



Items to Consider When Selecting a Site for Development

Utilities:

- Where is the nearest public water, sewer, storm water, and natural gas?
- Are you going to use public or private water and sewer? If private, do you have enough room for septic system(s)? If public, do any extensions need to be made to accommodate your project and do you know what that would cost?
- Does the public utility have water and sewer capacity to support this development? Have you factored any C.A.F. (Capacity Availability Fee) in your project costs? Do you know the water pressure psi from the system that you want to draw from?
- Are there MN Power facilities/lines near this site?
- Does MN Power have enough capacity for your intended use?
- Do you need internet service, and if so, are the required speeds available?
- Are there existing utility easements and/or utilities on the property that could affect your site plan?

Site Topographic Features:

- Are there wetlands present on site? Has there been a wetland delineation done on this property within the last 5 years? Generally, wetlands should be avoided; impacts are allowed only after following the sequencing process (avoid, minimize, mitigate).
- Is there a FEMA designated floodplain present on site?
- Are there shorelands present on site (general development waters, natural environmental waters, cold-water river)
- Have you considered how you will treat stormwater (water quality, runoff rate, volume, temperature)? New development, and areas in zone a (above bluff line) have higher retention standards.
- Are you aware of any changes in elevations/contour, or presence of bedrock on site, or other soil conditions?
- Will the site require blasting of bedrock? If so, are you aware of the permits involved?
- Is the site able to geo-technically accommodate your intended structure? If not, are you aware of methods of addressing such issues?

Zoning:

- What is the property zoned? What is the future land use designation?
- Is this property in an overlay district (airport, higher education, skyline, historic, natural resources)?
- Does the property meet minimum lot area and lot size requirements; will any new structures not exceed building height limits?
- Are you proposing a structure that is a permitted use, or a special use?
- Are there zoning use specific standards to consider for your new use?
- Are you aware of development standards for landscaping, off-street parking, and lighting?

Access/Traffic:

- Is this property served by an improved public street? If not, will you build a new street to city standards to serve this development? Are you interested in private roads (if possible, may require a planned development zone district)?
- Is this adjacent to a city street, or county road, or MnDOT highway?
- Where is the nearest bus route/bus stop? Are there public sidewalks on site, or near the site?
- If your development will likely generate 100 trips per hour or 1000 trips per day, have you done a traffic study?

- Will all parking needs be addressed by on the site parking, or will there be some use of on-street parking? Will there be heavy vehicles making frequent deliveries to the site?

EAW/EIS?:

- Will this project trigger a mandatory EAW or EIS (Environmental Assessment Worksheet or Environmental Impact Statement) per Minnesota Rules 4410?

Environmental/Historical:

- Are you aware of the previous use/s of this property? Was/is it a brownfield (is it likely to have some contamination issues)?
- Is it likely to contain items of historic significance? Is it listed on a historic register?
- If you are getting financing from a third party, and if so will they require a phase I?
- Are you comfortable with the environmental remediation process?
- Are you familiar with the tree preservation requirements?

Building and Fire Code:

- Where is the nearest public fire hydrant?
- Are you building new structures, or planning on changing the use of existing structures?
- Does your specific use require extraordinary fire suppression and/or insurance coverage?
- Do you know if sprinklers are required?
- Have you talked with the City's Construction Services Department about your plans?

Platting:

- Are you intending plat or replat the property?

Public Amenities:

- Where are the nearest public facilities: police and fire station, public library, hospital, and public park?

Other:

- Are there unpaid assessments on this property?
- Are there any platted utility, pedestrian, or access easements on the property?
- If there are multiple tax parcels, would you combine them into one parcel?
- Are you intending on seeking public assistance (TIF, Tax Abatement)? Are you aware of standards/restrictions for public assistance?
- Are there any shared access easements or other agreements recorded with the property?
- What are the potential negative impacts of your project to the surrounding community or neighborhood?
- Have you thought about soliciting community feedback to garner support for your project?
- Do you have a business plan?
- Do you know what property taxes are?
- Have you engaged an architect and/or contractor to provide some context for construction/remodel costs?

If you have any questions about your project:

Call us at (218) 730-5580, email planning@duluthmn.gov, or stop into the office in Room 160 of City Hall.