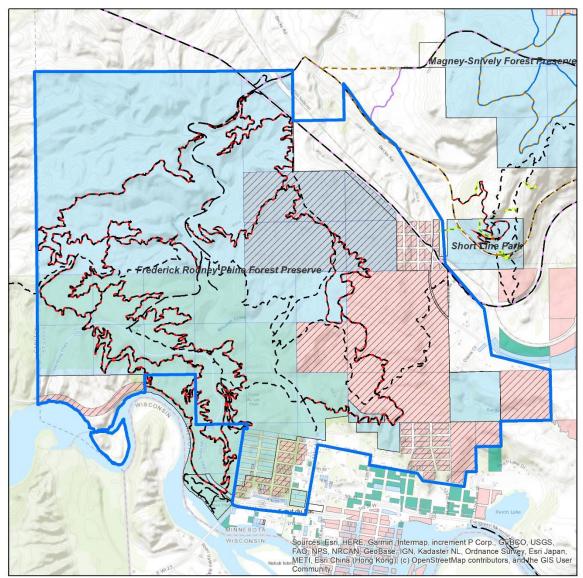
Piedmont	010-4590-06750	0.04	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-06760	0.03	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-06770	0.03	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-06780	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06790	0.10	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-06800	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06810	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06820	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06830	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06840	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06850	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06860	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06870	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06880	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06890	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06900	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06910	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06920	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06930	0.10	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06940	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06950	0.09	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06960	0.08	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06970	0.07	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06980	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-06990	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07000	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07010	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07020	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07030	0.03	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07040	0.04	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07050	0.07	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07060	0.10	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07070	0.09	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07080	0.08	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07090	0.08	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07100	0.02	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07101	0.05	\$100	0	282.01,Subd.1a(h)(3)	\$0
Piedmont	010-4590-07110	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07111	0.03	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07120	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07121	0.01	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07130	0.06	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07140	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20

Piedmont	010-4590-07150	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07160	0.04	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07170	0.03	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07180	0.03	\$100	20	282.01,Subd.1a(h)(3)	\$20
Piedmont	010-4590-07190	0.05	\$100	20	282.01,Subd.1a(h)(3)	\$20

#### **Mission Project Area**

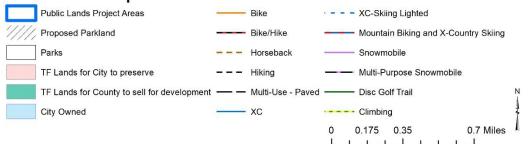
Total EMV: \$481,300, Total proposed City payment for below market sales \$0

Total acres: 642 (642 acres as proposed park)



Date: 7/26/2021

#### Mission Project Area Proposed Tax Forfeit Lands for Preservation



Project Area	Parcel Number	GIS Acres	EMV	Conveyance (%EMV)	Intended Authorized Purpose	Below Market Sale
Mission	010-2730-00490	19.42	\$8,500	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00660	39.65	\$17,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00480	9.74	\$8,500	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00460	39.16	\$34,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-00010	0.33	\$900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-00040	0.11	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-00050	0.11	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-00060	0.05	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-00110	0.12	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01010	0.22	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01030	0.33	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01060	0.11	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01070	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01140	0.11	\$1,000	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01150	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01160	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01170	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01180	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01190	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1620-01200	0.55	\$500	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00050	0.66	\$600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00130	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00140	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00170	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00180	0.22	\$200	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00290	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00300	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00990	0.33	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01030	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01040	0.66	\$600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01100	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01110	0.22	\$200	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01130	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01140	0.22	\$200	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01160	0.33	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-00090	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-00210	0.66	\$600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-00270	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-00280	0.33	\$300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01020	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01140	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0

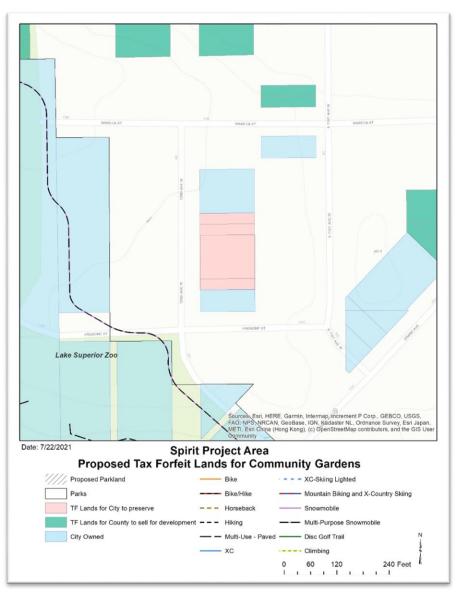
Mission	010-1640-01150	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01160	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01170	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01180	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01190	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01200	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01210	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01220	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1640-01230	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00210	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00220	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00230	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00240	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00250	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00260	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00270	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00280	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00290	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-00300	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1650-01140	1.54	\$1,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1660-00210	0.77	\$700	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1660-00280	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1660-00290	0.63	\$600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1660-00340	0.28	\$200	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1660-01140	1.94	\$1,700	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1670-00210	1.64	\$1,400	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1670-01250	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1670-01260	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1760-02720	1.99	\$1,700	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1760-02790	0.17	\$200	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1760-02860	1.30	\$1,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-00010	2.60	\$2,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-00560	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-00570	0.22	\$200	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-00590	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-00710	2.20	\$1,900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-00910	2.42	\$2,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01130	2.26	\$2,000	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01350	2.36	\$2,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01560	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01570	0.71	\$600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01730	0.08	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01740	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0

Mission	010-1770-01750	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01760	2.36	\$2,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-01990	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02000	0.12	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02010	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02020	0.10	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02030	0.10	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02040	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02050	0.09	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02060	0.08	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1770-02070	1.94	\$1,600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-00200	0.99	\$900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01190	0.55	\$500	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1630-01020	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00590	159.65	\$165,400	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00720	72.23	\$62,900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2742-05070	39.68	\$17,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2742-05030	78.77	\$34,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2742-05050	24.95	\$10,900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2742-05020	78.83	\$34,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-4032-00120	3.32	\$2,900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-4032-00010	12.75	\$10,900	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-4032-00350	1.90	\$1,600	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-4032-01400	1.69	\$8,700	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00840	14.19	\$20,500	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-2730-00842	14.19	\$20,500	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-00230	2.41	\$2,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-00430	1.50	\$1,300	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-00550	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-00600	1.21	\$1,100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-01340	0.16	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-01970	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Mission	010-1700-01980	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0

#### **Community Gardens Area**

Total EMV: \$400, Total proposed City payment for below market sales \$0

#### Total acres: 0.44



Project Area	Parcel Number	GIS Acres	EMV	Conveyance (%EMV)	Intended Authorized Purpose	Below Market Sale
Spirit	010-2420-01340	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Spirit	010-2420-01350	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Spirit	010-2420-01390	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0
Spirit	010-2420-01400	0.11	\$100	0	282.01, Subd.1a(e)(2)	\$0

#### **Cross City Trail near Irvin Park Area**

Total EMV: \$61,700, Total proposed City payment for below market sales \$0

#### Total acres: 1.05 acres

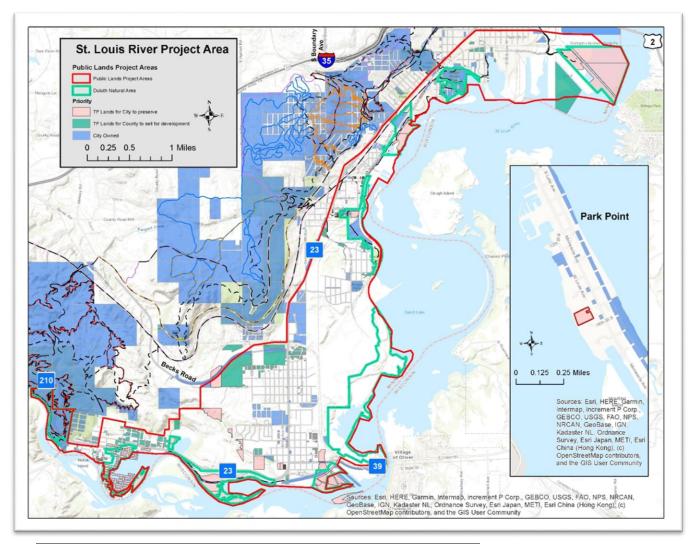


Project Area	Parcel Number	GIS Acres	EMV	Conveyance (%EMV)	Intended Authorized Purpose	Below Market Sale
Brewer	010-4500-03510	0.20	\$12,000	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4500-03350	0.04	\$1,500	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4500-04540	0.01	\$300	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4500-04550	0.02	\$700	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4500-02980	0.16	\$13,100	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-01490	0.06	\$4 <i>,</i> 500	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-01500	0.04	\$3 <i>,</i> 500	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-01510	0.03	\$2,400	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-01520	0.02	\$1,300	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-01530	0.003	\$200	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-01540	0.16	\$6,700	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-4540-03340	0.21	\$7 <i>,</i> 500	0	282.01, Subd.1a(e)(2)	\$0
Brewer	010-2300-00310	0.10	\$8,000	0	282.01, Subd.1a(e)(2)	\$0

#### St. Louis River Area

Total EMV: \$3,530,500, Total proposed City payment for below market sales \$0

#### Total acres: 462



Project Area	Parcel Number	GISAcres	EMV
St. Louis River	010-0020-00040	11.10	\$ 75,800
St. Louis River	010-0130-00230	69.20	\$ 399,400
St. Louis River	010-0130-00330	22.33	\$ 162,600
St. Louis River	010-0130-00340	89.80	\$ 371,800
St. Louis River	010-1590-00410	0.11	\$ 4,700
St. Louis River	010-1590-00420	0.55	\$ 8,000
St. Louis River	010-1590-00470	0.55	\$ 1,500
St. Louis River	010-1590-00520	2.31	\$ 2,700
St. Louis River	010-1590-00910	0.00	\$500

St. Louis River	010-1590-01350	0.55	\$200
St. Louis River	010-1590-01400	1.43	\$900
St. Louis River	010-1590-01530	2.75	\$600
St. Louis River	010-1600-00180	0.20	\$ 15,000
St. Louis River	010-1600-00620	0.88	\$ 17,900
St. Louis River	010-1600-00690	1.43	\$ 1,000
St. Louis River	010-1600-00820	1.44	\$700
St. Louis River	010-1600-01460	1.00	\$900
St. Louis River	010-1600-01550	0.55	\$800
St. Louis River	010-1600-01600	0.77	\$200
St. Louis River	010-1600-01650	1.66	\$ 1,300
St. Louis River	010-1600-01800	0.88	\$ 1,900
St. Louis River	010-1610-00510	1.22	\$ 1,100
St. Louis River	010-1610-00640	0.11	\$100
St. Louis River	010-1610-00650	0.11	\$100
St. Louis River	010-1610-00660	0.11	\$100
St. Louis River	010-1610-00670	0.23	\$100
St. Louis River	010-1610-00690	0.10	\$100
St. Louis River	010-1610-00710	1.77	\$ 1,500
St. Louis River	010-1610-00870	0.77	\$400
St. Louis River	010-1610-01460	0.10	\$100
St. Louis River	010-1610-01480	0.10	\$100
St. Louis River	010-1610-01490	0.50	\$ 28,800
St. Louis River	010-1610-01540	0.10	\$100
St. Louis River	010-1610-01550	0.10	\$100
St. Louis River	010-1610-01560	0.30	\$300
St. Louis River	010-1610-01590	0.10	\$100
St. Louis River	010-1610-01600	0.40	\$400
St. Louis River	010-1610-01640	0.70	\$600
St. Louis River	010-1620-00580	2.20	\$ 3,400
St. Louis River	010-1620-00780	1.10	\$ 1,000
St. Louis River	010-1620-00880	0.60	\$500
St. Louis River	010-1620-01760	0.20	\$200
St. Louis River	010-1620-01810	0.10	\$100
St. Louis River	010-1680-00090	0.11	\$ 3,100
St. Louis River	010-1680-00100	0.11	\$100
St. Louis River	010-1680-00110	0.11	\$100
St. Louis River	010-1680-00120	0.11	\$100
St. Louis River	010-1680-00270	0.55	\$400
St. Louis River	010-1680-00650	0.10	\$300
St. Louis River	010-1680-00660	0.10	\$300

St. Louis River	010-1680-00670	0.11	\$200
St. Louis River	010-1680-00790	2.09	\$900
St. Louis River	010-1680-00850	0.55	\$900
St. Louis River	010-1680-01030	0.11	\$100
St. Louis River	010-1680-01040	0.22	\$100
St. Louis River	010-1680-01060	0.11	\$100
St. Louis River	010-1680-01070	0.44	\$200
St. Louis River	010-1690-00110	0.99	\$400
St. Louis River	010-1690-00210	2.53	\$ 1,100
St. Louis River	010-1690-00520	0.10	\$100
St. Louis River	010-1690-00530	0.10	\$100
St. Louis River	010-1690-00540	0.90	\$400
St. Louis River	010-1690-00620	0.88	\$400
St. Louis River	010-1690-00700	0.22	\$200
St. Louis River	010-1690-00720	2.53	\$ 1,100
St. Louis River	010-1700-00110	3.64	\$ 1,600
St. Louis River	010-1700-00540	0.66	\$300
St. Louis River	010-1700-00600	0.11	\$100
St. Louis River	010-1700-00610	0.77	\$200
St. Louis River	010-1700-00650	0.11	\$100
St. Louis River	010-1700-00660	1.32	\$600
St. Louis River	010-1700-00780	0.11	\$100
St. Louis River	010-1700-00790	0.88	\$400
St. Louis River	010-1710-00100	3.64	\$ 1,600
St. Louis River	010-1710-00530	0.77	\$300
St. Louis River	010-1710-00600	0.11	\$100
St. Louis River	010-1710-00610	0.55	\$200
St. Louis River	010-1710-00660	0.11	\$100
St. Louis River	010-1710-00670	2.10	\$900
St. Louis River	010-1720-00100	2.76	\$ 1,200
St. Louis River	010-1720-00350	0.11	\$100
St. Louis River	010-1720-00460	0.10	\$100
St. Louis River	010-1720-00470	0.44	\$200
St. Louis River	010-1720-00510	0.11	\$100
St. Louis River	010-1720-00520	0.44	\$200
St. Louis River	010-1720-00570	0.33	\$100
St. Louis River	010-1720-00600	0.11	\$100
St. Louis River	010-1720-00610	2.10	\$900
St. Louis River	010-1730-00060	1.76	\$800
St. Louis River	010-1730-00220	0.91	\$400
St. Louis River	010-1730-00360	0.40	\$200

St. Louis River	010-1730-00400	2.76	\$ 1,200
St. Louis River	010-1730-00650	0.11	\$100
St. Louis River	010-1740-00080	0.66	\$300
St. Louis River	010-1740-00140	0.44	\$200
St. Louis River	010-1740-00280	0.66	\$300
St. Louis River	010-1740-00340	0.11	\$100
St. Louis River	010-1740-00350	0.11	\$100
St. Louis River	010-1740-00360	0.22	\$100
St. Louis River	010-1740-00380	0.11	\$100
St. Louis River	010-1740-00390	0.22	\$100
St. Louis River	010-1740-00410	0.64	\$300
St. Louis River	010-1760-00010	1.80	\$ 38,600
St. Louis River	010-1760-00070	0.20	\$ 19,300
St. Louis River	010-1760-02080	0.20	\$200
St. Louis River	010-1760-02180	2.80	\$ 2,800
St. Louis River	010-1760-02340	1.00	\$ 34,500
St. Louis River	010-1970-01360	0.40	\$ 47,800
St. Louis River	010-1970-01520	0.50	\$ 26,500
St. Louis River	010-2330-00010	0.14	\$ 4,900
St. Louis River	010-2330-00020	0.15	\$ 2,800
St. Louis River	010-2330-00030	0.22	\$ 3,300
St. Louis River	010-2330-00190	0.22	\$ 7,400
St. Louis River	010-2330-00200	0.10	\$900
St. Louis River	010-2330-00210	0.10	\$900
St. Louis River	010-2330-00220	0.05	\$900
St. Louis River	010-2330-00230	0.14	\$ 1,900
St. Louis River	010-2330-00240	0.17	\$200
St. Louis River	010-2400-03300	0.50	\$ 8,200
St. Louis River	010-2420-04820	0.10	\$ 4,900
St. Louis River	010-2420-04910	0.10	\$ 4,200
St. Louis River	010-2420-04920	0.10	\$ 4,200
St. Louis River	010-2420-04930	0.10	\$ 3,200
St. Louis River	010-2420-04940	0.10	\$ 2,000
St. Louis River	010-2420-05355	0.10	\$ 1,700
St. Louis River	010-2420-06500	0.10	\$ 5,100
St. Louis River	010-2420-06520	0.10	\$ 1,400
St. Louis River	010-2420-06660	0.30	\$ 3,500
St. Louis River	010-2420-07840	0.20	\$ 13,300
St. Louis River	010-2520-01690	0.00	\$100
St. Louis River	010-2520-01700	0.00	\$100
St. Louis River	010-2520-11540	0.00	\$100

	010 2000 00110	0.10	<i>\$ 0,700</i>
St. Louis River	010-2550-00460	0.00	\$ 3,500
St. Louis River 010-2550-00470		0.10	\$ 4,000
St. Louis River	010-2550-00480	0.10	\$ 4,500
St. Louis River	010-2550-01830	0.10	\$ 4,800
St. Louis River	010-2550-01840	0.10	\$ 5,000
St. Louis River	010-2550-01850	0.40	\$ 16,700
St. Louis River	010-2550-01900	0.10	\$ 5 <i>,</i> 000
St. Louis River	010-2550-02150	0.20	\$ 12,700
St. Louis River	010-2550-02190	0.10	\$ 5,000
St. Louis River	010-2550-02200	0.10	\$ 5 <i>,</i> 000
St. Louis River	010-2550-02210	0.10	\$ 5,000
St. Louis River	010-2550-02220	0.10	\$ 5,000
St. Louis River	010-2550-02230	0.10	\$ 5,100
St. Louis River	010-2550-02290	0.10	\$ 4,800
St. Louis River	010-2550-05120	4.00	\$ 19,900
St. Louis River	010-2730-00930	12.36	\$ 110,400
St. Louis River	010-2730-00940	1.60	\$ 72,500
St. Louis River	010-2730-00950	4.10	\$ 3,600
St. Louis River	010-2730-00980	7.85	\$ 110,400
St. Louis River	010-2730-01090	26.43	\$ 47,300
St. Louis River	010-2730-01100	20.04	\$ 70,100
St. Louis River	010-2730-01160	13.00	\$ 10,500
St. Louis River	010-2730-01220	10.36	\$ 22 <i>,</i> 800
St. Louis River	010-2746-00200	3.20	\$ 2,800
St. Louis River	010-2746-00246	11.60	\$ 309,000
St. Louis River	010-2746-00260	1.60	\$900
St. Louis River	010-2746-00280	0.20	\$100
St. Louis River	010-2746-00291	14.20	\$ 532 <i>,</i> 300
St. Louis River	010-2746-00490	1.00	\$500
St. Louis River	010-2746-00541	0.00	\$500
St. Louis River	010-2820-01030	0.20	\$ 12,800
St. Louis River	010-2820-01720	0.30	\$ 16,000
St. Louis River	010-2820-01770	0.10	\$ 5,000
St. Louis River	010-2820-01780	0.10	\$ 5,000
St. Louis River	010-2820-01790	0.20	\$ 14,000
St. Louis River	010-2820-01800	0.10	\$ 5 <i>,</i> 000
St. Louis River	010-2820-01810	0.10	\$ 5,000
St. Louis River	010-2820-02080	0.10	\$100
St. Louis River	010-2820-02380	0.70	\$ 19,900
St. Louis River	010-2820-02480	0.30	\$ 11,000

St. Louis River

010-2550-00440

0.10

\$ 6,700

St. Louis River	010-2820-02590	0.10	\$ 5,000
St. Louis River	010-2820-02630	0.10	\$ 3,700
St. Louis River	010-2820-02640	0.10	\$ 3,700
St. Louis River	010-2820-02650	0.10	\$ 3,700
St. Louis River	010-2820-02660	0.10	\$ 3,700
St. Louis River	010-2820-02670	0.10	\$ 3,700
St. Louis River	010-3160-00040	0.90	\$600
St. Louis River	010-3160-00370	0.26	\$ 3,900
St. Louis River	010-3160-00380	12.81	\$ 184,200
St. Louis River	010-3160-00390	2.80	\$ 39,600
St. Louis River	010-3160-00400	5.03	\$ 72,300
St. Louis River	010-3160-00410	7.46	\$ 107,300
St. Louis River	010-3160-00500	2.59	\$ 3,900
St. Louis River	010-3160-00505	3.30	\$ 3,900
St. Louis River	010-3160-00530	0.23	\$ 9 <i>,</i> 400
St. Louis River	010-3160-00540	1.60	\$ 23,100
St. Louis River	010-3160-04400	3.02	\$ 43,400
St. Louis River	010-3160-04410	6.61	\$ 95,000
St. Louis River	010-3430-00010	2.90	\$ 2,000
St. Louis River	010-3430-00490	0.10	\$100
St. Louis River	010-3430-00500	0.10	\$100
St. Louis River	010-3430-00510	0.10	\$100
St. Louis River	010-3430-00520	0.10	\$100
St. Louis River	010-3430-00540	0.10	\$100
St. Louis River	010-3430-00550	0.10	\$100
St. Louis River	010-3430-00560	0.10	\$100
St. Louis River	010-3430-00570	0.10	\$100
St. Louis River	010-3430-00580	0.10	\$100
St. Louis River	010-3430-00590	0.10	\$100
St. Louis River	010-3430-00600	0.10	\$100
St. Louis River	010-3510-09450	0.10	\$100
St. Louis River	010-3970-00590	0.50	\$ 23,600
St. Louis River	010-3970-02070	0.50	\$ 16,200



### Planning & Development Division

Planning & Economic Development Department

218-730-5580



planning@duluthmn.gov

Room 160 411 West First Street Duluth, Minnesota 55802

Date:August 3, 2021To:Planning CommissionFrom:Steven Robertson, Senior PlannerRE:Special Meeting on Proposed UDC Text Amendments for Consideration

There will be a special Planning Commission meeting on August 24, 2021, to discuss UDC Text Amendments. City staff are proposing amended language related to zoning code enforcement, shipping containers, and new use specific standards on a handful of commercial uses. In addition, there will be the opportunity to discuss potential code changes related to Vacation Dwelling Units, as recommended by City Council resolution 21-0558R.

# City of Duluth

## Legislation Details (With Text)

File #:	21-0558R	Name:	
Туре:	Resolution	Status:	Passed
File created:	7/13/2021	In control:	Planning and Economic Development
On agenda:	7/19/2021	Final action:	7/19/2021
Title:	RESOLUTION REQUESTING PLANNING COMMISSION REVIEW, EVALUATION, AND HOLD A PUBLIC HEARING FOR UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS RELATED TO VACATION DWELLING UNITS.		
Sponsors:	Zack Filipovich, Roz Randorf, Terese Tomanek, Janet Kennedy		
Indexes:			
Code sections:			

#### Attachments:

Date	Ver.	Action By	Action	Result
7/19/2021	1	City Council	adopted	

RESOLUTION REQUESTING PLANNING COMMISSION REVIEW, EVALUATION, AND HOLD A PUBLIC HEARING FOR UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS RELATED TO VACATION DWELLING UNITS.

BY COUNCILORS FILIPOVICH, RANDORF, TOMANEK, AND KENNEDY:

WHEREAS, the purpose of the Unified Development Code ("UDC") is to "protect the public health, safety, and welfare and to implement the goals and objectives of the comprehensive land use plan…" Section 50-2 Duluth City Code; and

WHEREAS, the UDC regulations set parameters for the interim use of vacation dwelling units within certain zoning districts in the city; and

WHEREAS, the concept of internet-based rental of vacation dwelling units remains an emergent land use, the standards for which remain under evaluation for professional city planning and development best practices, causing a need for occasional updates to those regulations; and

WHEREAS, to better understand and evaluate regulations for vacation dwelling units the city council's planning and economic development committee has facilitated several committee meetings in early 2021 to consider options for potential improvements to those regulations.

THEREFORE, BE IT RESOLVED, the city council requests that the city planning commission undertake updates to UDC Section 50-20.3.U, Use-Specific Standards, Commercial Uses, Vacation Dwelling Units.

BE IT FURTHER RESOLVED, that the planning commission consider the creation of a new, over-the counter annual permit for short-term vacation dwelling units permitting owners to rent their owner-occupied, homestead property as vacation dwelling units for not more than twenty-one (21) days per year, specified in the permit, with no rental period for no more than seven (7) consecutive days, nor less than two (2) consecutive days, subject to meeting all other applicable inspection and building code requirements for a vacation dwelling unit.

BE IT FURTHER RESOLVED, that the planning commission consider modifying the standards for allowing a vacation dwelling unit use as follows:

1. Interim use permits for vacation dwelling units will be subject to approval by the planning commission, subject to appeal to the city council.

2. Limiting the total number of bedrooms in any vacation dwelling unit to not exceed four (4) bedrooms;

File #: 21-0558R, Version: 1

3. Strengthening the Improvements to standard conditions for approval to include a dense urban screen or fence to be in place at the time of approval and to be continuously maintained during the permit period between the permitted property and neighboring properties, to require provision for waste removal services; and to prohibit burning of trash;

4. Increasing the vacation dwelling unit cap to provide for an increase of 10 percent of the net increase in housing units created in the city in the previous year, or no more than ten (10) new vacation dwelling units per year, whichever is less, provided that the total number of vacation dwelling units authorized under Section 50-37.10 E 4 shall not exceed 120 units; and

5. Retaining the exemption for vacation dwelling units located in form districts.

BE IT FURTHER RESOLVED that with the increase in permit fees associated with the increase in vacation dwelling units authorized in No. 4 above be dedicated to support the city housing trust fund.

BE IT FURTHER RESOLVED, the city council requests a report from administration on the status of the foregoing request no later than October 1, 2021, unless an ordinance has been recommended for city council consideration by the city planning commission prior to that date.

STATEMENT OF PURPOSE: The purpose of this resolution is to provide city council direction to the city planning commission associated with potential updates to the city's vacation dwelling unit standards. The potential updates to the regulations to be evaluated by the city planning commission provide for updates to streamline and improve regulations for vacation dwelling units by creating a new category for the use and by establishing new standards that will enhance understanding and reduce the potential for negative impacts and issues between neighboring property owners.