



CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL17-068	Contact	Kate Van Daele	
Type	UDC Map Amendment	Planning Commission Date		May 9, 2017
Deadline for Action	Application Date	April 6, 2017	60 Days	June 5, 2017
	Date Extension Letter Mailed	April 16, 2017	120 Days	August 4, 2017
Location of Subject		Ramsey Street, between North 53 rd and North 54 th Avenue West		
Applicant	Talle & Associates, Inc	Contact	Paul Strother	
Agent	Hanft Fride	Contact	Bill Burns	
Legal Description		Block 4, Lots 15-16, Block 3, Lots 11-16, and Lots 7 and 8		
Site Visit Date		April 29, 2017	Sign Notice Date	April 25, 2017
Neighbor Letter Date		April 26, 2017	Number of Letters Sent	46

Proposal

Applicant is requesting to amend an approved regulating plan to change building types for several parcels. Any amendment to the Regulating plan that involves changes to land use, density, or height is required to follow the rezoning process and receive approval from City Council.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-P	Residential	Urban Residential
North	R-P	Residential	Urban Residential
South	R-P	Residential	Urban Residential
East	R-P	Large Multi-Family Residential	Urban Residential
West	R-P	Residential	Urban Residential/ Central Business

Summary of Code Requirements

UDC Sec. 50-14.07.E: The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P plan per Section 50-37.11. that governs the uses, location, density, dimensional standards and character of the proposed project. In accordance with the purpose of the R-P districts are not required to submit a separate subdivision application under Section 50-37.5

UDC Sec. 50-14.07.H: All residential developments approved prior to November 19, 2010, as low-density planned developments pursuant to Sections 50-36.1. through 50-36.3. of the pervious zoning code shall be treated as approved R-P developments, and will be rezoned to the R-P district.

UDC Sec. 50-14.07. I: Applications to amend an existing R-P plan shall follow the process described in Section 50-37.3 if they relate to uses, densities, or height. All other amendments shall follow the process in Section 50-37.11.

418-1

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

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.

Governing Principle #6 – Reinforce the place-specific

The applicant applied for a Regulating Plan Amendment in December 2016, changing two of the building types within the Ramsey Village development. After further review, the applicant is requesting to change two of their planned fourplex units with an eightplex and a duplex to better fit the needs of the community, and provide diversity in building types within the development. The Ramsey Village Plan has had several zoning map amendments to allow additional building types on their parcels including: PL13-119 to allow eight-unit apartment structures at the NE corner of Ramsey Street and North Central Avenue Alley, and PL16-087 to allow a mixed use residential and commercial structure at 5103 Ramsey Street.

Review and Discussion Items

Staff finds that:

- 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.
- 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. Any proposed change to the R-P Regulating Plan that involves land use, density or height needs to be approved by City Council through the rezoning process (including a public hearing in front of the Planning Commission), but minor changes to the R-P Regulating Plan can be approved by the Land Use Supervisor. The applicant is again proposing a change in the building type (or use) on their property. This would require a zoning map amendment ordinance.
- 3) Applicant seeks to amend the approved plan to allow two additional building types on the parcels. The approved regulating plan allows for Type II, II and VI types (single family homes, twin homes and a four unit apartments. This new proposal requests to replace two of the Type VI (fourplex) types with an eightplex and a duplex.
- 4) The Approved Regulating Plan states: “Ramsey Street is proposed to be rebuilt as a more neighborhood scale, pedestrian friendly street including welcoming signage at each end announcing arrival in Ramsey Village. Larger scale residential or mixed use buildings facing Ramsey are planned for each entrance to create a sense of “arrival” into the residential neighborhood”. The proposal to change the allowed building types from four unit apartments to an eightplex and a duplex is not in conflict with the original TND Plan. This amendment will not create material adverse impacts on nearby properties.
- 5) This amendment is in compliance with the City’s Comprehensive Land Use Plan’s Governing Principles and Policies in addition to the Future Land Use Map.
- 6) One comment in opposition was received from the public when this report was written. Per City Engineering, the property owner will need to comply with current storm water regulations.

Staff Recommendation

Based on the above findings, Staff recommends to Planning Commission that the proposed amendment to change the density and land use of the R-P Regulating Plan be recommended for approval by City Council for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan,
- 2) The proposal amendment to the Regulating Plan District is consistent with the future land use category “Urban Residential”
- 3) Material adverse impacts on nearby properties are not anticipated.

B-2



City Planning

PL17-068 UDC Rezoning
for Ramsey Village

Legend

Zoning Boundaries

Zoning Boundaries

Water Distribution System

 30 - 60" Water Pipe

 16 - 24" Water Pipe

1 6" Water Pipe

Sanitary Sewer Collection System

Sanitary Sewer Collector

Sanitary Sewer Interceptor

L
C
C

 Sanitary sewer Storage Basin

Gas Distribution Main

8" - 16" Gas Pipes

4" - 6" Gas Pipes

0" 4" Gas Pipes

Storm Sewer Collection System

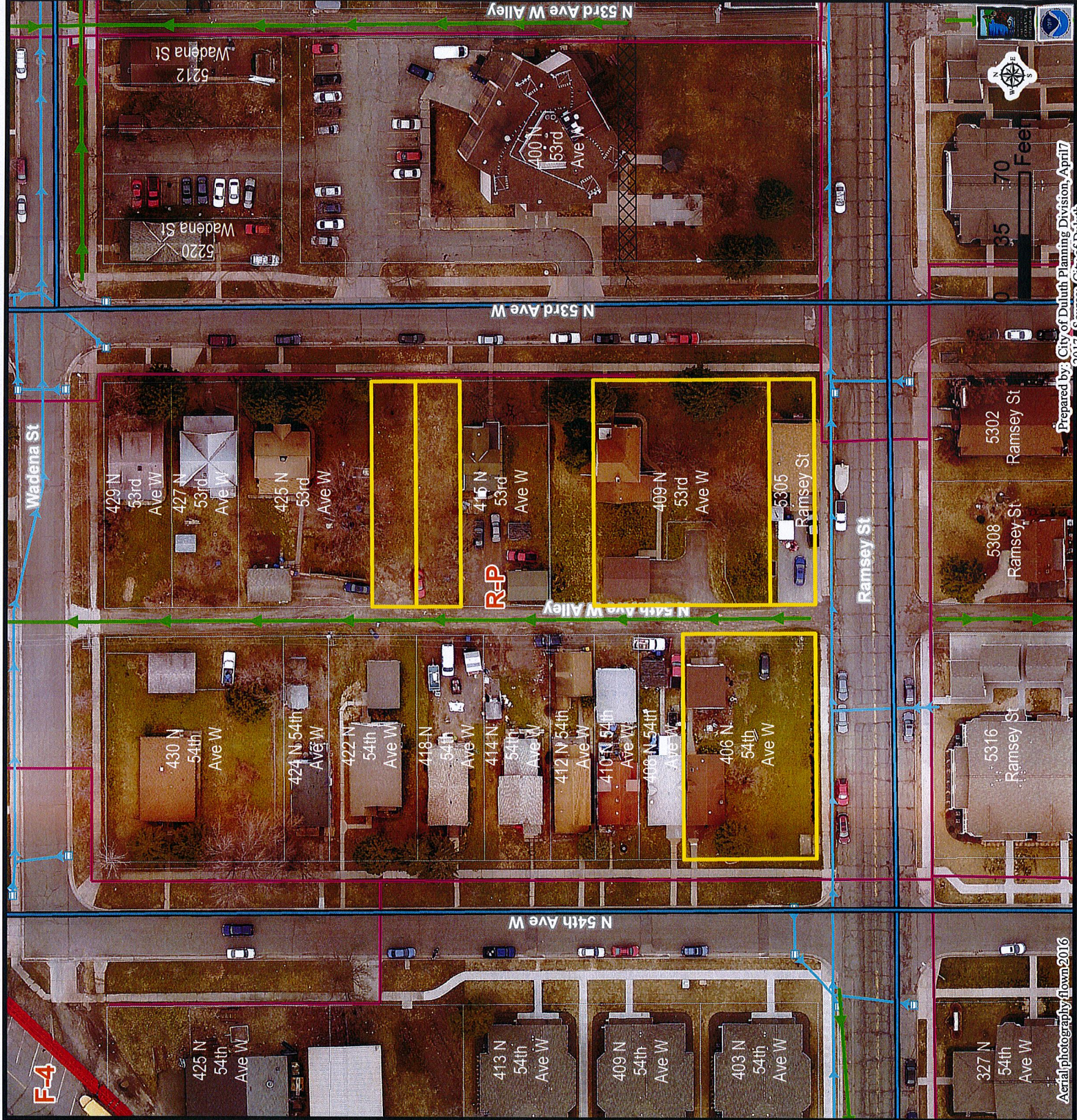
Storm Sewer Pipe

☐ Storm Sewer Catch Basin

Vacated ROW

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.

B-3



Aerial photography flown 2016

Prepared by: City of Duluth Planning Division, April 17

2017 Source: City of Duluth

SUMMARY OF THE REQUEST TO REVISE RAMSEY V

RAMSEY VILLAGE TND AMENDMENT

REQUEST FOR AMENDMENT TO THE TND REGULATING PLAN AS REVISED BY RAMSEY V

Ramsey V was an Amendment to the TND plan for Ramsey Village. The site of Ramsey V originally contemplated single family and duplex buildings in that part of the TND. The TND was amended by Ramsey V to allow a Fourplex on the corner of 54th Avenue and Ramsey Street, with Two Fourplexes at 53rd and Ramsey Street with a Duplex on 53rd Avenue midblock. A future Fourplex would be proposed when Lots 9 and 10 became available.

The purpose Ramsey Village is to redevelop the area with affordable housing that maintains the best of the character of the neighborhood. That character is low rise infill construction, a walking environment of sidewalks, traditional design with porches. Ramsey Village south of Ramsey Street has been very successful in that regard, the mixture of Eightplex and Fourplex units is integrated with the remaining housing stock. A walk down the street belies the fact that most of the structures are new construction. It feels as it does because of the variety of buildings- a mixture of Fourplex and Eightplex units. Maintaining that feel is important to the development of Ramsey Village north of Ramsey street.

Part of the challenge of developing Ramsey Village is acquiring groups of properties to make development possible. West Duluth is platted in 25 foot wide lots. As properties become available through tax forfeiture, sale by the HRA or by owner sale, they are in 25 foot wide parcels. Combining these pieces takes a long view. One must acquire parcels as they become available and wait for the adjacent parcels to become available in order to assemble feasible building sites.

So it has been for Ramsey V. The parcel of three lots on 54th and Ramsey is just large enough for a Fourplex, accordingly a Fourplex is proposed. Development on 53rd Avenue is complicated by the split of the available properties. Lots 9 and 10 are hoped to be available sometime in the future. Accordingly, we developed a plan that was prepared for that eventuality. What resulted from the geometry was the original Ramsey V proposal of two Fourplexes at the corner of Ramsey Street and 53rd Avenue, contemplating a third Fourplex when Lots 9 and 10 become available and a duplex on lots 7 and 8 for a total of 18 Units.

To address the issue of diversity, the summer of 2016 was devoted to studying a variety of alternative plans for the Fourplexes to give them a variety of appearances. In the end, the original Fourplex plan was determined to be far superior to alternatives for views and light. So a variety of appearances were developed to the original- alternating roof lines, porch configurations and gables. That was the plan submitted of Ramsey V amending the TND.

After continued reflection the conclusion is that the issue of diversity is better served by changing the two Fourplexes at 53rd and Ramsey to an Eightplex and a duplex. Such a change reduces the number of Fourplexes in close proximity to each other. There are Eightplex units along Ramsey Street, but not directly across from this site on 53rd. This change leaves the ultimate density the same as Ramsey V at 18 units. The change results in a much better diversity of building type, similar to that of Ramsey Village south of Ramsey Street.

In summary, the proposal to revise Ramsey V is to replace two Fourplex units with an Eightplex unit and duplex on Lots 11-16 Block 3. The change is proposed for the sole purpose of providing more diversity of building types to make a better neighborhood.

B-4

SUMMARY OF THE REVISED RAMSEY V PROPOSAL

SUMMARY OF REQUEST FOR REVISED RAMSEY V

The TND Amendment for Ramsey V contemplated a Fourplex at 54rd Avenue and Ramsey, Two Fourplexes at 53th Avenue and Ramsey Street with a Duplex at an interior lot on 53th Avenue. The requested change is to replace the two Fourplexes approved in Ramsey V with an Eightplex and a Duplex.

SUMMARY

The Ramsey V Revised proposal contemplates:

1. Retaining the Fourplex (A) of Ramsey V directly across the street from Ramsey IV on the northeast corner of N 54th Ave W and Ramsey St remaining as approved by Ramsey V.
2. **The Revision:** An Eightplex (B) and a Duplex (C) replaces the two Fourplexes approved by Ramsey V on the site of a former retail building and adjacent home on the northwest corner of N 53rd Ave W.
3. Retaining the Duplex (D) on N53rd Ave W. separated from the Eightplex and duplex by an owner occupied parcel remaining as approved by Ramsey V.

The duplex proposed complies with the TND criteria for its site. The Fourplexes approved in Ramsey V proposal required a change to the TND Regulating Plan.

The substitution of an Eightplex for the two Fourplexes, approved by Ramsey V, on the corner of 53rd as requested requires a revision to the TND. The purpose of this revision is to provide diversity in the appearance of the building types of Ramsey Village north of Ramsey Street

THE SITE OF THE REVISION

(THE SITE IS DEPICTED ON **DRAWING 3**)

BUILDING B & C EIGHTPLEX AND DUPLEX

Northwest corner N 53rd Ave W and Ramsey Street

Address 5305 Ramsey Street
 409 N 53rd Ave W Duluth

Legal

West Duluth 1st Division
Lot 11 Block 3
West Duluth 1st Division
Lots 12 thru 15 Block 3
West Duluth 1st Division
Lot 16 Block 3

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REGULATING PLAN

Drawing A is a copy of the TND Regulating Plan. The sites are highlighted in red. The original TND allows Types II and III, Single Family and Twin Homes respectively, in this area, Ramsey V modified it to allow Fourplexes

URBAN STANDARDS

Drawing B is a copy of the Urban Standards of the TND which provides the key to the allowable types of structures indicated on the Regulating Plan.

Drawing C is a copy of TND criteria for the Type III Buildings

Drawing D is a copy of TND criteria for the Type VII Buildings

RAMSEY VILLAGE OVERVIEW

Drawing 1 is an Aerial overview of Ramsey Village. Ramsey I, II and III are south of Ramsey Street, including Ramsey Village office at 54th Avenue and Ramsey Street. Ramsey IV, completed in 2015, is the three Fourplex units (under construction in this photo) on the west side of 54th Avenue as approved in a TND Amendment. Ramsey V is highlighted in yellow, the Revision area is shaded in yellow

OVERVIEW RAMSEY IV AND REVISED RAMSEY V

Drawing 2 is an aerial view with Ramsey IV , Ramsey V and Revised Ramsey V modelled on the photograph.

THE REVISED RAMSEY V PROPOSAL

Drawing 3 depicts the proposed site plan for Revised Ramsey V in the context of the other approved buildings of Ramsey V. Building A, a Fourplex of Ramsey V, is positioned on the 54th Avenue site. Eightplex B and Duplex C at the corner (in lieu of the two Fourplex Units of Ramsey V) is positioned at the 53rd and Ramsey site. Duplex D is on an interior lot on 53rd. All sites have interior setbacks more generous than the 5' minimum for good interior light.

Drawing 4 depicts the existing conditions at the corner of Ramsey and 54th Avenue, diagonal from the Ramsey Village office and directly across from Ramsey IV. The site consists of the vacant portion and the site of the white house.

Drawing 5 depicts Building A of Ramsey V. Similar in plan to the Ramsey IV buildings, it differs in its gable roofline in lieu of hip roof. Additionally, it has an upper level porch. The Eightplex of Revised Ramsey V is behind at the right.

Drawing 6 depicts the view of the corner of 53rd Avenue and Ramsey Street looking toward Central Avenue. The site is the existing building, the vacant lots with the large pine trees. The white house behind the trees remains and the duplex lot is just beyond.

Drawing 7 depicts Buildings B, C, and D from the same location as Drawing 6.

Drawing 8 depicts a street view of Buildings B, C and D.

CONCLUSION

The revision to Ramsey V is requested to provide the variety of Ramsey Village south of Ramsey Street to Ramsey Village north of Ramsey Street. That variety is achieved by a mix of Eightplex and Fourplex units. The previously approved Ramsey V relies heavily on Fourplex units. Replacing two Fourplex units with an Eightplex Unit will provide better diversity and visual variety to Ramsey V, consistent with the development of Ramsey Village south of Ramsey Street.

B-6

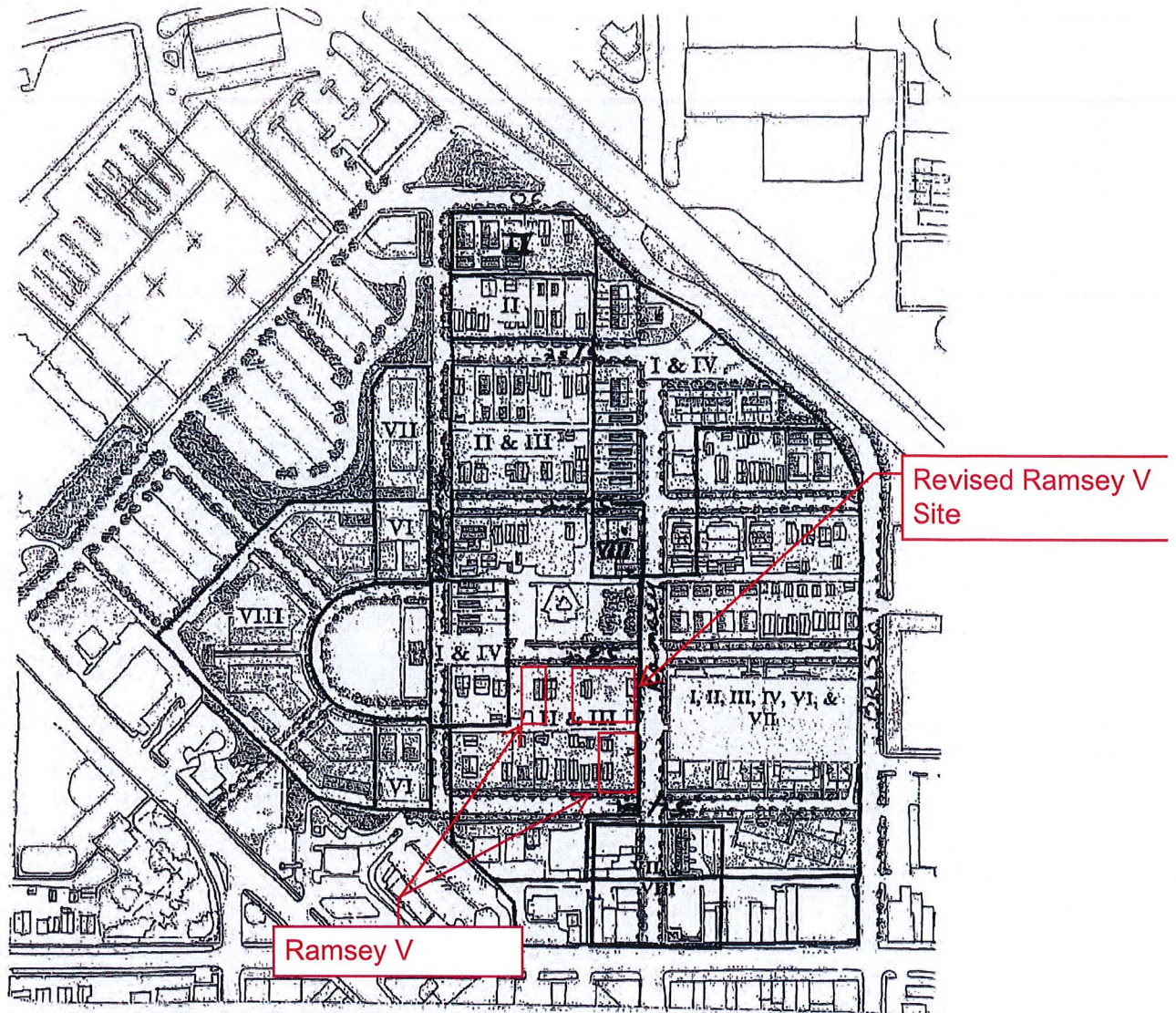
COUNCIL COPY

To City Council NOV 24, 2003

Pub. Doc. No. 03-1124-20

Referred to _____

Regulating Plan



1. Reference applicable Urban Standards (shown in Roman Numerals above) for designated building types.
2. Maximum lot width South of Ramsey Street shall be sixty feet (60').
3. Maximum lot width North of Ramsey Street shall be fifty feet (50').
4. Building Type V - Accessory Unit - is allowed on all lots.
5. Residential units built North of Ramsey Street should front either
 - i. Wadena Street I built adjacent to Wadena or
 - ii. The new neighborhood park
6. "Main street" building types should be located at the SE and SW corner of 54th Avenue West and Ramsey Street
7. 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.

Drawing A

amended
19635
9753 II instead of IV

Ramsey Village
AMENDED TND STANDARDS

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 twenty (20) feet.

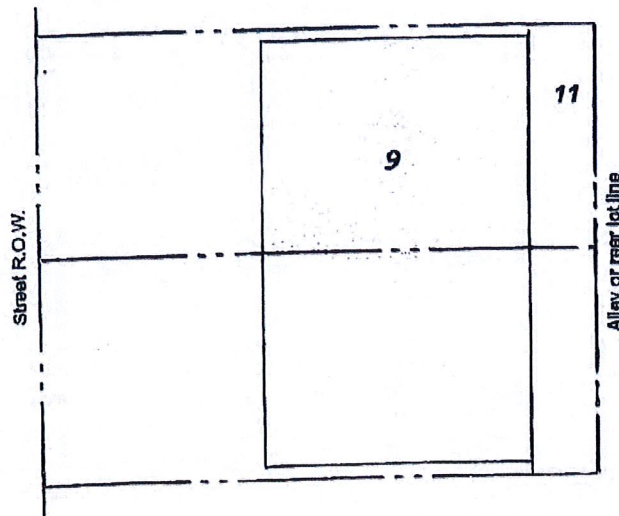
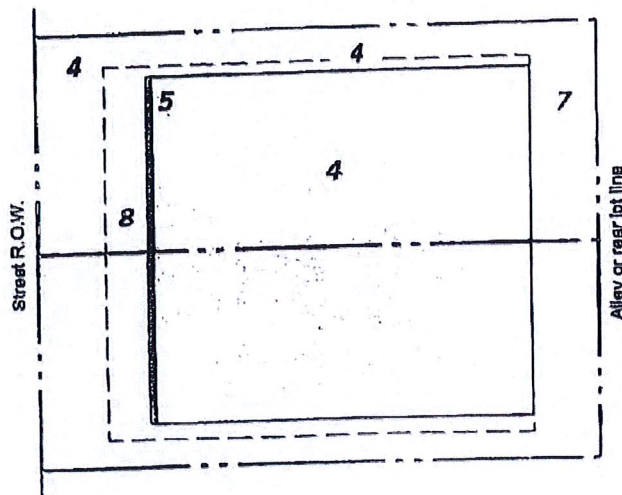
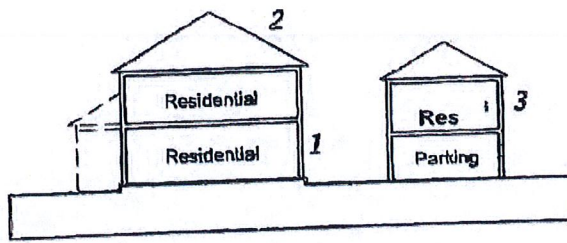
*5' near city standard
where
silent*

- 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 allowance
for eave/overhang
into setbacks)*

Drawing B

B-2



Type III Twin House

Use and Height

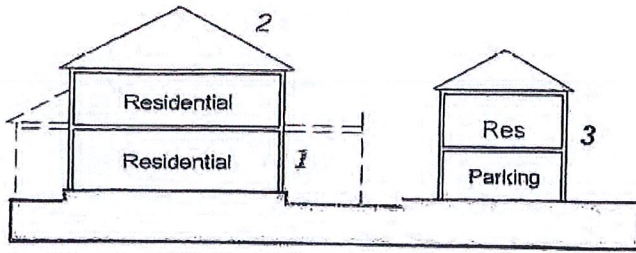
1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building should have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height measured from floor to ceiling.
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 shall 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 - fourteen (14) feet.
Minimum sideyard setback - five (5) feet.
Aggregate sideyard setback - ten (10) feet
Corner lot sideyard setback - twelve (12) 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 parking 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 areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.



Type VII 8-Unit Apartment

Use and Height

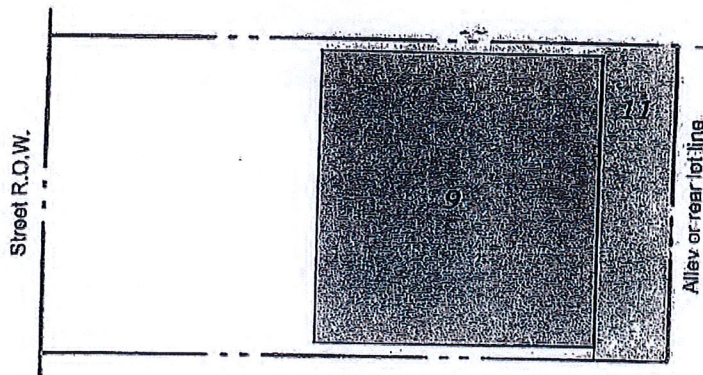
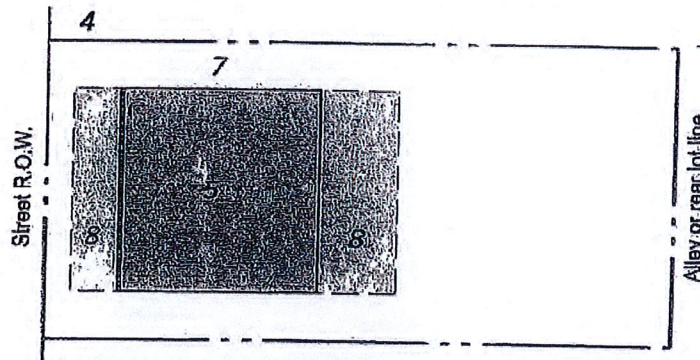
1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 6" and 36" above front elevation grade level. Each building's first story should not exceed 12 feet in height and the second floor should not exceed 10 feet in height, measured from floor to ceiling.
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. Minimum sideyard setback - five (5) feet. Corner 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.

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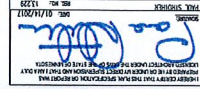
Drawing D

B-10



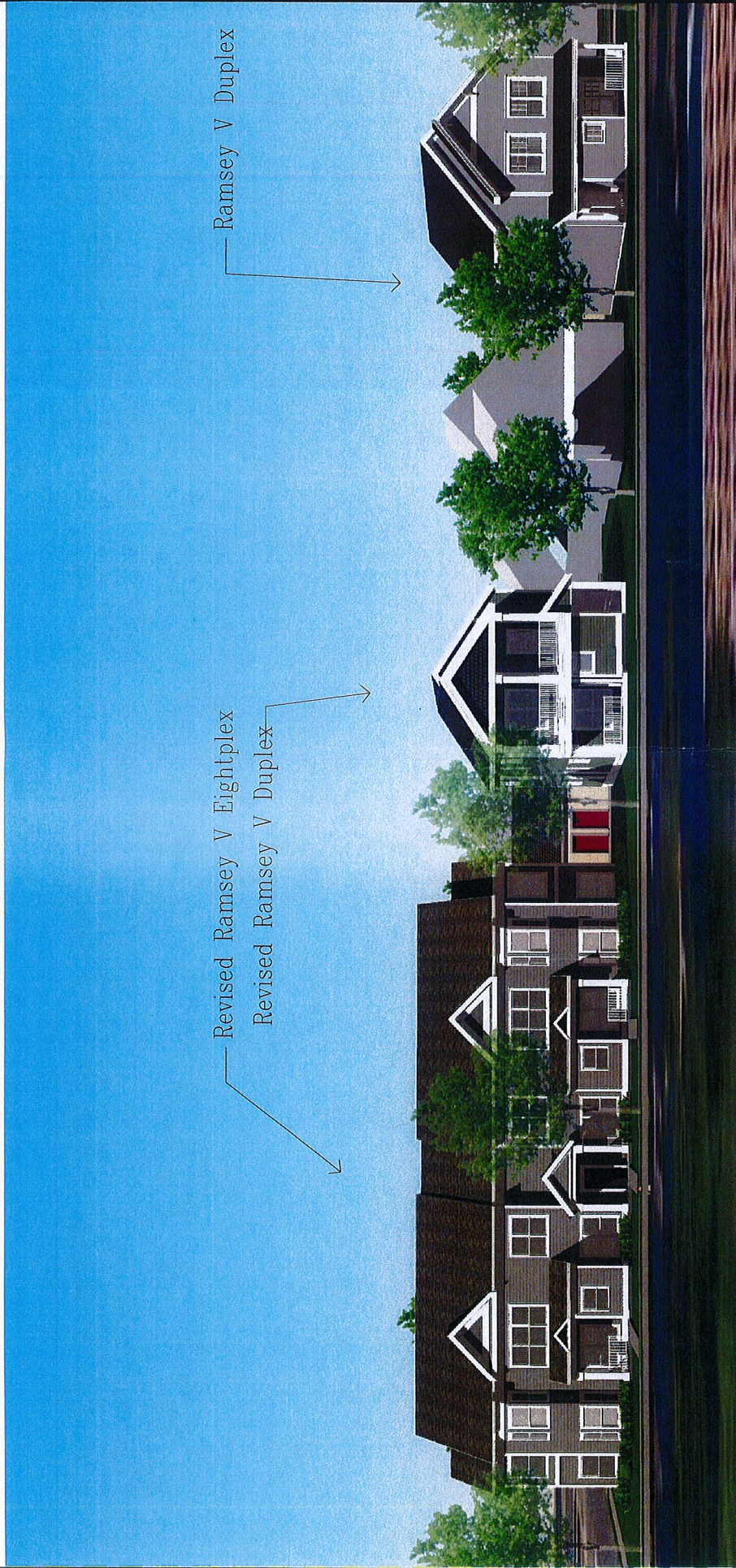
Paul Strother
ARCHITECT

100 WOODHOLM
COLUMBIA, MN 55303
612.344.8323



Ramsey V
Ramsey Village, Duluth, MN

8

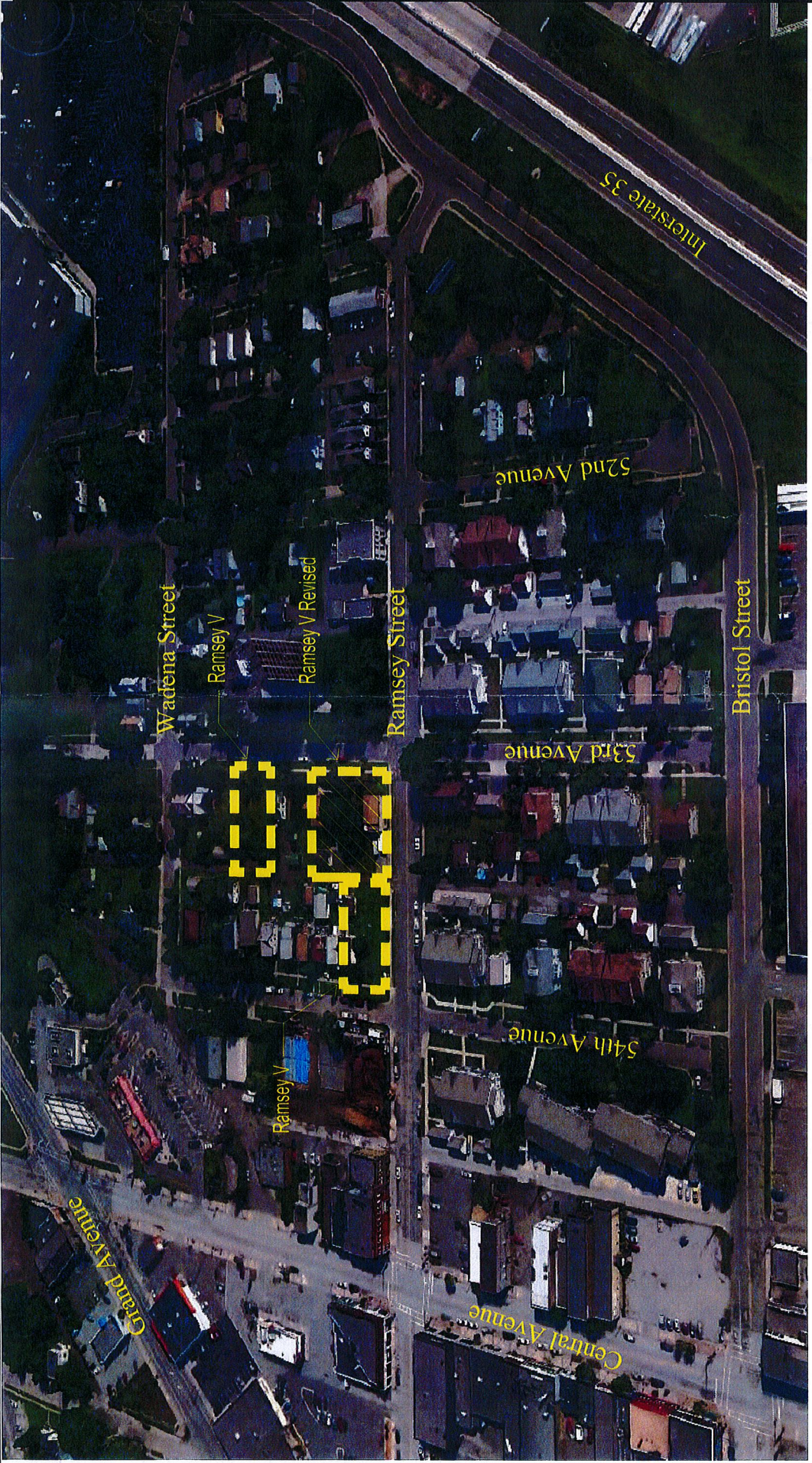


Revised Ramsey V Eightplex
Revised Ramsey V Duplex

Ramsey V Duplex

Ramsey V Buildings B, C and D: N 53rd Avenue W

B-11



Overview Ramsey Village

B-12



Paul Strother
ARCHITECT

PROFESSIONAL ARCHITECT
STATE OF MINNESOTA
NO. 13279
DATE: 01/14/2012

Ramsey V
Ramsey Village, Duluth, MN

2



Overview Ramsey IV and Ramsey V

B-13

B-14

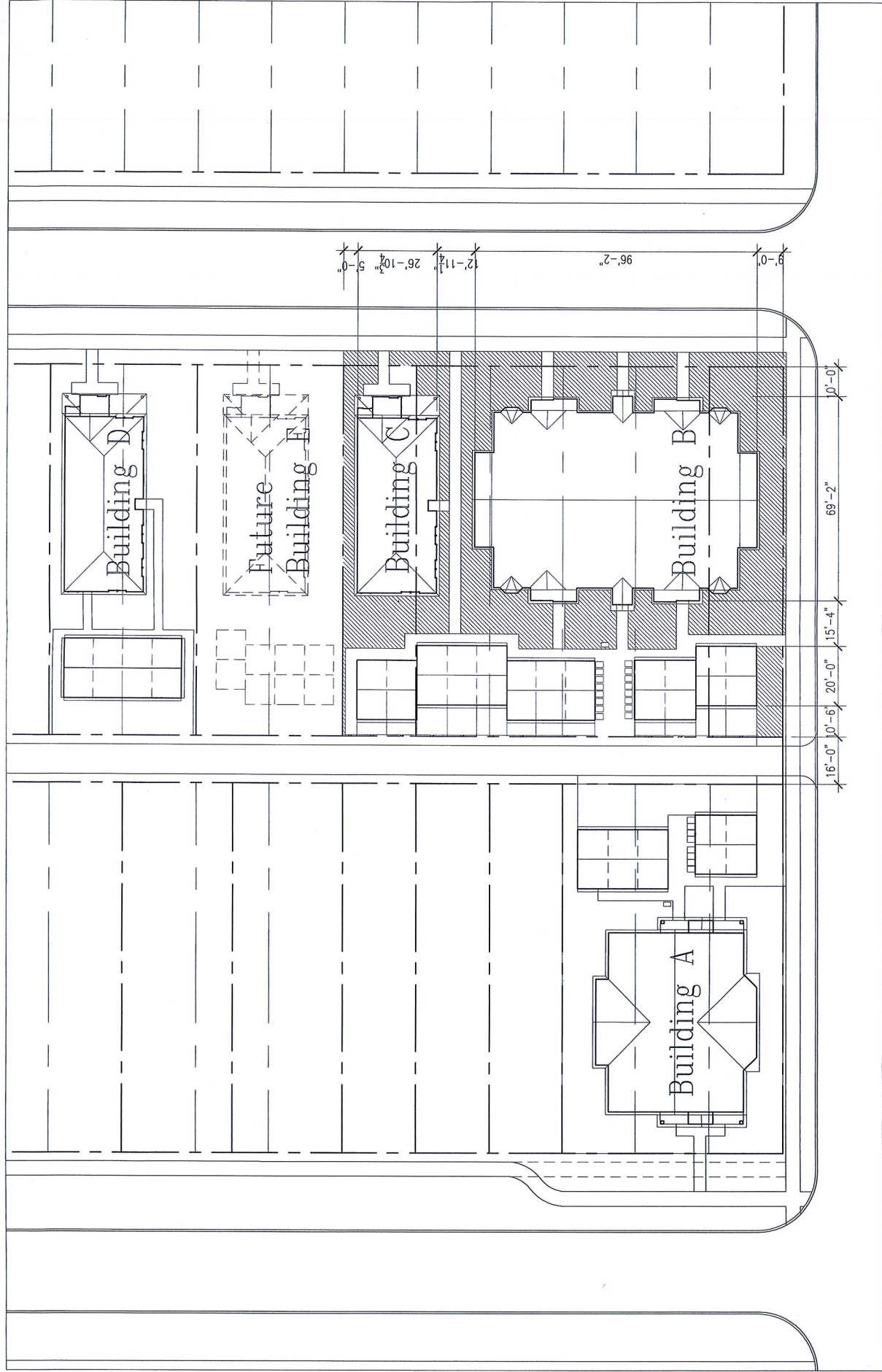
C

Ramsey V
Ramsey Village, Duluth, MN

OA Site Plan
W / 8-plex



Paul Strother
ARCHITECT





Eightplex Site

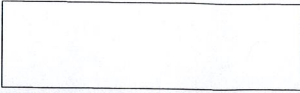
Ramsey V Building A N 54th Avenue W and Ramsey Street Existing Conditions

B-15



Paul Strother
ARCHITECT
PSTROTH@PAUL.COM
612.741.8232

PROFESSIONAL SEAL
STATE OF MINNESOTA
EXPIRATION DATE 12/31/2024
PAUL STROTHER
ARCHITECT
NO. 0114/2012
NO. 13,229



Ramsey V
Ramsey Village, Duluth, MN

4

Ramsey V Building A: N 54th Avenue W and Ramsey St

B-16



Revised
Ramsey V
Eightplex



Ramsey V Building B: N 53rd Avenue W and Ramsey St Existing Conditions

B-17



Paul Strother
ARCHITECT



Ramsey V
Ramsey Village, Duluth, MN



Revised Ramsey V Bldgs. B&C. Also Ramsey V Bldg D: N 53rd Avenue W and Ramsey Street

B-18



Paul Strother
ARCHITECT
419 4th Street
Duluth, MN 55812
pstrother@paulstrother.com



Ramsey V
Ramsey Village, Duluth, MN



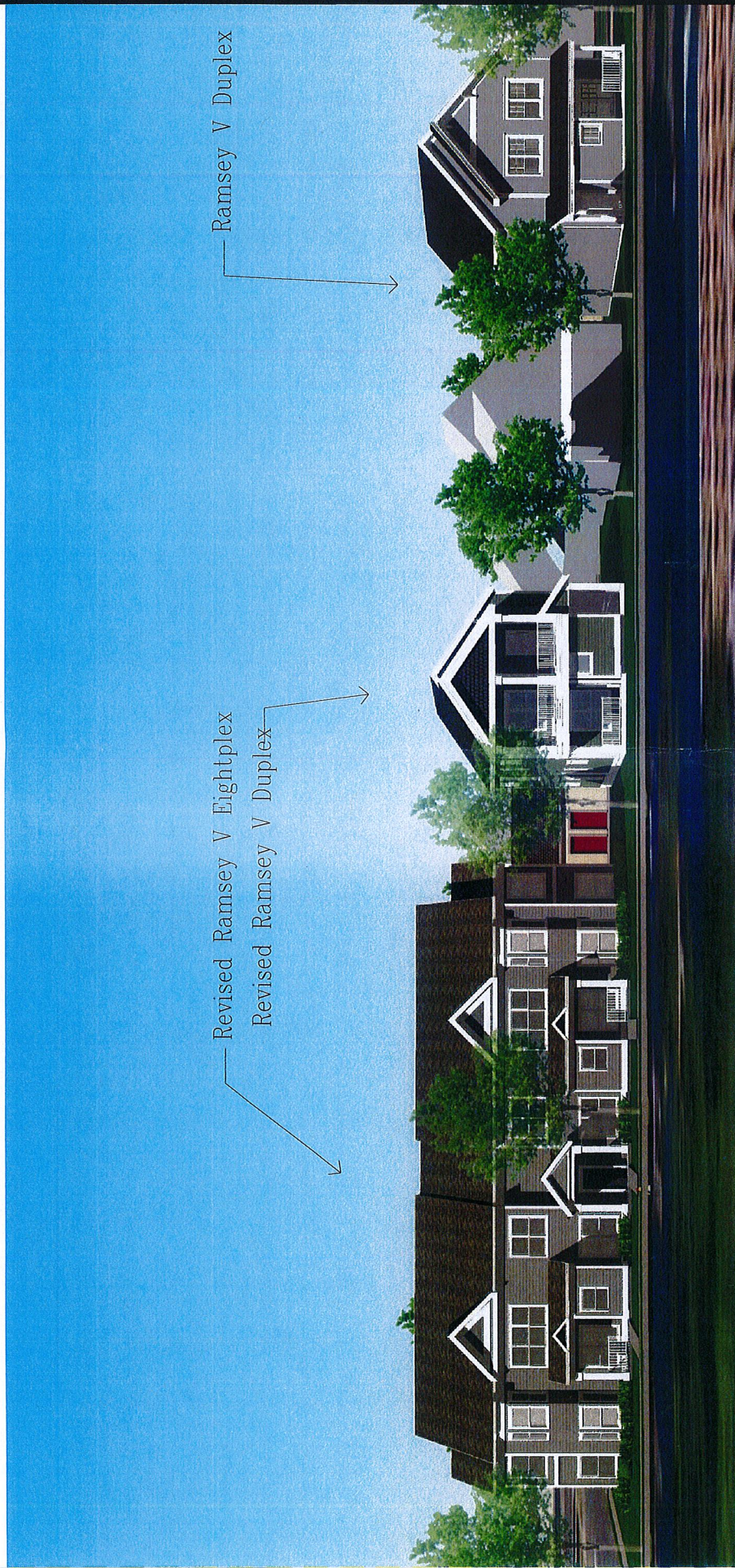
Paul Strother
ARCHITECT

1000 W. 10th St.
Duluth, MN 55812
612.271.0100



Ramsey V
Ramsey Village, Duluth, MN

8



Ramsey V Buildings B, C and D: N 53rd Avenue W

B-19

B-20

Kate Van Daele

From: Darnell <dslosso@yahoo.com>
Sent: Monday, May 01, 2017 4:19 PM
To: Kate Van Daele
Subject: Rezoning of Ramsey Village Project

>
> Hello

> I live near the rezoning of this project. I have looked at the map of
> the proposed project. My concerns for this project is off street
> parking. Our neighborhood is pretty full with people who are
> parking on the street now. The town houses across the street from me
> do provide garages and it is my understanding that there is a garage
> fee separate from how much an individual pays for rent a month.
> Some opt not to pay the garage fee which puts them parking on
> the street. If there are two individuals in a unit that seems to put
> to put two cars on the street. The parking from Ramsey Street
> down N 54th Ave West to Wadena Street is full in the evenings.
> The parking from Ramsey Street down N 53rd Ave West to Wadena
> Street is usually full corner to corner from the tenants of the
> Ramsey Manor. Ramsey Street is a Snow Emergency route so there
> is not year round parking for people there. Also, with the
> bars so close there are people from the bar that will filter into
> the neighborhood to park.
> k.
> Please consider these parking issues when looking into rezoning this
> project.
> t.
> Thank you,
> Darnell Slosson 412 N 54th Ave West

>
> Sent from Yahoo Mail on Android
> -----_Part_18410_1559553086.1493672447101
> Content-Type: text/html; charset=UTF-8
> Content-Transfer-Encoding: quoted-printable

>
> Hello

> =3D"yMail_cursorElementTracker_1493671098317">I live near the rezoning
> of this project. I have looked at the map of the proposed project.
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> Some opt not to pay the garage fee which puts them parking on the st=
> reet. If there are two individuals in a unit that seems to put to put

B-21

> two cars on the street.</div><div>
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</div><div>
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 > Ramsey Street down N 54th Ave West to Wadena Street is full in= the
 > evenings. The parking from Ramsey Street down N 53rd Ave West
 > to= Wadena Street is usually full corner to corner from the tenants of
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 > the bars so close ther= e are people from the bar that will filter
 > into the neighborhood to park.&n= bsp;</div><div>
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 > iv id=3D"yMail_cursorElementTracker_1493672269412">Please consider
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 > project. </div><div id=3D=
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</div><div>
 > id=3D"yMail_curso= rElementTracker_1493672353310">Thank you,</div><div>
 > id=3D"yMail_cursorEleme= ntTracker_1493672368081">
</div><div>
 > id=3D"yMail_cursorElementTracker_14=
 > 93672370553">Darnell Slosson</div><div>
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 > 3672381209">412 N 54th Ave West

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