



Planning & Development Division
Planning & Economic Development Department

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File Number	PL 23-128	Contact	John Kelley, jkelly@duluthmn.gov	
Type	MU-I Planning Review	Planning Commission Date	September 12, 2023	
Deadline for Action	Application Date	July 11, 2023	60 Days	September 9, 2023
	Date Extension Letter Mailed	July 13, 2023	120 Days	November 8, 2023
Location of Subject	2101 Trinity Road – Southwest corner of existing building			
Applicant	Lake Superior College	Contact	Mark Cardinal	
Agent	Architecture Advantage	Contact	Shane Nies	
Legal Description	010-2710-06620			
Site Visit Date	September 1, 2023	Sign Notice Date	August 29, 2023	
Neighbor Letter Date	July 18, 2023	Number of Letters Sent	52	

Proposal

Construction of 8,310 square foot building addition to house the Machine Tool and Welding programs as well as a loading and storage area. Additional site improvements include reconfiguring parking spaces and landscaping to facilitate the building addition.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	College campus	Institutional/Open Space
North	MU-I	College campus	Institutional
South	MU-I	College campus/Miller Creek	Open Space/Traditional Neighborhood
East	MU-I	College campus	Institutional
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-14.5.D.3. Planning Commission approval required.

Applicants that do not opt for approval of a district plan shall obtain separate approval for each future expansion or development project through the planning review procedures pursuant to Section 50-37.11.

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

Governing Principles:

#11 – Consider education systems in land use actions. This application reinvests in the Lake Superior College building.

Future Land Use – Institutional – Applicable to medical, university/college, public school, religious, or governmental campuses. Institutional master plans should guide expansions and ancillary land uses in adjacent areas. Density increasing from fringe to taller buildings in core. Pedestrian-oriented design, transit facilities, and parking.

Open Space - High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls. Examples include: city parks and recreation areas, primary viewsheds, shorelands of the lake and streams, wetlands and floodplains, and high-value habitat.

Review and Discussion Items:

Staff finds that:

1. Lake Superior College is relocating their downtown campus programs back to the main campus located at 2101 Trinity Road. The college proposes to construct an 8,310 square foot addition to an existing campus building (T-Building) to house the Machine Tool and Welding programs as well as a loading and storage area. Additional site improvements include reconfiguring the parking lot and landscaping to facilitate the building addition.
2. The college was approved for a shoreland variance (PL 22-225) to encroach into the Coldwater Stream (Miller Creek) shoreland setback from 150' to 120'. The approved variance was conditioned upon the applicant applying for and receiving approval from the Planning Commission for a MU-I Planning Review.
3. The building addition will require the removal of 24 parking spaces but will be installing 15 new spaces with 2 accessible spaces for a net loss of 9 spaces.
4. Proposed improvements do not trigger any UDC requirements related to landscaping, sustainability or building design standards. However, the new parking area with less than 25 parking spaces must provide the minimum tree canopy of 30 percent at maturity. The attached landscaping plan does include shrubs in the area between the building addition and the parking lot, and trees on either side of the building addition and along the front edge of the new parking spaces but did not include a canopy coverage calculation. The applicant did provide an updated tree planting plan meeting the 30 percent canopy coverage for the parking spaces. Staff is recommending the applicant provide an updated landscaping plan incorporating the 30 percent tree canopy coverage plan.
5. The applicant will be replacing two parking lot pole lights that will be removed during site excavation. The light poles are 25 feet in height and are compliant with UDC height requirements. The applicant will also be installing low height light bollards along the accessible sidewalk to the main building entry. Lighting will be verified for meeting UDC requirements at the time of building permit review.
6. No City, agency, or public comments were received.
7. 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 approve the Planning Review with the following conditions:

1. Applicant shall construct and maintain the project as identified in the attached exhibits.
2. Applicant shall submit a revised landscaping plan incorporating the 30 percent tree canopy coverage plan.
3. Applicant shall submit a lighting plan meeting the UDC lighting standards at the time of building permit submittal.
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.



PL 23-128
 MU-I Planning Review
 Site Map

Legend

- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)



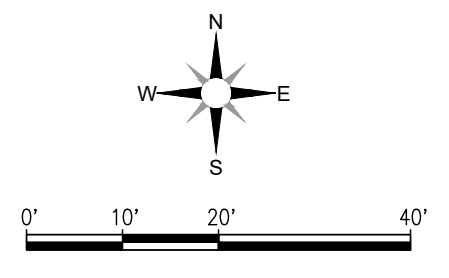
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Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, May 3, 2019, Source: City of Duluth.



SITE LEGEND AND NOTES		
REF	DESCRIPTION	SYMBOL
1 C5.0	BITUMINOUS PAVEMENT	
2 C5.0	CONCRETE PAVEMENT	
3 C5.0	CONCRETE SIDEWALK - 4"	
10 C5.0	B&I2 CURB & GUTTER	
8 C5.0	ACCESSIBLE PARKING	
	SIGN - SEE PLAN	
	PAVEMENT MESSAGE	
	SWALE FLOW LINE	



**ARCHITECTURE
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 Consulting Engineers L.L.P.

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 www.nce-engineers.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY
 NOT FOR CONSTRUCTION

Engineer: ### Lic. No: ###

SHEET TITLE:
SITE PLAN

This sheet was prepared by the company. The bar above is 1" long on a full size sheet. Drawing scales apply to full size sheets.

LSC MFR RELOCATION
 221 TRINITY RD., DULUTH MN 55811

PROJECT NO: 22481
 DRAWN BY: DRK
 CHECKED BY: TTP

RELEASE DATE:
 08-03-2023

REVISIONS:

SET NO.

SHEET NO.
C5.0
 OF 10



PLANT QUANTITIES FOR BOTH CIVIL AND ARCHITECTURAL PROJECTS

NAME	COUNT	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
CONIFEROUS TREES	9	PIC	SWISS PINE	PINUS CEMBRA	50'H x 50'W	8"	B&B
CONIFEROUS TREES	10	PIAB	NORWAY SPRUCE	PICEA ABIES	60'H x 25'W	6"	B&B
DECIDUOUS TREES	4	ASFF	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM 'BAILSTA' FALL FIESTA	50'H x 35'W	2.5' CAL.	B&B
DECIDUOUS TREES	3	CEOC	HACKBERRY	CELTIS OCCIDENTALIS	50'H x 50'W	2.5' CAL.	CONTAINER
CONIFEROUS SHRUBS	6	DNS	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	12'H x 6'W	4"	CONTAINER
DECIDUOUS SHRUBS	3	WRW	DIABLO NINEBARK	PHYSCARPUS OPULIFOLIUS 'MONLO'	8'H x 8'W	6"	CONTAINER
DECIDUOUS SHRUBS	4	VOS	EASTERN SNOWBALL	VIBURNUM OPULIS 'STERILE'	10'H x 10'W	18"	CONTAINER
GRASSES	25	KFG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5'H x 2'W	18"	CONTAINER

LANDSCAPE NOTES

- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURES SHALL BE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MICA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- FOLLOW MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SEED/SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- EDGE SHRUB BEDS WITH 6-INCH METAL EDGING (BLACK DIAMOND OR APPROVED EQUAL) EXCEPT WHERE ADJACENT TO CURBING, WALKS OR BUILDINGS.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL 4 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN SHRUB BED AREAS.
- INSTALL 4 INCH DEPTH OF COBBLE ROCK 6"-12" DIA ROCK MULCH IN PERENNIAL AND SHRUB BED AREAS.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.

SHEET TITLE:
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RELEASE DATE:
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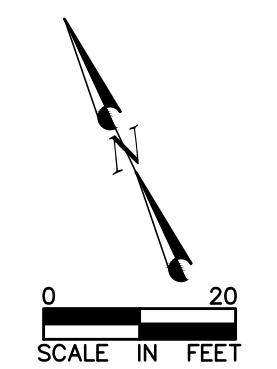
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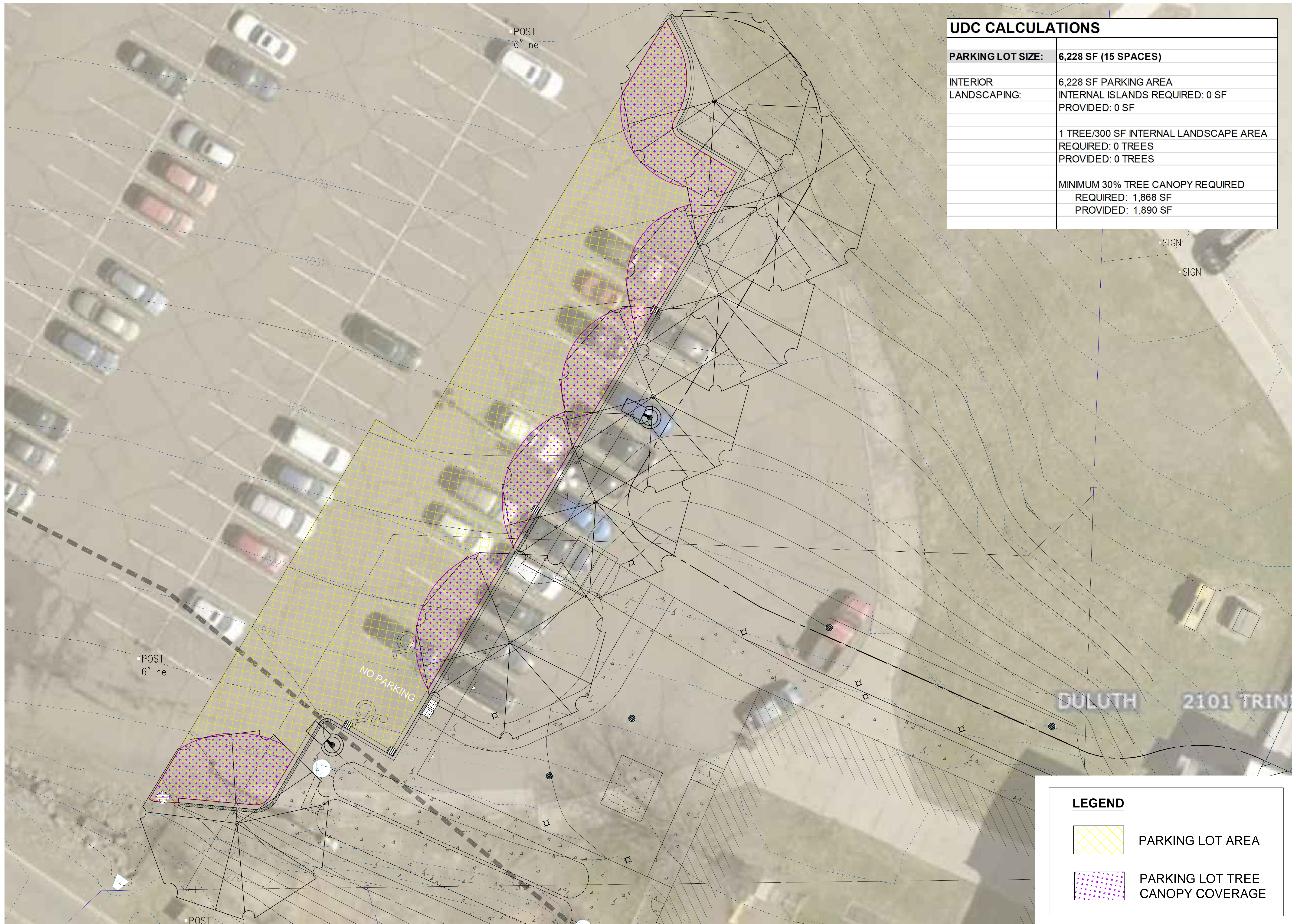
NO.	DATE	DESCRIPTION

SHEET NO.

LEGEND

- PATIO
- RAIN GARDEN/ BIO SWALE
- SHREDDED BARK MULCH





UDC CALCULATIONS

PARKING LOT SIZE:	6,228 SF (15 SPACES)
INTERIOR LANDSCAPING:	6,228 SF PARKING AREA INTERNAL ISLANDS REQUIRED: 0 SF PROVIDED: 0 SF
	1 TREE/300 SF INTERNAL LANDSCAPE AREA REQUIRED: 0 TREES PROVIDED: 0 TREES
	MINIMUM 30% TREE CANOPY REQUIRED REQUIRED: 1,868 SF PROVIDED: 1,890 SF



LANDSCAPE ARCHITECTURE

+ ASSOCIATES

WWW.SASLANDARCH.COM

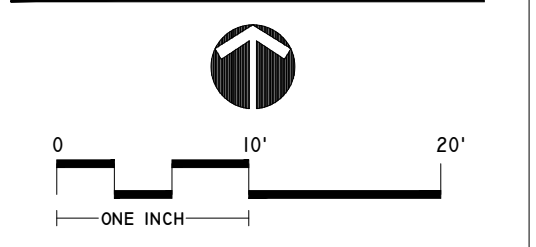
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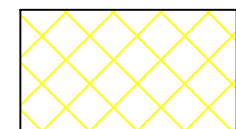
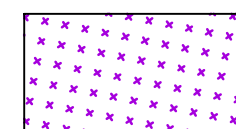
PURPOSE	DATE

**LSC MFR
RELOCATION**
CITY OF DULUTH,
MINNESOTA



SHEET KEY

LEGEND

-  **PARKING LOT AREA**
-  **PARKING LOT TREE CANOPY COVERAGE**

SHEET TITLE

UDC LANDSCAPE PLAN

DATE: 8/30/2023

DRAWN BY: AMA

CHECKED BY: LWS

PROJECT NUMBER 23120

SHEET NUMBER L-0