



Planning & Development Division
Planning & Economic Development Department

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 Duluth, Minnesota 55802

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File Number	PLIUP-2410-0015	Contact	Chris Lee, clee@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit - Renewal	Planning Commission Date		December 10, 2024
Deadline for Action	Application Date	October 29, 2024	60 Days	December 28, 2024
	Date Extension Letter Mailed	November 12, 2024	120 Days	February 26, 2025
Location of Subject	5725 Grand Avenue			
Applicant	Nathaneal Bailey	Contact		
Agent	Liz Laine	Contact		
Legal Description	PIN: 010-4510-03590			
Site Visit Date	November 22, 2024	Sign Notice Date	November 26, 2024	
Neighbor Letter Date	November 15, 2024	Number of Letters Sent	45	

Proposal

The applicant proposes to renew a 1-bedroom dwelling as a vacation dwelling unit. This property was previously approved as permit PL18-110.

Recommended Action: Staff recommends that Planning Commission approve the interim use permit.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-3	Retail and Residential	Central Business Secondary
North	F-3	Office	Central Business Secondary
South	MU-C	Commercial	Central Business Secondary
East	F-3	Commercial	Central Business Secondary
West	MU-N	Residential	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 Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Sec. 50-37.10.E . . . the commission 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.

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

Governing Principle #4- Support economic growth sectors

A short-term rental supports the tourism industry and provides a service for visitors.

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: The subject property, is currently a retail space and artisan workshop with a studio living space on the second floor. The property had an existing vacation dwelling unit that expired in October 2024.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 5725 Grand Avenue. The dwelling unit contains 1 bedroom, which allow for a maximum of 3 guests.
- 2) The minimum rental period will be one night.
- 3) The applicant is not proposing an off-street parking stall.
- 4) The applicant has indicated they will not allow motorhome or trailer parking.
- 5) The site plan does not indicate any outdoor amenities.
- 6) Permit holders must designate a managing agent or local contact who resides within 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 Liz Laine to serve as the managing agent.
- 7) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer term impacts of the requested use at the location of the subject property. 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 must comply with Vacation Dwelling Unit Regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 9) There are currently 163 licensed vacation dwelling units in the city, with 78 of those in form districts; the remaining 86 are subject to the cap of 100. The subject property is located within a form district and is not subject to the cap.
- 10) No City, public or agency comments were received.
- 11) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:


Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) Any alterations to the approved plans that do not alter major elements of the plan and do not constitute a variance from the provisions of Chapter 50 may be approved by the Land Use Supervisor without further Planning Commission review.



PLIUP-2410-0015
Interim Use Permit
5725 Grand Ave

Legend

 Zoning Boundaries

MU-N (Mixed Use Neighborhood)

F-3 (Mid-Rise Community Shopping)

MU-C (Mixed Use Commercial)

F-4 (Mid-Rise Community Mix)

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.

327 N 58TH AVE W

325 N 58TH AVE W

323 N 58TH AVE W

317 N 58TH AVE W

5801 GRAND AVE

N 58th Ave W Alley

N 58th Ave W

326 N 58TH AVE W

5713 GRAND AVE

5719 GRAND AVE

5721 GRAND AVE
5723 GRAND AVE

5725 GRAND AVE

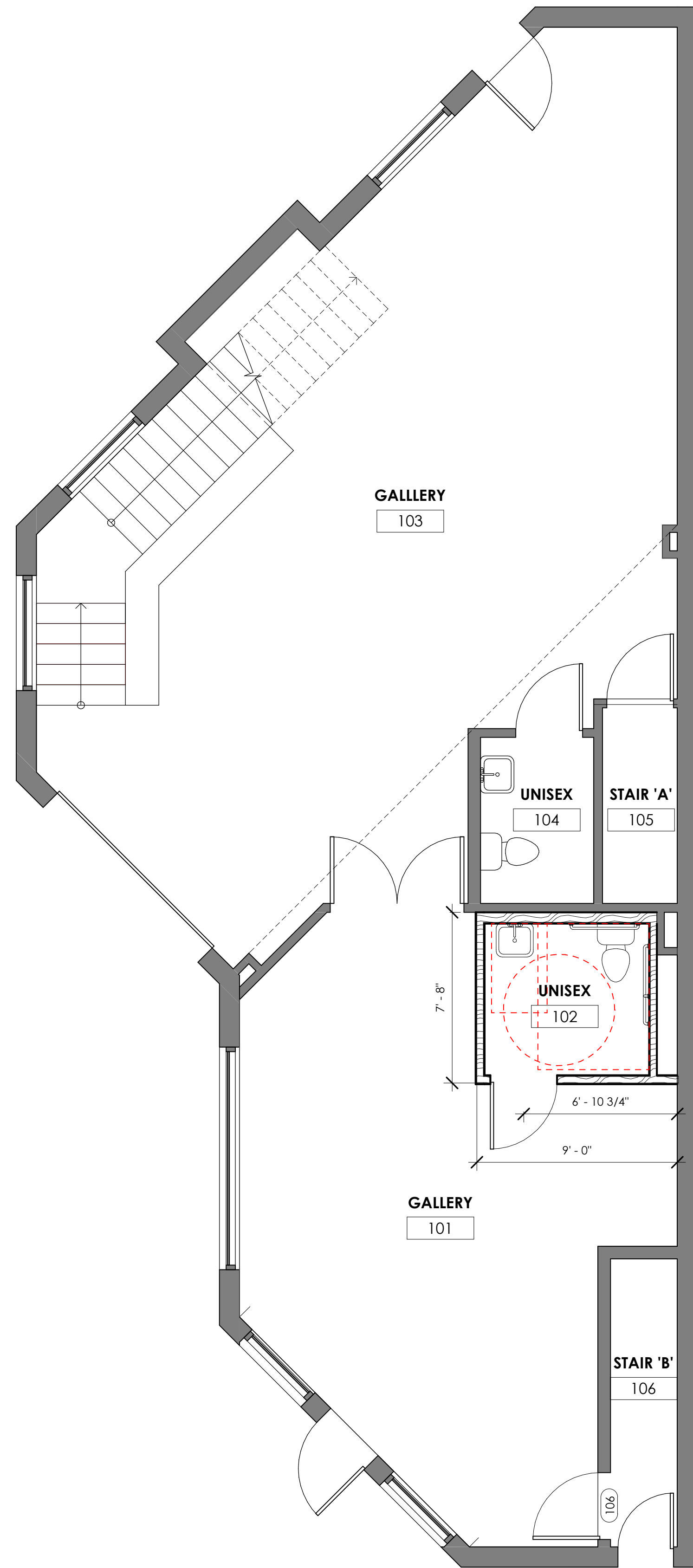
Grand Ave



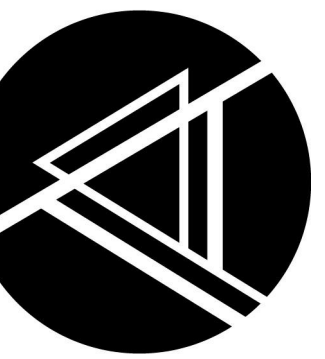
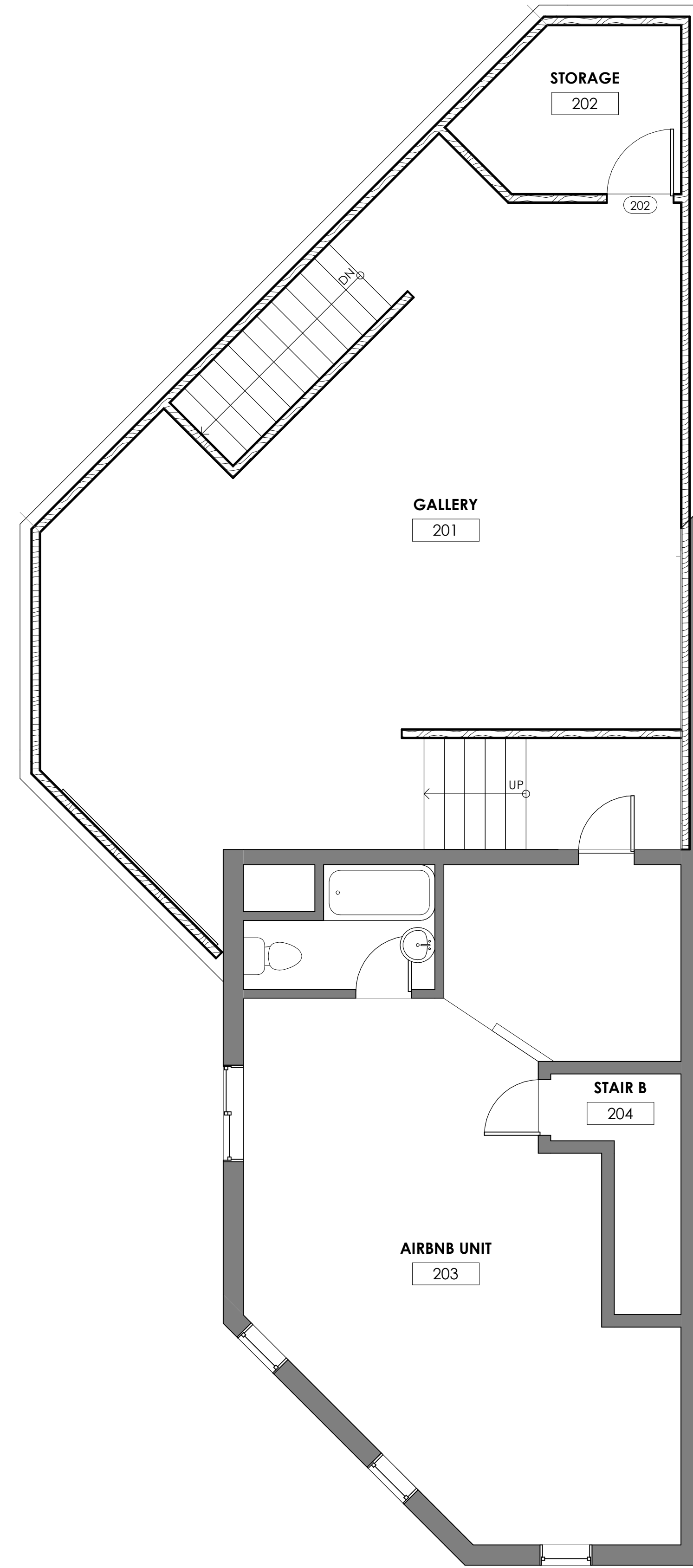
Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, September 11, 2024. Source: City of Duluth

1 LEVEL 1 FLOOR PLAN
 A102 1/4" = 1'-0"



2 LEVEL 2 FLOOR PLAN
 A102 1/4" = 1'-0"



SHEET TITLE:
**PROPOSED
 FLOOR PLANS**

This sheet may not be used for any other project. The bar above is 1" long on a full size sheet. Drawing scales apply to full scale sheets.

**BAILEY BUILDS GRAND AVE
 RENOVATION & ADDITION**

5727 GRAND AVE DULUTH, MN 55807

PROJECT NO: 2104

DRAWN BY: STN

CHECKED BY: MMG

RELEASE DATE: 03.29.2021

REVISIONS:
 REV. DATE DESCRIPTION

SET NO.

SHEET NO.

A102
 OF XX