



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLSUP-2504-0052		Contact	Natalie Lavenstein, nlavenstein@duluthmn.gov	
Type	Special Use Permit – Personal Service & Repair		Planning Commission Date		May 13, 2025
Deadline for Action	Application Date		April 8, 2025	60 Days	June 7, 2025
	Date Extension Letter Mailed		April 18, 2025	120 Days	August 6, 2025
Location of Subject		2517 W 1st Street			
Applicant	Lara Hill		Contact	N/A	
Agent	N/A		Contact	N/A	
Legal Description		010-1140-02030			
Site Visit Date		April 29, 2025	Sign Notice Date		April 27, 2025
Neighbor Letter Date		April 18, 2025	Number of Letters Sent		61

**Proposal**

The applicant proposes to use the main level of an existing single-family home as a chiropractic office. A chiropractic office is considered a personal service and requires a special use permit in the R-2 District.

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

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-2	Residential	Neighborhood Mixed Use
<b>North</b>	R-2	Residential	Neighborhood Mixed Use
<b>South</b>	F-5	Mixed Use Commercial	General Mixed Use
<b>East</b>	R-2	Residential	Neighborhood Mixed Use
<b>West</b>	R-2	Residential	Neighborhood Mixed Use

**Summary of Code Requirements:**

UDC Section 50-19.8. Permitted Use Table. A Special Use Permit is required for small (less than 10,000 sq/ft) personal service and repair establishment in the R-2 district.

UDC Sec. 50-37.10 Special Use Permits: Planning Commission shall approve the application or approve it with modifications, if it is determined that the application meets the following criteria: 1. The application is consistent with the Comprehensive Land Use Plan; 2. The application complies with all applicable provisions ... including any use-specific standards ..., and is consistent with any approved district plan for the area; 3. Without limiting the previous criteria, the commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community.

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

Governing Principle #8 – Encourage mix of activities, uses, and densities: this proposal will include a personal service in an existing residential building.

Future Land Use – Neighborhood Mixed Use: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live -work spaces. May include limited commercial -only space oriented to neighborhood or specialty retail markets.

**History:** The subject property was built in 1921 and is a single-family home with a detached garage. The home is approximately 2,300 sq/ft and contains 2 bedrooms.

**Review and Discussion Items:**

Staff finds that:

- 1) The applicant is proposing to use the main level of the home as a chiropractic office. The main level consists of a desk area, reception area, adjusting area, exam room, and office space. The home is approximately 2,300 sq/ft.
- 2) The applicant is the only employee but anticipates hiring up to 2 employees. There will be an average of 2-4 clients per hour. The chiropractic office will operate between the hours of 8 am and 6 pm, except for occasional small educational events for clients and their guests which may occur between 6 pm and 8 pm. Attached to the staff report is a narrative provided by the applicant which describes the general operations of the chiropractic office.
- 3) The requirements in UDC Sections 50-25 (Landscaping and Tree Preservation), 50-26 (Screening, Walls and Fences), 50-29 (Sustainability Standards), 50-30 (Building Design Standards), and 50-31 (Exterior Lighting) do not apply to this application because it does not contemplate new construction and will not result in significant alteration or expansion of existing structures.
- 4) No public, agency, or City comments were received.
- 5) 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:

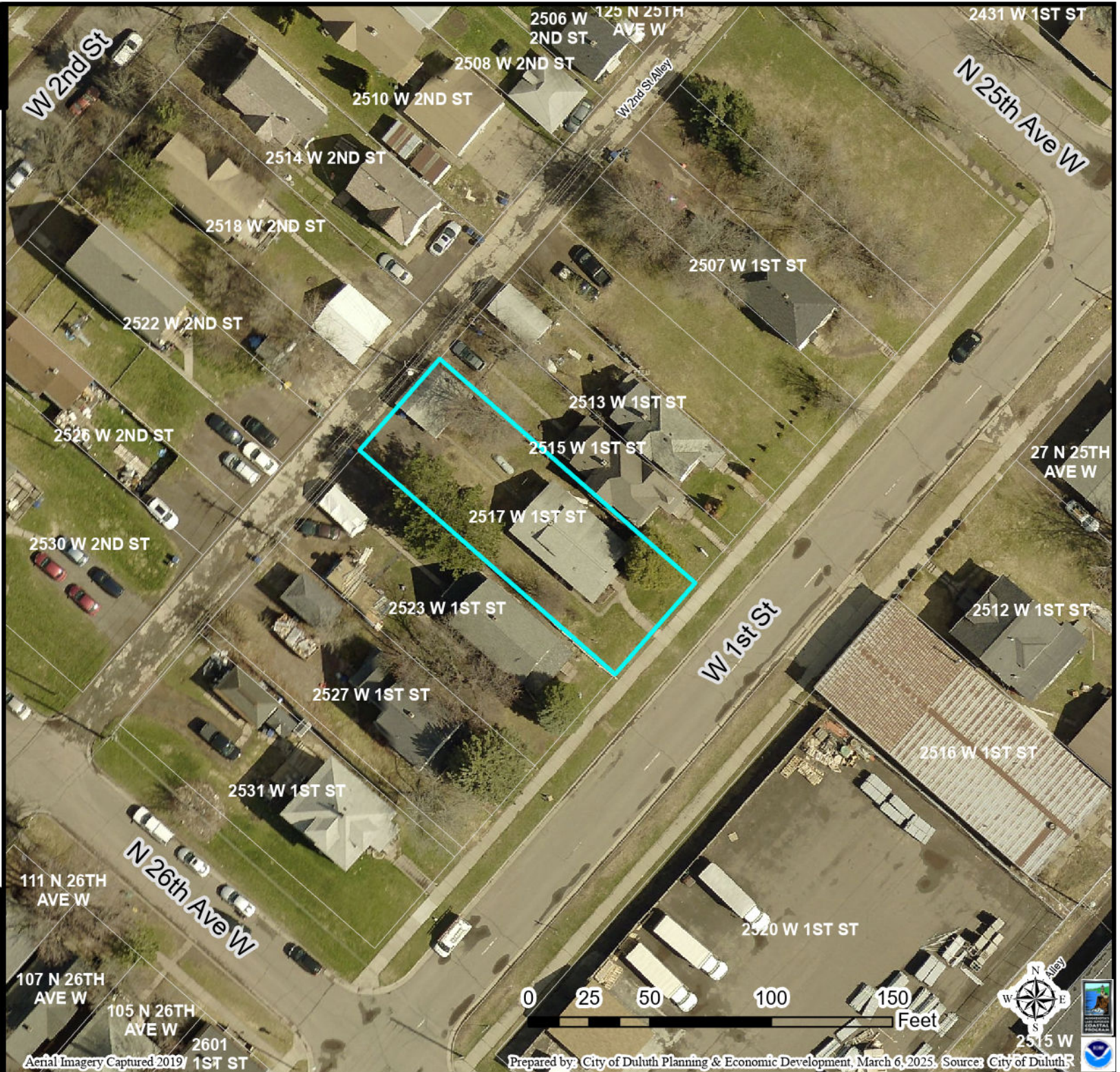
- 1) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.





**PLSUP-2504-0052**  
Special Use Permit  
2517 W 1st St

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Narrative:

This office generally operates between the hours of 8am-6pm Monday-Thursday seeing an average of approximately 2-4 clients per hour. The demographic of clients in this office are mindful individuals, making a healthy lifestyle a priority. Other than regular client visits, there is the occasional small educational event for clients and their guests, typically in the evening between 6-8pm.

