



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLIUP-2411-0020	Contact	Natalie Lavenstein, nlavenstein@duluthmn.gov		
Type	Interim Use Permit – Vacation Dwelling Unit	Planning Commission Date		January 14, 2025	
Deadline for Action	Application Date	November 19, 2024	60 Days	January 18, 2025	
	Date Extension Letter Mailed	December 4, 2024	120 Days	March 19, 2025	
Location of Subject		107 E Superior St, Unit A			
Applicant	DCC Holdings LLC	Contact	Eric Faust		
Agent	NA	Contact	NA		
Legal Description		010-0910-00180			
Site Visit Date		January 2, 2025	Sign Notice Date		December 30, 2024
Neighbor Letter Date		December 20, 2024	Number of Letters Sent		45

Proposal

The applicant proposes use of a 1-bedroom apartment in a Form District as a vacation rental property.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-7	Downtown Shopping	Central Business Primary
North	F-8	Downtown Mix	Central Business Primary
South	F-7	Downtown Shopping	Central Business Primary
East	F-7	Downtown Shopping	Central Business Primary
West	F-7	Downtown Shopping	Central Business Primary

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the F-7 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.

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

Governing Principle #4 – Support economic growth sectors

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.

Future Land Use – Central Business Primary

Characterized by a broad range of uses and intensities: Governmental campus, significant retail, entertainment and lodging, opportunities for high density housing, central plaza, public/ open space and public parking facilities.

History: The subject property was built in 1905. The existing structure is two stories with retail at street level and office/residential units above.

On May 15, 2024, Planning Commission approved an interim use permit for a vacation dwelling unit in the same building for 103 E Superior St, Unit A.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 107 E Superior St, Unit A. The entire apartment unit will be rented. There is 1 bedroom, which allow for a maximum of 3 guests.
- 2) The minimum rental period will be one night.
- 3) One off-street parking space will be provided in the rear parking area.
- 4) The applicant has indicated they will not allow motorhomes or trailers.
- 5) 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 themselves to serve as the managing agent.
- 6) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. 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.
- 7) Applicant must comply with Vacation Dwelling Unit Regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 8) There are currently 167 licensed vacation dwelling units in the city, with 80 of those in form districts; the remaining 87 are subject to the cap of 100. The subject property is located within a form district and is not subject to the cap.
- 9) No public, agency, or City comments were received.
- 10) 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) 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 review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.



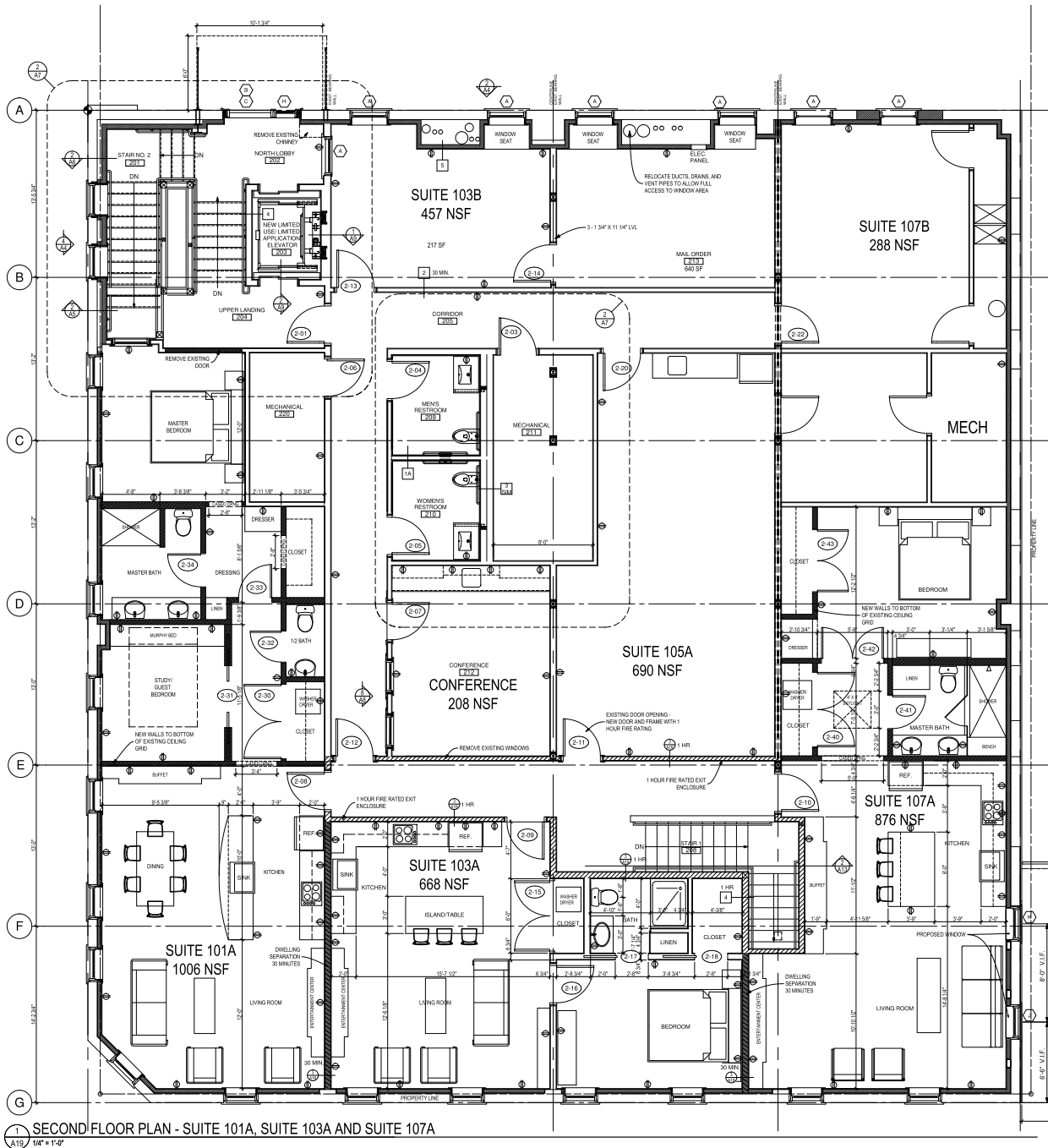
PLIUP-2411-0020
Interim Use Permit
Vacation Dwelling Unit
107A East Superior St



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.

Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, December 17, 2024. Source: City of Duluth

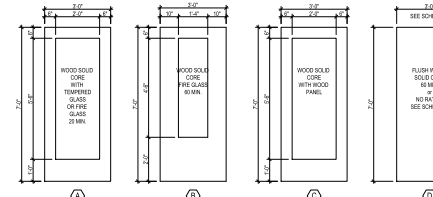


SECOND FLOOR PLAN - SUITE 101A, SUITE 103A AND SUITE 107A

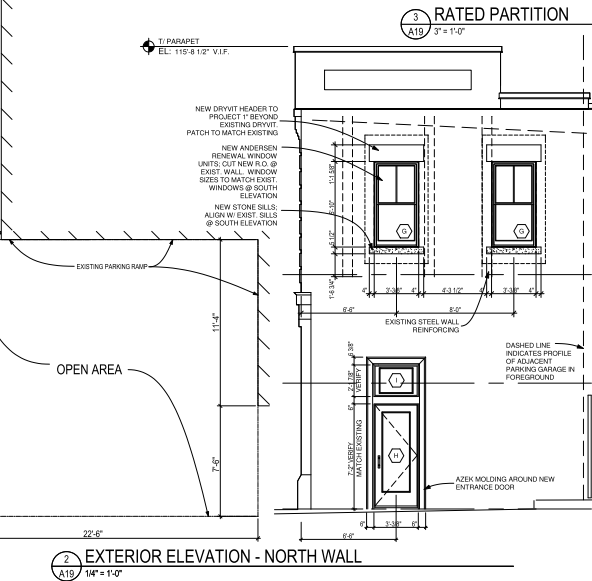
NO.	REVISION	DATE	BY	DESCRIPTION	REVISION	DATE	BY	DESCRIPTION
1	1	1/1/19	1	1	1	1/1/19	1	1

DOOR SCHEDULE

DOOR NUMBER	QTY	DOOR	FRAME	DETAILS	LABEL	REMARKS
2-01	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-02	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-03	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-04	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-05	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-06	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-07	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-08	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-09	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-10	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-11	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-12	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-13	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-14	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-15	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-16	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-17	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-18	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-19	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
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2-99	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS
2-100	1	2'-0" x 7'-0" 1'-3" D	SC-BV	MAT	PNT	SPRING HINGES AND BACKS GASKETS



CODE REVIEW FOR FANNIE ROSE BUILDING WITH THREE APARTMENTS
 2006 IBC
 OCCUPANCY CLASSIFICATION: BUSINESS GROUP B
 RESIDENTIAL GROUP R-2
 CONSTRUCTION TYPE: TYPE V-B
 ALLOWABLE HEIGHT AND AREA: 2 STORIES AND 7000 SF
 FRONTAGE INCREASE: 50% OF ALLOWED AREA = 3500 SF
 AUTOMATIC SPRINKLER INCREASE = 1 STORY AND 14000 SF
 TOTAL ALLOWABLE HEIGHT AND AREA: 3 STORIES AND 24,500 SF
 ACTUAL HEIGHT AND AREA: 2 STORIES AND 16,000 SF
 FIRE RESISTANCE RATED CONSTRUCTION: 1 HOUR ASSEMBLY SEC. 706.3.2 AND 1020.1
 DOORS IN EXIT ENCLOSURE: 1 HOUR
 UNPROTECTED OPENINGS IN EXTERIOR WALL: 10% OF EXTERIOR AREA WITH
 FIRE SEPARATION DISTANCE OF 5' TO 10'
 FIRE PARTITIONS: DWELLING SEPARATION: 1/2 HOUR
 NONSEPARATED OCCUPANCIES: NO SEPARATION REQUIRED
 EXIT ACCESS
 COMMON PATH OF EGRESS TRAVEL: GROUP B 100'
 GROUP R-2 125'
 GROUP B 49 OCC.
 GROUP R-2 10 OCC.
 SPACES WITH ONE EXIT



CAULFIELD
 ARCHITECTURAL
 DESIGN

1575 11TH AVENUE, APT. 1
 NEWPORT, MINNESOTA 55955

Tel: 651.497.7685
 email: brucecaulfield@msn.com

CONSULTANT

CERTIFICATION

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

DATE: FEB 6, 2012 REG. NO. 19327

COMMISSION NO.: 10-03
 DRAWN BY: BAC
 CHECKED BY: BAC
 DATE: FEB 6, 2012
 BID ISSUE DATE:
 REVISION DATES: FEB 21, 2012

PROJECT TITLE

FANNIE ROSE BUILDING
 101-107 EAST SUPERIOR STREET
 DULUTH, MINNESOTA 55802

PHASE 2

OWNER

SHEET TITLE

SUITE 101A, SUITE 103A
 AND SUITE 107A

A19

SHEET NO.
 SHEET 19 OF 19