



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

| | | | | |
|-----------------------------|--|---------------------------------|-----------------------------------|-------------------|
| File Number | PL 23-222 | Contact | John Kelley, jkelley@duluthmn.gov | |
| Type | Interim Use Permit– Vacation Dwelling Unit | Planning Commission Date | February 12, 2024 | |
| Deadline for Action | Application Date | December 13, 2023 | 60 Days | February 11, 2024 |
| | Date Extension Letter Mailed | January 12, 2024 | 120 Days | April 11, 2024 |
| Location of Subject | 4609 Cambridge Street | | | |
| Applicant | Christensen Investment L.T.D. | Contact | | |
| Agent | Nick Christensen | Contact | | |
| Legal Description | 010-3010-00390 | | | |
| Site Visit Date | January 26, 2024 | Sign Notice Date | January 30, 2024 | |
| Neighbor Letter Date | January 17, 2024 | Number of Letters Sent | 23 | |

Proposal

Applicant is proposing an interim use permit for a vacation dwelling unit. The permit would allow for a 4-bedroom house with a maximum of 9 occupants.

Staff is recommending Planning Commission approve with conditions.

| | Current Zoning | Existing Land Use | Future Land Use Map Designation |
|----------------|-----------------------|--------------------------|--|
| Subject | R-1 | Residential | Traditional Neighborhood |
| North | R-1 | Residential | Traditional Neighborhood |
| South | R-1 | Residential | Traditional Neighborhood |
| East | R-1 | Residential | Traditional Neighborhood |
| West | R-1 | Residential | Traditional Neighborhood |

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-1 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.



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

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

Governing Principle #8 - Encourage mix of activities, uses, and densities. A short-term rental allows property owners to generate income and provides a service for tourists.

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. The proposed IUP in this location will enhance the level of activity in the downtown, and increase opportunities for additional commerce.

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.

Current History: The subject property, 4609 Cambridge Street, has a 2,600 square foot house with 4 bedrooms and built in 1890.

Review and Discussion Items:

- 1) Applicant's property is located at 4609 Cambridge Street. The proposed vacation dwelling unit contains 4 bedrooms, which would allow for a maximum of 9 guests. This is a new interim use permit for a vacation dwelling unit.
- 2) Aerial imagery does show a rear deck on the home. The site plan depicts the addition of new fencing along the east and west lot lines to satisfy the dense urban screening requirement. The fencing will need to be installed prior to the activation of the interim use permit for rental.
- 3) The applicant is proposing 6 off-street parking spaces provided in front of the existing garage in the driveway area located on the east side of the house with access from Cambridge Street.
- 4) 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 Great Water Real Estate/Nick Christensen to serve as the managing agent.
- 5) 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.
- 6) Applicant will apply for all relevant permits and licenses and these are contingent upon approval of the Interim Use Permit for a Vacation Dwelling Unit.
- 7) 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").
- 8) No public, agency, or other City comments were received.



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

Staff Recommendation:

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

- 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 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



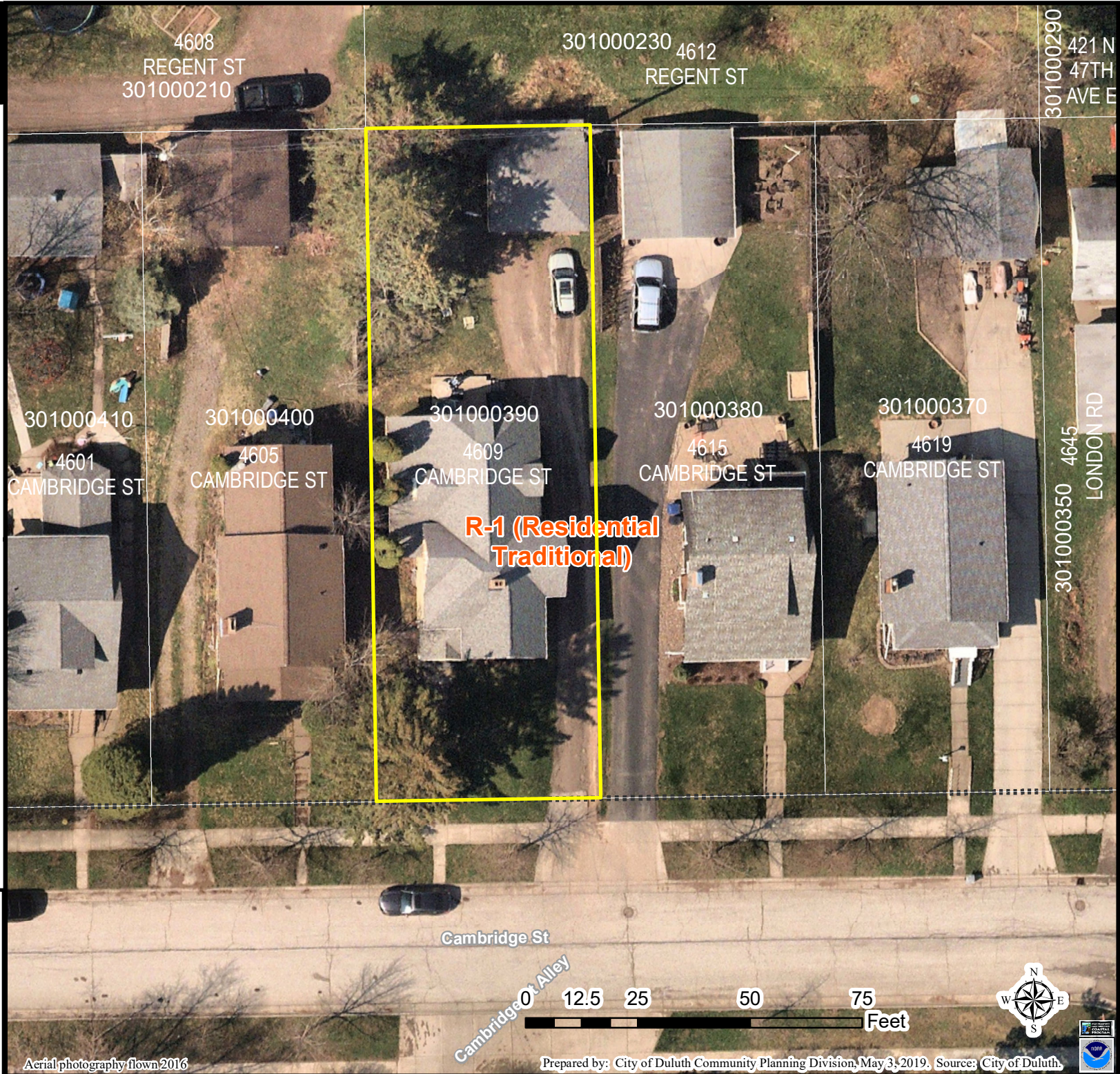
PL 23-222

Interim Use Permit

4609 Cambridge Street

Legend

- Road or Alley ROW
- Zoning Boundaries



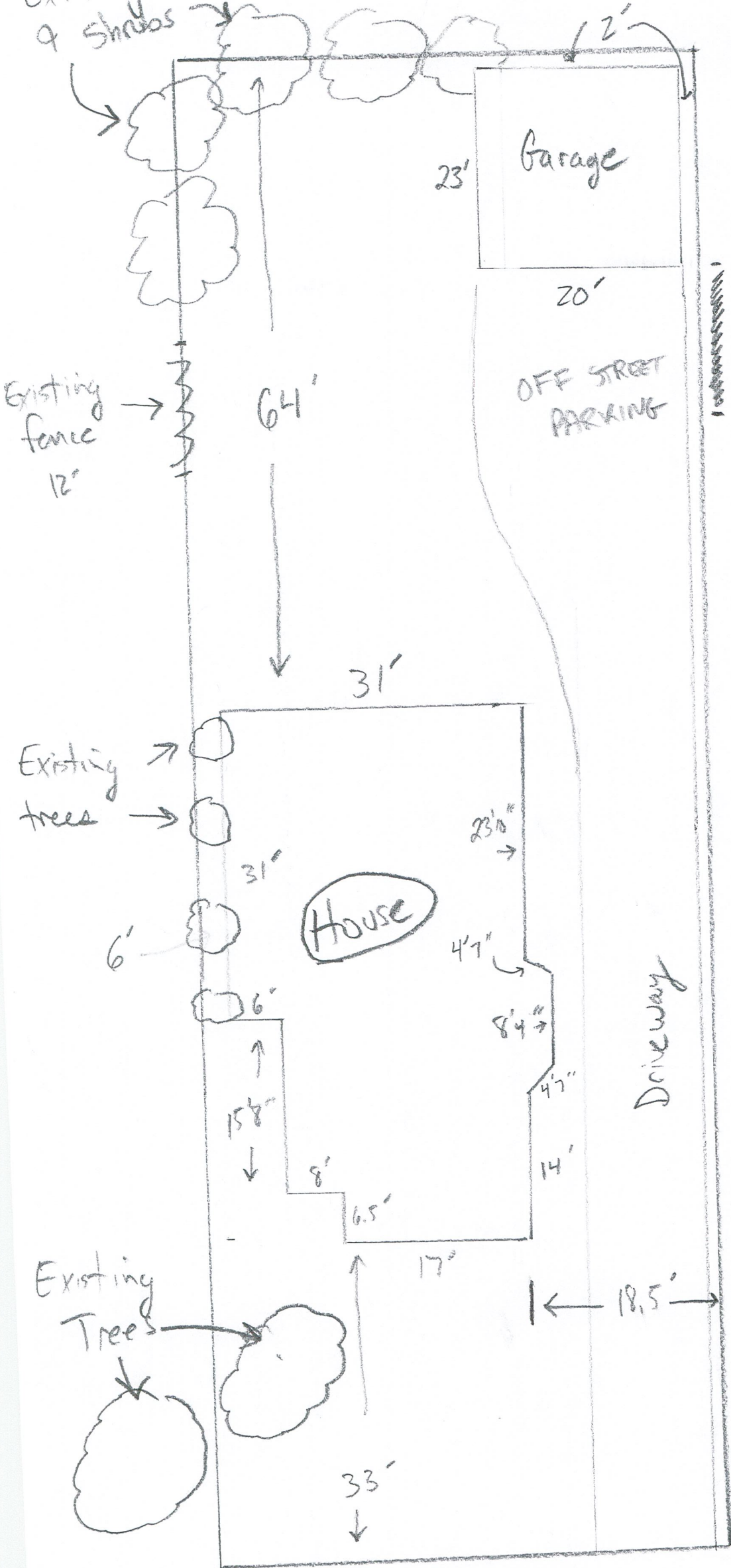
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used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



Existing Pine trees
& shrubs

4609

Cambridge St.
Duluth, MN



Existing fence
← 9 shrubs 12'

↑
150'

Existing trees

House

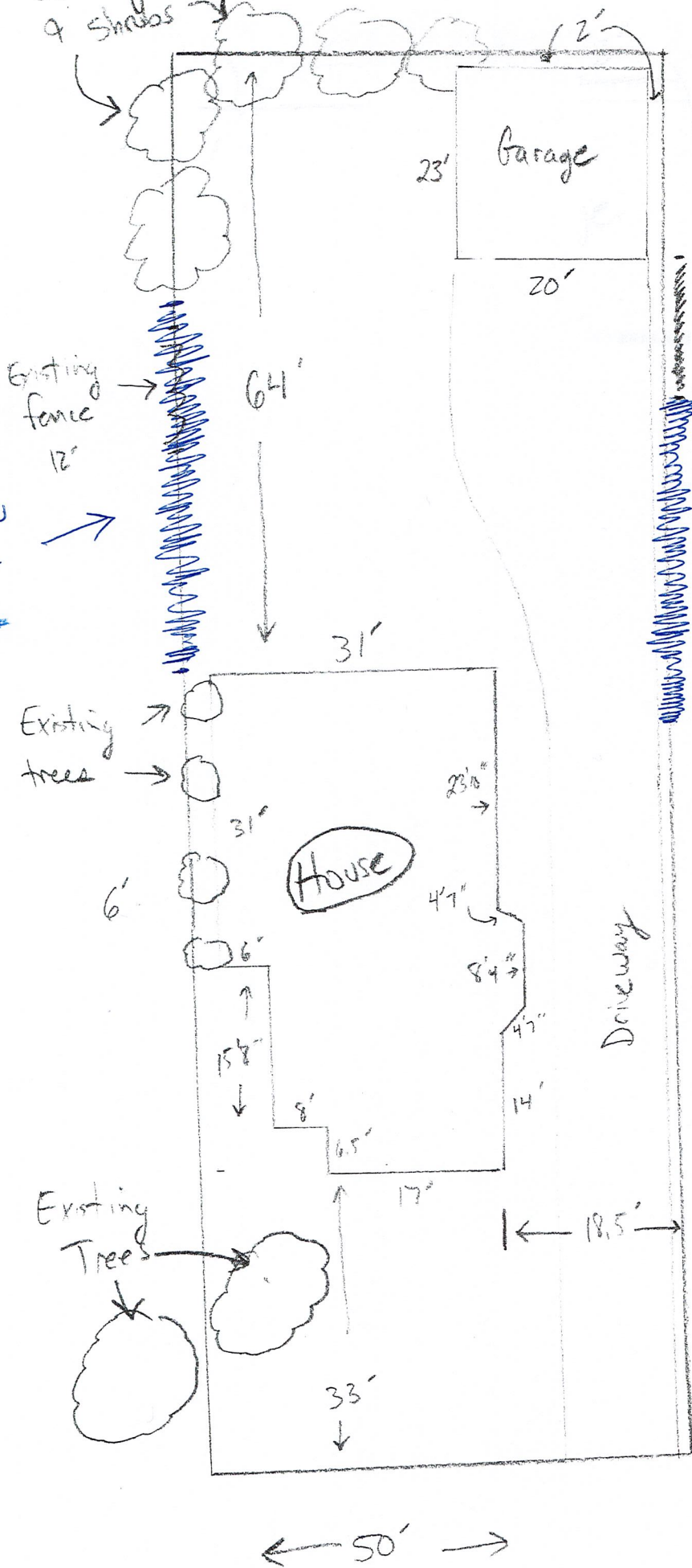
Driveway

Existing Trees

← 50' →

4609 Cambridge St.
Duluth, MN

Existing Pine trees
& shrubs



ADD NEW
FENCING

Existing fence
← 9 shrubs 12"

ADD MORE
FENCING

**Add fencing to 2 sides
rear of property.**