



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

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File Number	PL 21-112	Contact	Steven Robertson	
Type	Amend Existing R-P Concept Plan	Planning Commission Date	August 10, 2021	
Deadline for Action	Application Date	July 27, 2021	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	5019 Ramsey Street and 411 North 50 th Avenue West			
Applicant	City of Duluth	Contact		
Agent		Contact		
Legal Description	See Attached Map			
Site Visit Date	July 27, 2021	Sign Notice Date	July 27, 2021	
Neighbor Letter Date	July 27, 2021	Number of Letters Sent	42	

Proposal

The City, acting as the applicant, is requesting to amend an approved R-P concept map and plan. Any amendment to the concept map and plan that involves changes to land use, density, or height are required to follow the rezoning process, including a public hearing by the Planning Commission and final ordinance approval from City Council. If approved, the amendment would allow Type VIII (Mixed Use Commercial and Residential) at 5019 Ramsey Street and Type IV (Townhome) at 411 North 50th Avenue West.

Staff Recommendation

Staff recommend that the Planning Commission recommend approval of the rezoning amendment to the City Council (via ordinance).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-P	Commercial/Residential	Urban Residential
North	R-P	Residential	Urban Residential
South	I-G	Highway/Industrial	General Industrial
East	MU-B	Highway/Industrial	General Industrial
West	R-P	Commercial/Residential	Urban Residential

Summary of Code Requirements

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.
- UDC Sec. 50-37.3.B.3 Where a proposed amendment to the zoning map would change any property from a residential district to a mixed use, form or special purpose district, a planning commission hearing and a notice of three weeks shall be required. In addition, the affirmative vote of 2/3 of the council shall be required if the city has not received the written consent of the owners of 2/3 of those properties located wholly or partially within 100 feet of the property ... to be rezoned;
- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

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

Governing Principles

Governing Principle 8 - Encourage mix of activities, uses and densities

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

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.

Recent History

The Ramsey Village Plan has had several zoning map amendments to allow additional building types including:

- PL 13-119 to allow Type VII, eight-unit apartment structures at the NE corner of Ramsey Street and North Central Avenue Alley,
- PL 16-087 to allow Type VIII, a mixed use residential and commercial structure at 5103 Ramsey Street,
- PL 17-058 to a Type VII, eight-unit multi-family near Ramsey and North 53rd and 54th Avenues West,
- PL 18-044 to allow a Type VII, eight-unit multi-family structure on the west side of N. 54th Ave. W. near Wadena St,
- PL 19-032, to allow a Type IV, a townhouse, near Ramsey Street and North 53rd Avenue West.

This rezoning is similar to PL 16-087 at 5103 Ramsey Street (rezoning to allow Type VIII structures, mixed commercial/residential).

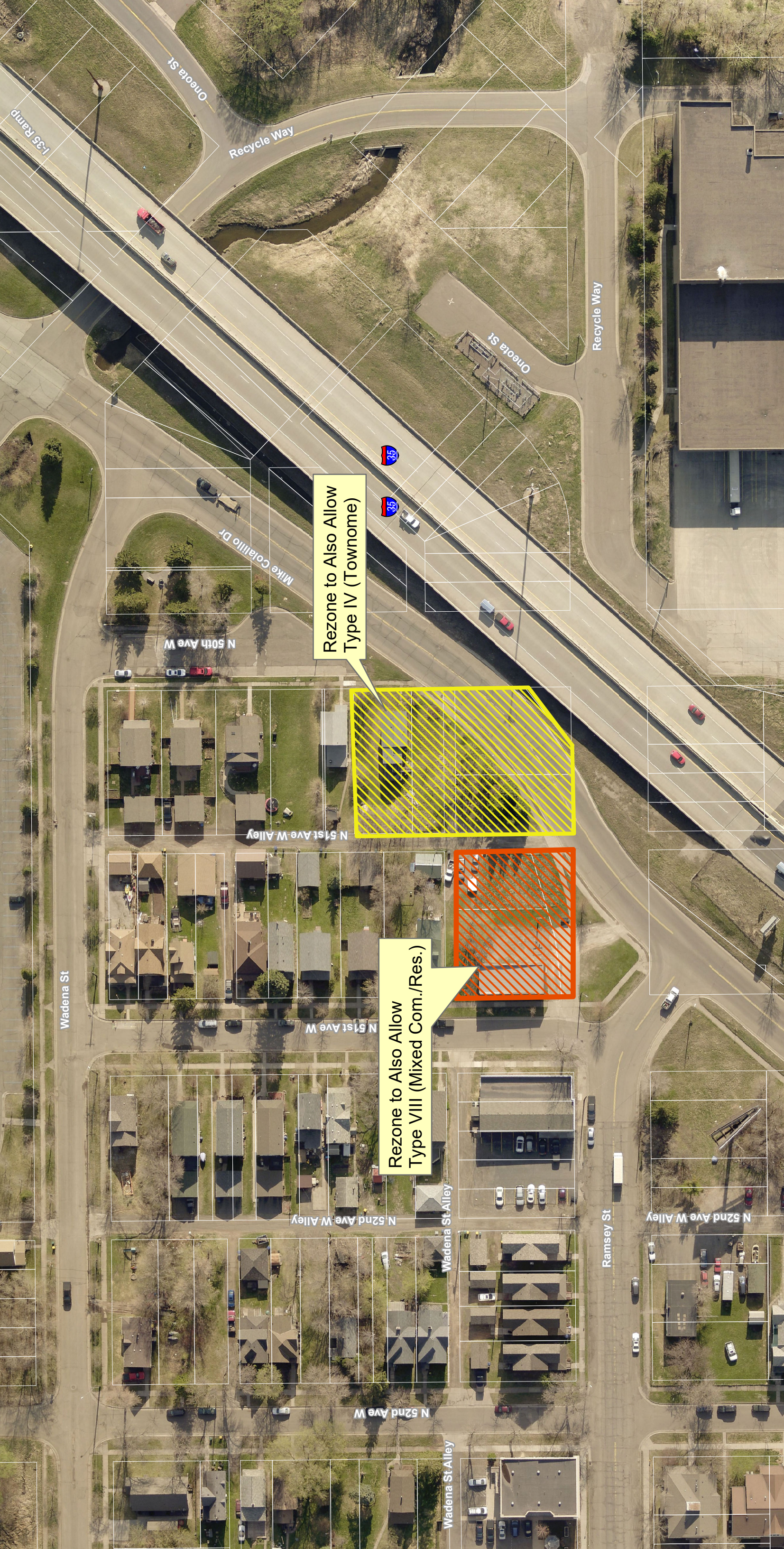
Review and Discussion Items:

- 1) The City, acting as the applicant, is requesting to amend an approved R-P concept map and plan. The zoning application is to allow Type VIII (Mixed Use Commercial and Residential) at 5019 Ramsey Street and Type IV (Townhome) at 411 North 50th Avenue West. Note that several of these parcels within the rezoning area are owned by the City of Duluth, but are either undeveloped or used for right of way purposes (Mike Colalillo Drive).
- 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.
- 3) A planned development (either R-P or MU-P) is a zoning designation that provides more flexibility than a traditional zone district. Rezoning to a planned development is a two-step process. The first step involves a Concept Plan, which identifies proposed land uses (such as residential, commercial, industrial, etc.), densities (such as 10 housing units per acre, etc.), and heights for structures in these areas. Following the approval of a rezoning ordinance and concept plan by the City Council, the second step is for the applicant to submit a detailed Regulating Plan for approval by the Land Use Supervisor. To amend an approved concept plan requires a new rezoning process, a new ordinance, and a new public hearing process.
- 4) 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. Good zoning practice requires that zone districts be consistent with the future land use category identified for the area and the generally applicable provisions of the adopted comprehensive plan. A residential planned development is an appropriate zone district for an urban residential future land use, and conditions have been proposed to address conformity to the comprehensive plan.
- 5) The future land use designation of this area is Urban Residential. Areas with Open Space future land use designation are typically zoned either R-2, Residential-Urban, but a few areas are also zoned R-P, Planned Development.
- 6) Applicant seeks to amend the approved plan to allow Type IV and Type VIII on the parcels, as shown, while retaining the existing allowed building types.
- 7). 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.
- 8) Based on) the character of the neighborhood in general and the proposed rezoning area in particularly, and the purpose statement of the R-2 zone district and Ramsey Plan, the rezoning as proposed is appropriate for this property.
- 9) No comments were received, but an email of support was received from the owners of 5019 Ramsey Street and the adjacent undeveloped parcel.

Staff Recommendation:

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council of the rezoning for the following reason:

- 1) This proposal is consistent with the Comprehensive Land Use Plan,
- 2) The proposal amendment to the concept plan is consistent with the future land use category "Urban Residential" and the original Ramsey Plan TND.
- 3) Material adverse impacts on nearby properties are not anticipated.



Rezone to Also Allow
Type IV (Townhome)

Rezone to Also Allow
Type VIII (Mixed Com./Res.)

Wadena St

Ramsey St

Recycle Way

Onoeta St

Recycle Way

Onoeta St

Mike Colalillo Dr

N 50th Ave W

N 51st Ave W Alley

N 51st Ave W

N 52nd Ave W Alley

Wadena St Alley

Ramsey St

N 52nd Ave W Alley

N 52nd Ave W

Wadena St Alley

Legend

- I, Village House
- II, Detached S.F. Home
- III, Twin Home
- IV, Townhouse
- V, Accessory Unit
- VI, Four Unit Apt
- VII, Eight Unit Apt
- VIII, Mixed Use Bldg



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.

Ramsey/Mike Colalillo Dr







MAR 24 2003

COUNCIL COPY

To City Council _____
Pub. Doc. No. 03-0324-15
Referred to _____

RAMSEY VILLAGE
NEIGHBORHOOD

As amended
Ord. 9635 & 9753

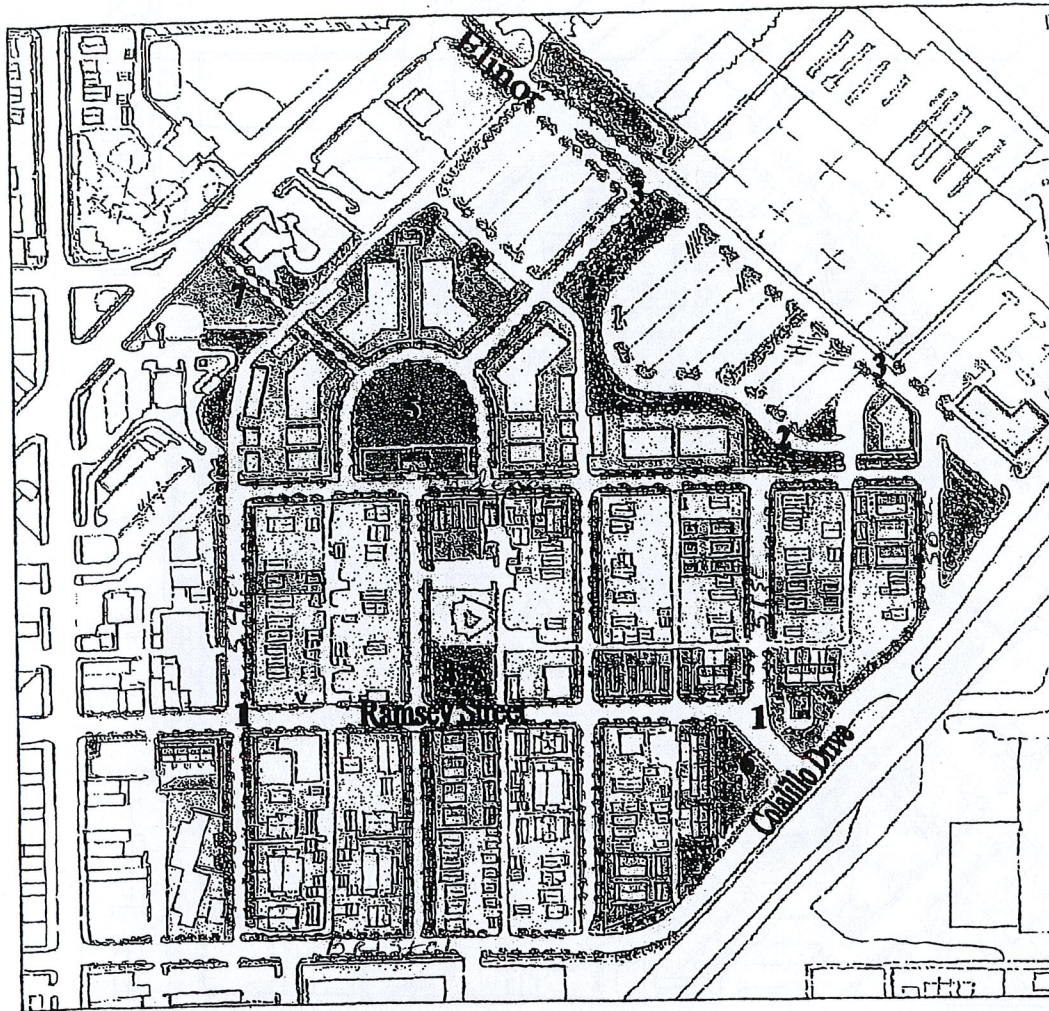


DOCUMENTS
of
IMPLEMENTATION

Prepared for
Spirit Valley Citizens Neighborhood
Development Association, Inc.

DULUTH, MINNESOTA
March 2003

Revised Master Plan Summary



1. Ramsey Street is proposed to be rebuilt as a more neighborhood scale, pedestrian-friendly street including welcoming signage at each end announcing arrival in the Ramsey Village. Larger scale residential or mixed used buildings facing Ramsey are planned for each entrance to create a sense of "arrival" into the residential neighborhood.
2. A grass covered berm, with significant shrub and tree plantings along with a decorative fence is necessary to buffer the residential area from Menard's facility. No entrances from the Menard parking lot will connect to the residential street of Wadena.
3. Elinor Street is suggested to be an entrance to the Menard facility from Grand Avenue and exit on to Colalillo Drive, with no access to Wadena Street.
4. The site on Ramsey Street alongside of Ramsey Manor is proposed to be a gentle use "pocket park" for all area residents.
5. A new neighborhood park terminates 53rd Avenue West North of Wadena Street, including a small community building.
6. Additional green space is realized along Colalillo Drive on the South side of Ramsey Street as redevelopment occurs in that area. 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.
7. A lighted, gravel walkway at least 15 feet wide is proposed from the new neighborhood park North of Wadena to Grand Avenue creating neighborhood access to the facilities and activities of Memorial Park.
8. Implementation of a variety of new housing units will occur on an incremental basis throughout the neighborhood.

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
adjacent*

- 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)*

Type IV Town House

Use and Height

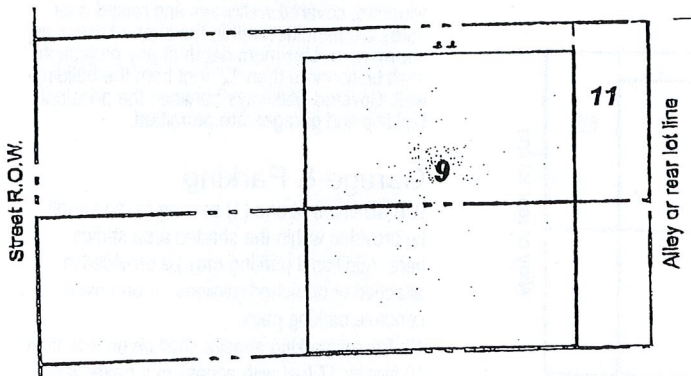
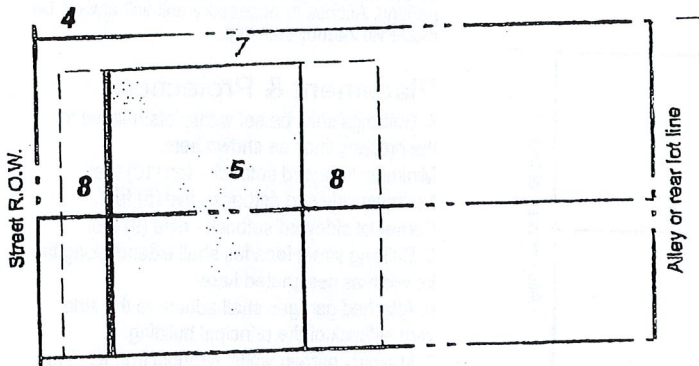
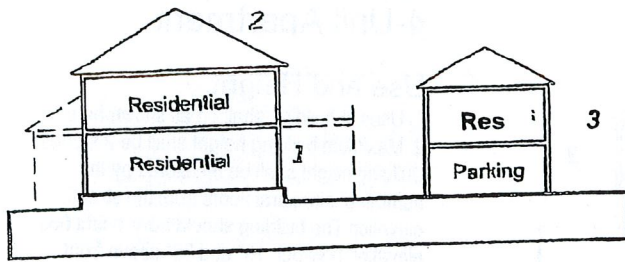
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 18" and 36" above front elevation grade level. Each building's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

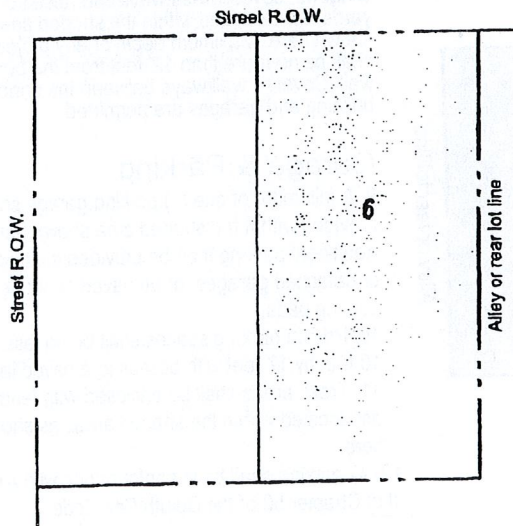
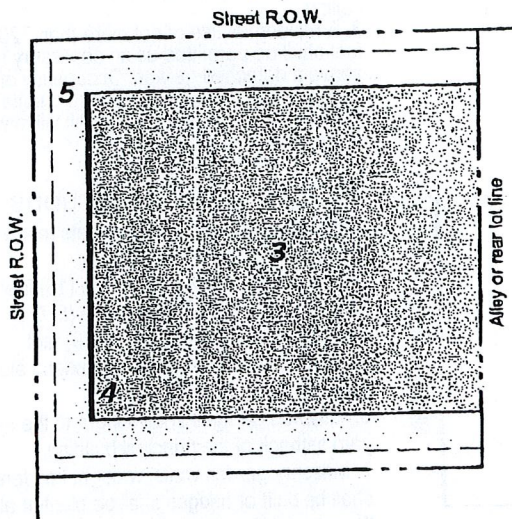
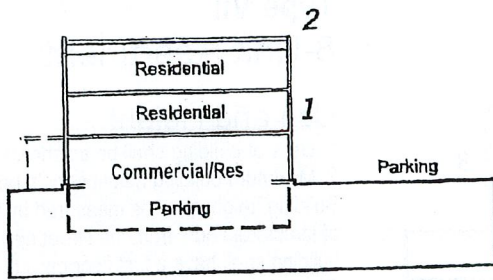
Placement & Projections

4. Buildings shall be set within lots relative to the property lines as shown here. Minimum frontyard setback - ten (10) feet. 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 paved concrete 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 VIII Mixed-Use Building

Use and Height

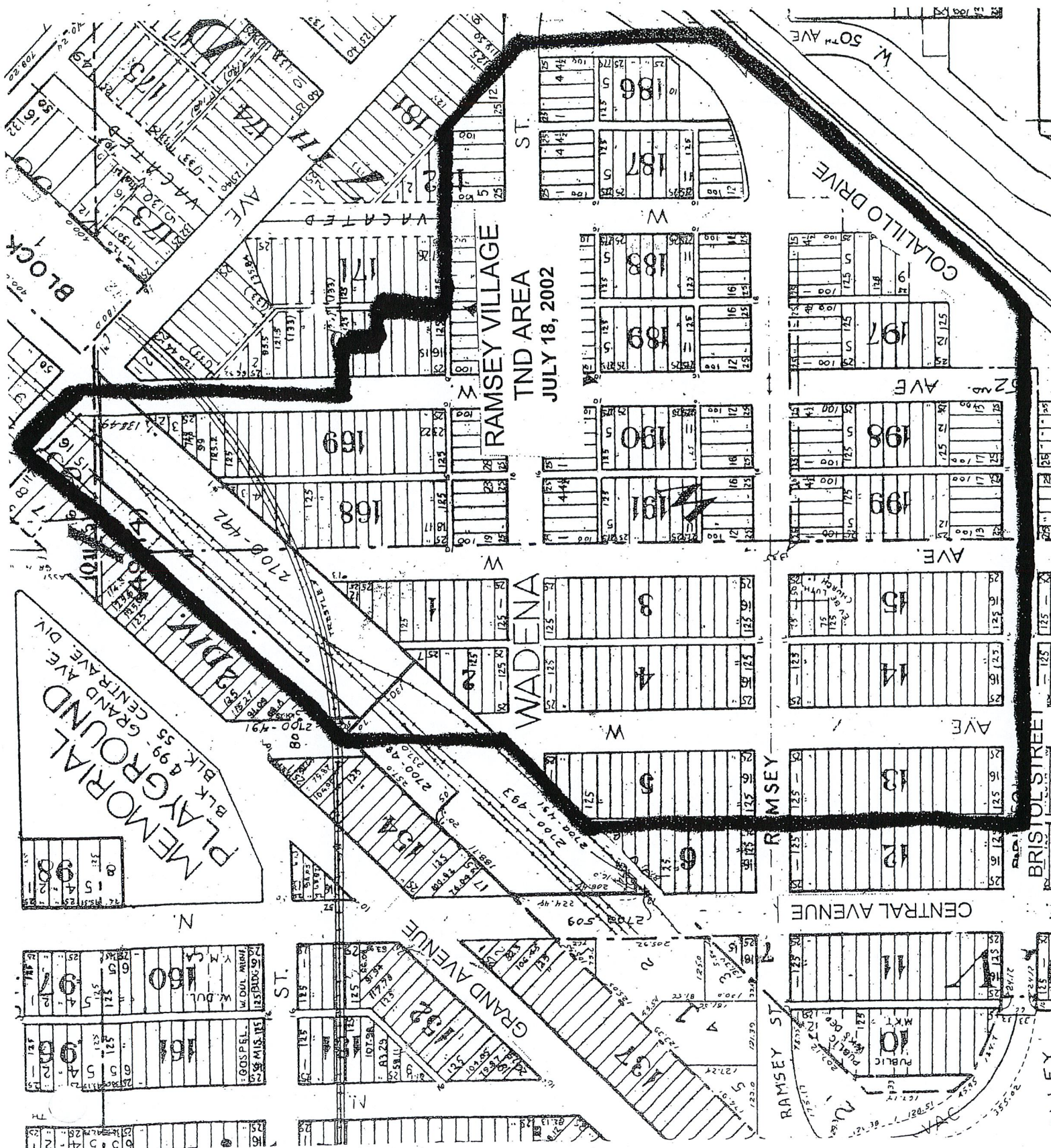
1. Only the main floor of the building may house retail or commercial uses.
2. Residential space may be located on any of the three stories.
3. The building shall have a first floor elevation not to exceed twelve (12) inches above grade; on-grade is preferred.
4. Maximum building height is three (3) stories.
5. Each building's first story shall not exceed fourteen (14) feet in height measured from floor to ceiling.
6. Garages may be attached to the rear of the principal building.
7. Enclosed garage parking spaces may also be accommodated under the building.

Placement & Projections

8. Maximum front setback—ten (10) feet. Buildings should be set within lots relative to the property lines as shown here.
9. Maximum corner setback—ten (10) feet.
10. Building facades shall face the adjacent street.
11. Rear setback—six (6) feet.
12. 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 ten (10) feet from the building wall; in no case shall encroachments extend beyond the property line. Covered walkways between the principal building and garages are permitted.

Garage & Parking

13. Private parking spaces shall be no less than 10 feet by 17 feet with access to a paved lane.
14. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
15. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.



RAMSEY VILLAGE
TND AREA
JULY 18, 2002

BLOCK

MEMORIAL
PLAY GROUND
BLK 499 - GRAND AVE. DIV

COLALILLO DRIVE

CENTRAL AVENUE

WADENA ST

ST

RAMSEY

RAMSEY ST

BRISTOL STREET