



CITY OF DULUTH

Planning and Development Division

411 W 1st St, Rm 110 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580

File Number	PL19-032	Contact	Kyle Deming	
Type	R-P Regulating Plan Amendment	Planning Commission Date	May 14, 2019	
Deadline for Action	Application Date	April 13, 2019	60 Days	June 12, 2019
	Date Extension Letter Mailed	May 2, 2019	120 Days	August 11, 2019
Location of Subject	West side of 53 rd Ave. W. north of Ramsey St.			
Applicant	Talle & Associates, Inc	Contact	Paul Strother, Architect	
Agent		Contact		
Legal Description	See Attached			
Site Visit Date	May 6, 2019	Sign Notice Date	April 29, 2019	
Neighbor Letter Date	May 2, 2019	Number of Letters Sent	33	

Proposal

Applicant is requesting to amend an approved regulating plan to change building types for four parcels to allow construction of an 8-unit structure or 4-unit structure while retaining the existing single-family detached structure. Any amendment to the Regulating Plan that involves changes to land use, density, or height are 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	2 Dwellings	Urban Residential
North	R-P	Dwellings	Urban Residential
South	R-P	8-Unit Dwellings	Urban Residential
East	R-P	High-Rise Apartment Building	Urban Residential
West	R-P	Dwellings and vacant land	Urban Residential

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. 50-14.7.I: 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. 50-14.7.J: 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.

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 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, PL16-087 to allow a mixed use residential and commercial structure at 5103 Ramsey Street, PL 17-058 to allow an eight-unit multi-family near Ramsey and North 53rd and 54th Avenues West, and PL 18-044 to allow a Type VII (8-unit multi-family structure) on the west side of N. 54th Ave. W. near Wadena St.

Review and Discussion Items

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 process used for rezoning (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 proposing a change in the building type (or use) on their property.
- 3 Applicant seeks to amend the approved plan to allow Type VI (4-plex) and Type VII (8-plex) on the parcels while retaining the existing single-family detached dwelling. The approved regulating plan allows for Type I, II, III, and IV (single family homes, twin homes, and townhomes). This new proposal requests to replace the previously allowed building types with Type I, Type VI and Type VII Buildings.
4. The proposal to change to the allowed building types is not in conflict with the original TND Plan. This amendment will not create material adverse impacts on nearby properties. The applicant has constructed four and eight unit structures of a similar design and appearance in the immediate neighborhood.
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. According to City Engineering, stormwater management requirements will need to be reviewed and approved prior to a building permit issuance. No additional public, agency, or City comments were received.

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.



PL 19-032:
R-P Regulating Plan
Amendment
Ramsey VI

**F-4 (Mid-Rise
Community Mix)**

428 N
Central
Ave

5319
Wadena St

5307
Wadena St

5215
Wadena St

Wadena St

**R-P
(Residential
Plan)**

425 N
54th
Ave W

430 N 54th
Ave W

429 N 53rd
Ave W

427 N 53rd
Ave W

5220 Wadena St

5212 Wadena St

N 53rd Ave-W Alley
5210
Wadena St

424 N 54th Ave W

422 N 54th
Ave W

N 53rd Ave W

421 N 52nd
Ave W

419 N 52nd
Ave W

413 N
54th
Ave W

418 N 54th
Ave W

400 N 53rd
Ave W

411 N 52nd
Ave W

N 54th Ave W

412 N 54th Ave W

410 N 54th Ave W

N 54th Ave-W Alley

405 N 53rd
Ave W

Wadena
St Alley

409 N
54th
Ave W

408 N 54th Ave W

402 N 54th
Ave W

5305 Ramsey St

5201
Ramsey St

403 N
54th
Ave W

Ramsey St

5316
Ramsey St

5308

5302

160

240




Feet



Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, May 2, 2019. Source: City of Duluth.

Legend

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

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.



PL 19-032:
R-P Regulating Plan
Amendment
Ramsey VI

**F-4 (Mid-Rise
Community Mix)**

428 N
Central
Ave

5319
Wadena St

5307
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Urban
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**R-P
(Residential
Plan)**

425 N
54th
Ave W

430 N 54th
Ave W

429 N 53rd
Ave W

427 N 53rd
Ave W

5220 Wadena St

5212 Wadena St

N 53rd Ave-W Alley
5210
Wadena St

Central
Business
Secondary

424 N 54th Ave W

422 N 54th
Ave W

418 N 54th
Ave W

N 53rd Ave W

421 N 52nd
Ave W

419 N 52nd
Ave W

413 N
54th
Ave W

N 54th Ave W

412 N 54th Ave W

410 N 54th Ave W

408 N 54th Ave W

405 N 53rd
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411 N 52nd
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St Alley

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Feet



Aerial photography flown 2016

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Legend

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

Future Land Use

- Open Space
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities
- Sensitive Lands Overlay

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REQUEST FOR A REVISION TO R-P REGULATING PLAN FOR RAMSEY VI

THE SITE OF RAMSEY VI

SITE ADDRESS AND LEGAL

425 N 53rd Ave W, 2 lots vacant land, and 415 N 53rd Ave W,

LEGAL DESCRIPTION

Lots Four through Six (4-6), inclusive, Block Three (3),
WEST DULUTH FIRST DIVISION.

and

Lot Seven 7, Block Three (3),
WEST DULUTH FIRST DIVISION.

and

Lot Seven 8, Block Three (3),
WEST DULUTH FIRST DIVISION.

and

Lots Nine and Ten (9-10), inclusive, Block Three (3),
WEST DULUTH FIRST DIVISION.

DOCUMENTS ATTACHED

SUMMARY OF THE REQUEST FOR AN AMENDMENT TO THE R-P REGULATING PLAN

A narrative summary of the proposal and its request

REGULATING PLAN

Drawing A is a copy of the R-P Regulating Plan. This site is highlighted in bold red. It is within an area permitting Types II and III structures (single family and town homes). The Regulating Plan is silent on parking in non-contiguous parcels.

URBAN STANDARDS.

Drawing B defines the structures by Type. **Drawing C** and **Drawing D** are copies of R-P Regulating Plan (TND criteria) for the Type VII and VI Buildings respectively.

RAMSEY VILLAGE OVERVIEW

Drawing E is an aerial overview of Ramsey Village, north of Ramsey Street. Ramsey I, II and III completed in 1994, 2003 and 2011 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 on the west side of 54th Avenue as approved in an Amendment to the R-P Regulating Plan. The Ramsey V sites previously receiving an amendment to the R-P Regulating Plan are highlighted in yellow dash and are currently under construction. Ramsey VI is indicated in a solid yellow

THE REVISED RAMSEY VI PROPOSAL

Drawing F depicts a proposed Site Plan for the project.

SUMMARY OF THE RAMSEY VI PROPOSAL AND MAP AMENDMENT REQUEST

OVERVIEW OF RAMSEY VILLAGE

Ramsey VI is a proposal for the latest phase of Ramsey Village, a Traditional Neighborhood Design revitalization project in West Duluth. It is bounded by North Central Avenue, Bristol Street, Mike Colalillo Drive and Wadena Street. It uses scattered site infill buildings designed with traditional scale and architectural elements to replace existing homes that have served their useful life and are no longer feasible to repair or renovate. The new buildings are designed to provide worker housing, maintain density and integrate with the historic texture and character of the community.

Ramsey I, II and III are Fourplex and Eightplex buildings built south of Ramsey Street during the 1990s through 2012. Ramsey IV was the first project north of Ramsey. It consists of three Fourplex units on a former funeral home site and was completed in 2015. Ramsey V is a fourplex and Two Eightplexes currently under construction. R-P Regulating Plan Amendments were granted to permit the Fourplex and Eightplex buildings north of Ramsey Street.

SUMMARY RAMSEY VI

Recently, an additional property has become available to allow for a contiguous site large enough for development. The Ramsey VI proposal contemplates:

1. An Eightplex adjacent to Ramsey V Eightplex, midblock on the west side of N 53rd Ave W and directly across the street from the high-rise Ramsey Manor Apartments.
2. The possibility of a future fourplex north of the proposed Eightplex.
3. Parking for tenants within the district on noncontiguous parcels held under the ownership of Ramsey Village. Parking will be at the rear of vacant lots too small to redevelop. They will use alley access, be paved, drained to the alley, with any lighting conforming to Duluth Zoning criteria and be maintained with the same maintenance program of Ramsey Village.

Development in this neighborhood is governed by an R-P District Regulating Plan (a Traditional Neighborhood Design (TND) zoning overlay). The current Regulating Plan stipulates the placement of Single and Two Family (Types II and III) (and Single Family and Townhouse (Types I and IV) at a small portion at the north) on the Ramsey VI parcels. The Regulating Plan is silent on parking on non-contiguous lots. The Eightplex and future Fourplex, and the offsite parking proposed in the Ramsey VI proposal will require a change to the R-P Regulating Plan allowing Types VI and VII and offsite parking. This proposal makes feasible the construction of workforce housing consistent with the renewal of Ramsey Village to date and meets the intent and spirit of the Regulating Plan.

CONCLUSION

The intent of the Regulating Plan is to provide a fabric of traditional scale, traditional elements and character similar to the original character of the neighborhood. The Ramsey VI is a proposal that will support the intent of the Regulating Plan. It does so by incorporating the successful building types of Ramsey Village. It requires only small changes to the Regulating Plan that still allow the purpose of the Regulating Plan to remain. Ramsey VI will be a benefit to Ramsey Village and to the community at large.

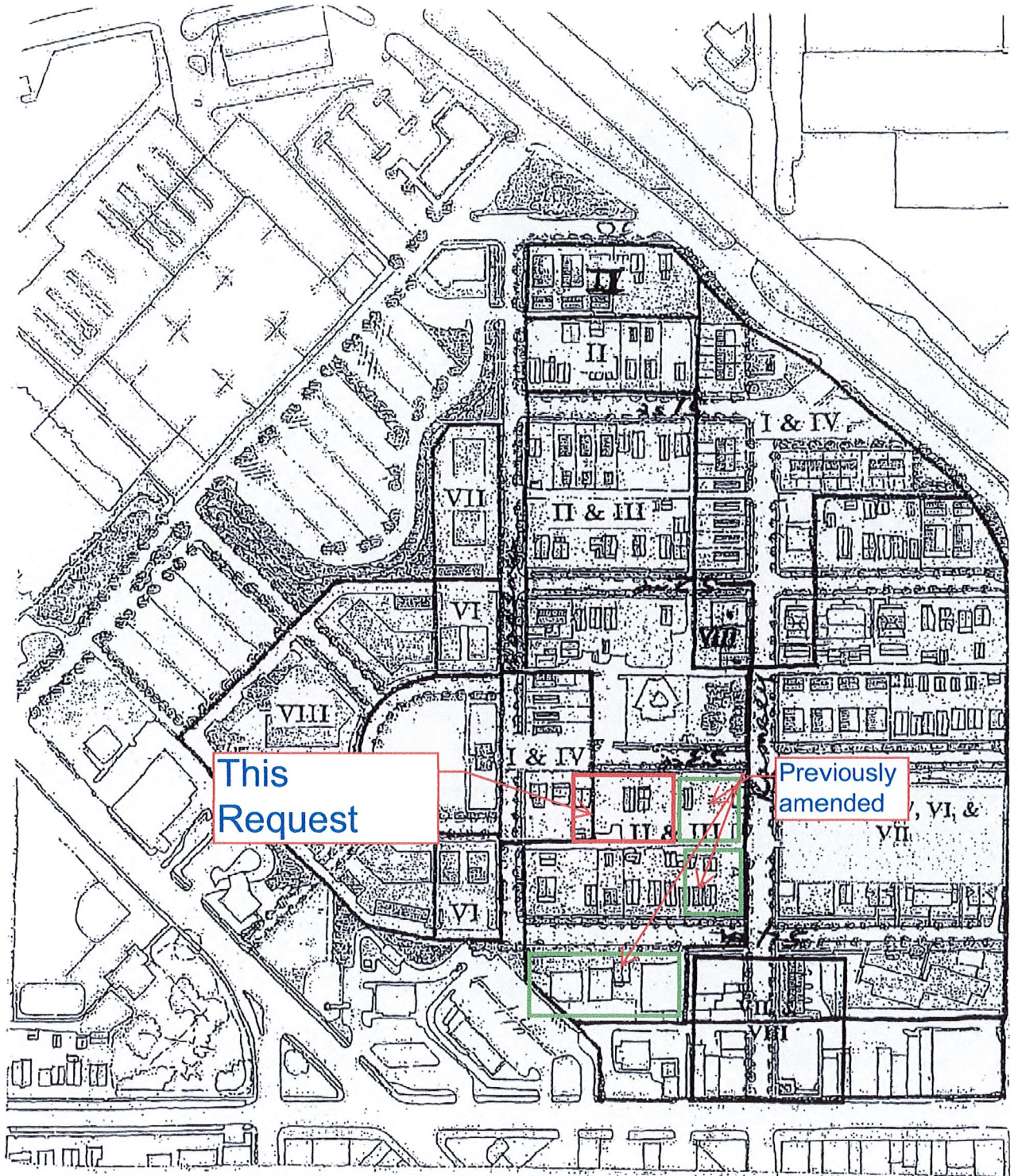
COUNCIL COPY

To City Council _____

Pub. Doc. No. _____

Regulating Plan

Referred to _____



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

Type I Village House

Use and Height

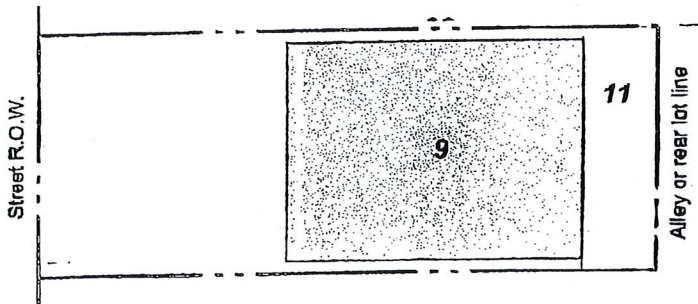
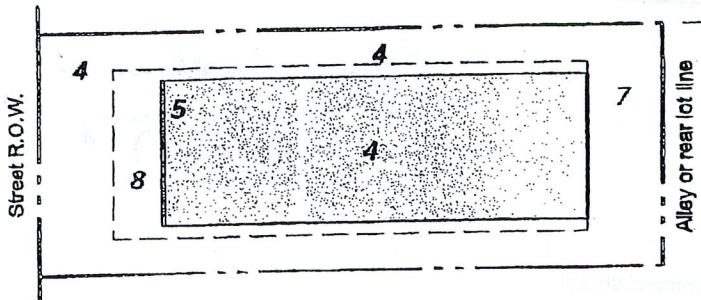
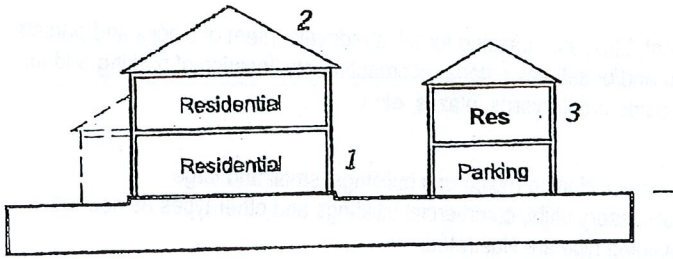
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height and the second floor shall 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 shall not require on-site parking. Access to accessory unit will always be made via interior stairwell.

Placement & Projections

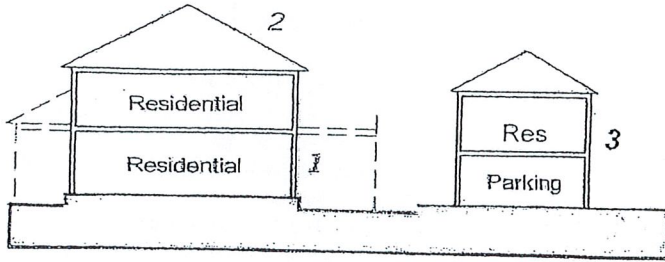
4. Buildings shall be set within lots relative to the property lines as shown here.
Minimum frontyard setback - ten (10) feet.
Minimum sideyard setback - five (5) feet.
Aggregate sideyard setback - ten (10) feet
Corner sideyard setback - nine (9) feet
5. Building street facades shall extend along the 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.

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 on 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 shaded 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

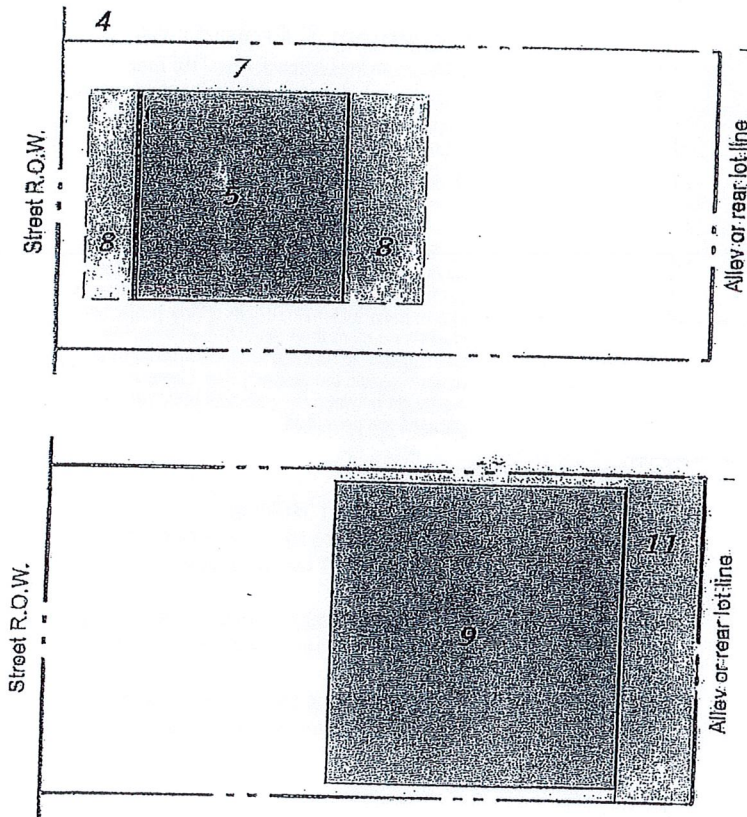
1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 6" and 36" above front elevation grade level. Each building's 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.

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 on 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 shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.



Drawing C

Type VI 4-Unit Apartment

Use and Height

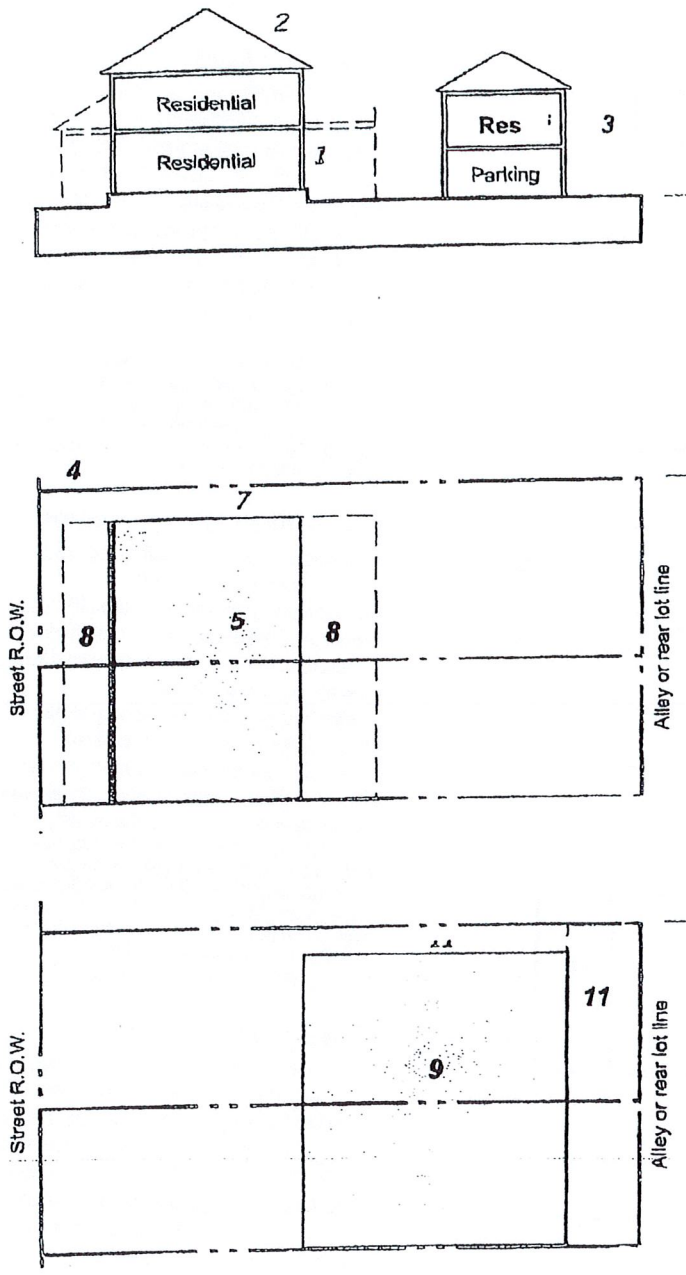
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building should have a first floor elevation between 18" and 36" above front elevation grade level. Each building's first story shall not exceed 12 feet in height 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.

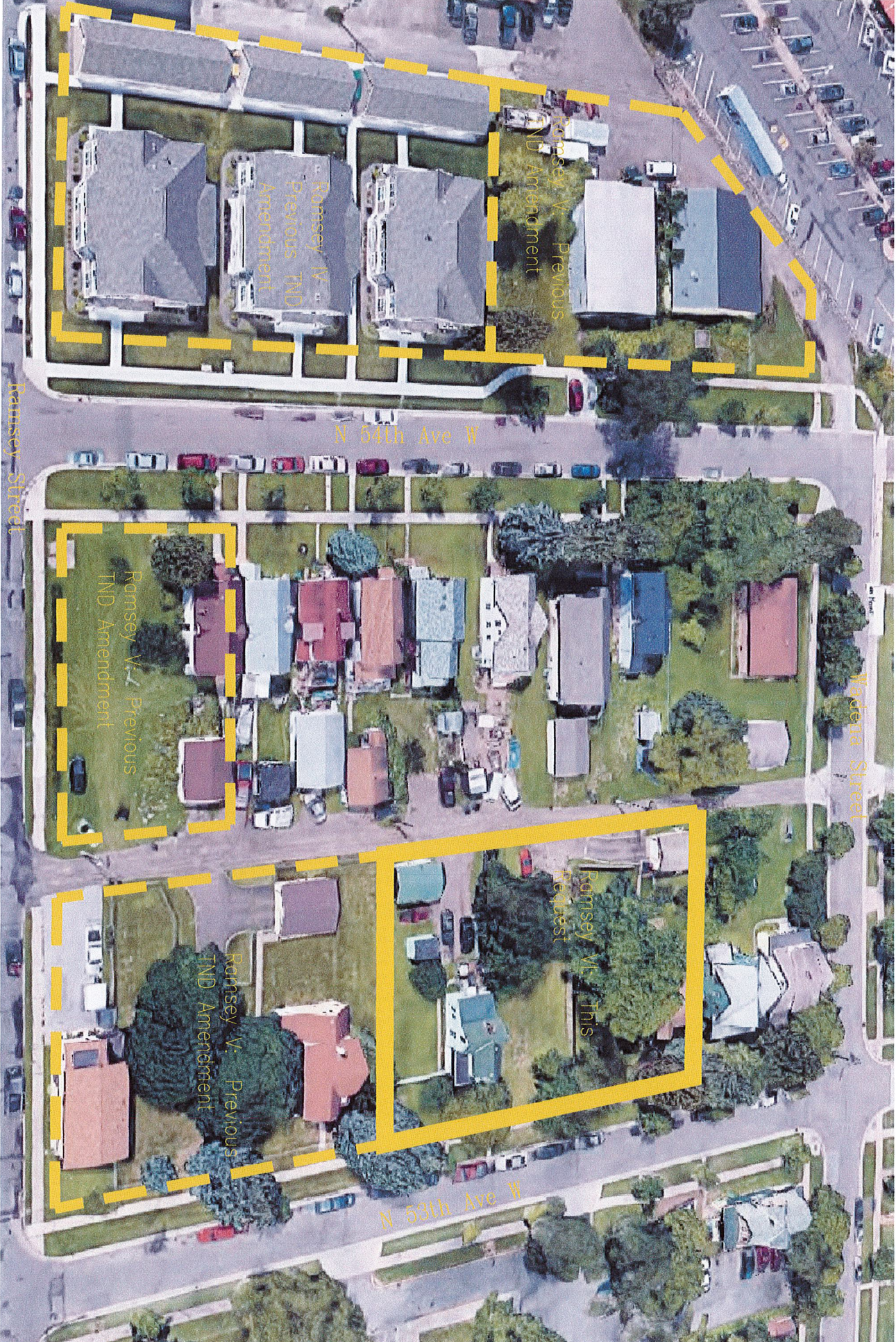
Placement & Projections

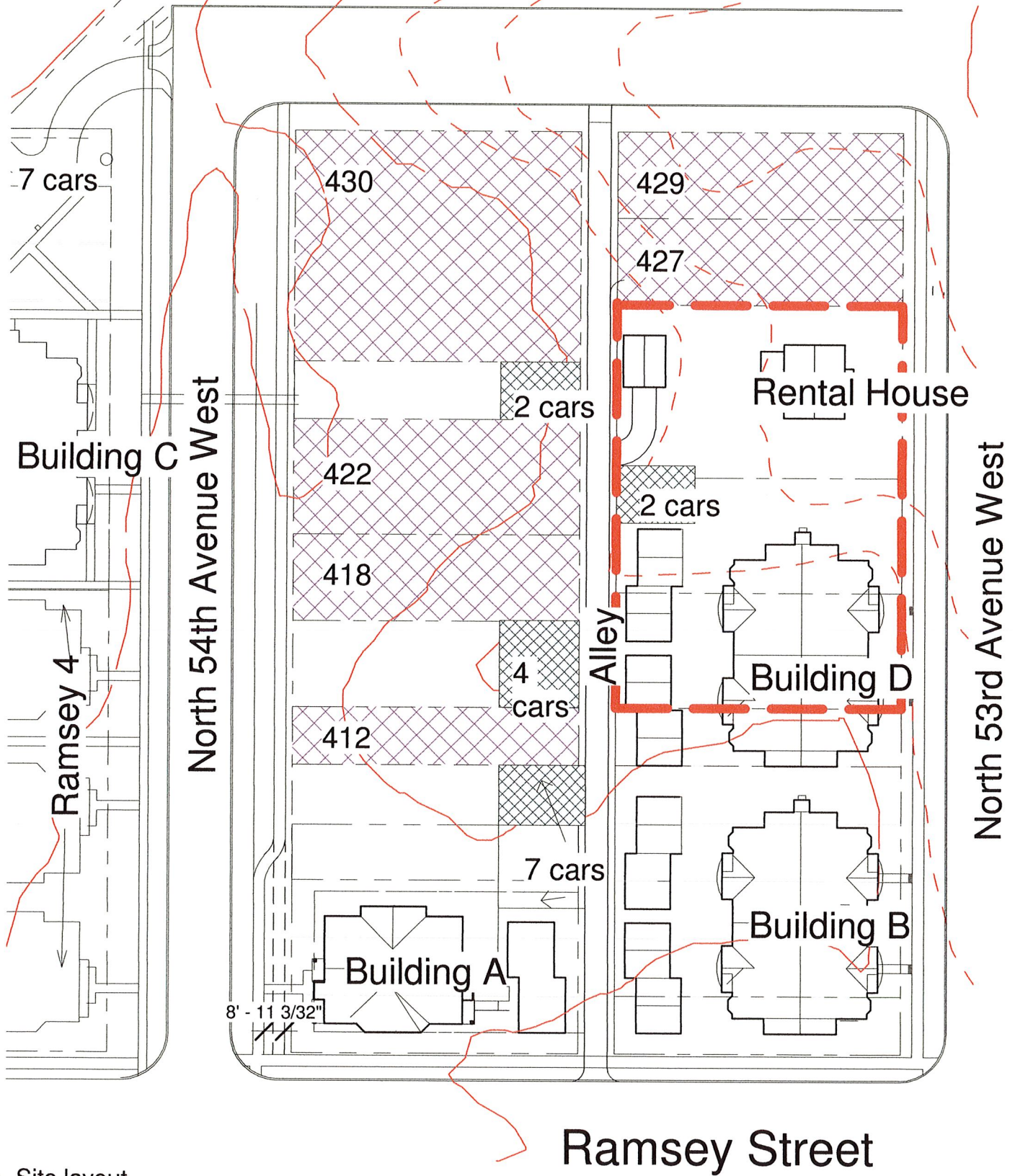
4. Buildings shall be set within lots relative to the property lines as shown here. Minimum frontyard setback - ten (10) feet. Minimum sideyard setback - five (5) feet. Corner lot sideyard setback - nine (9) feet.
5. Building street facades shall extend along the lot width as designated here.
6. Attached 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.

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 on 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 shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.







1 Site layout
1" = 60'-0"

F

Ramsey VI
Map Amendment Exhibit

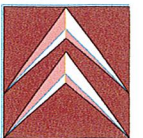
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Paul Strother

PAUL STROTHER
7675 INWOOD ROAD
COLOGNE, MN 55322

Paul Strother
ARCHITECT

612.247.0332
PSTROTHER@GMAIL.COM





6

Ramsey VI
Street View

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Paul Strother

DATE: 1-15-13
PROJECT: ST-11-424

Paul Strother
ARCHITECT

7675 INWOOD ROAD
COLOGNE, MN 55322

612.247.6332
PBSTROTHER@GMAIL.COM

