



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PLPR-2408-0001		Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	MU-C Planning Review		Planning Commission Date	October 8, 2024	
Deadline for Action	Application Date	August 28, 2024	60 Days	October 28, 2024	
	Date Extension Letter Mailed	October 2, 2024	120 Days	December 26, 2024	
Location of Subject	West Arrowhead Rd				
Applicant	Force 1 LLC		Contact	Jesse Carlson	
Agent	Titanium Partners		Contact		
Legal Description	010-1773-00020				
Site Visit Date	September 18, 2024		Sign Notice Date	September 24, 2024	
Neighbor Letter Date	September 19, 2024		Number of Letters Sent	7	

Proposal

The applicant is proposing a new 4,000 square foot dental clinic on West Arrowhead Rd in a MU-C district. This project is phase 2 of Titanium's development of this site that included Bell Bank's new location completed earlier this year, which is adjacent to the dental clinic lot.

Recommended Action: Staff recommends that Planning Commission approve the planning review with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Vacant Lot	Neighborhood Mixed Use
North	RR-1	Residential	Open Space
South	MU-P	Gas Station	Urban Residential
East	MU-C	Bank	Neighborhood Mixed Use
West	R-2	Mixed Use	Neighborhood Mixed Use

Summary of Code Requirements:

50-15.3.E MU-C District – Planning review by the Planning Commission is required for most development and redevelopment. Development Standards:

1. The location, size and number of curb cuts shall be designed to minimize traffic congestion or hazard in the area. Any traffic control improvements required as a result of the proposal such as traffic signals, turning lanes, medians, signage and other types of improvements necessary to accommodate traffic flow to and from the proposed project shall be paid for by the property owner. Any additional right-of-way or easements needed shall be provided by the property owner at no cost to the city;
2. Any necessary public easements over the subject property shall be dedicated, and any necessary improvements within such easements or other easements adjacent to the subject property shall be made.

50-18.1 Shoreland, Flood Plains, Wetlands, Stormwater.

50-23 Connectivity and Circulation – Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading – Addresses required parking spaces, loading docks, and snow storage.
50-25 Landscaping and Tree Preservation – Landscaping requirements and tree preservation
50-26 Screening, Walls, and Fences – Screening of equipment, loading areas, etc., plus fences & retaining walls.
60-27 Signs- Establishes standards for signs and permit system.
50-29 Sustainability Standards – Sustainability point system for new development.
50-30 Design Standards – Building standards for multi-family, commercial, institutional, and industrial buildings.
50-31 Exterior Lighting – Directs the minimum and maximum illumination values and lighting fixtures for a site.
50-37.11 Planning Review – Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

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

Governing Principles:

Principle #3- Support existing economic base.

This project will support an existing medical/dental provider in sustaining and expanding their business.

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 property has been vacant for several years.

Review and Discussion Items:

Staff finds:

1. The applicant is proposing to construct a new 4,200 square foot building for a dental clinic. A dental clinic is a permitted use in the Mixed-Use Commercial (MU-C) zoning district.
2. Sec 50-18.1.B (Wetlands)- The existing driveway goes through a wetland basin. The applicant has stated they intend to use this access during the construction process but will remove it afterwards. Staff recommends that the area is returned to natural grade after the project is complete and seeded with a wetland seed mix.
3. An area of exposed soil on the parcel is not proposed to be impacted during this project. Staff recommends this area is seeded with a native plant seed mix to mitigate erosion issues.
4. Sec. 50-24 (Parking and loading). The maximum motorized vehicle parking allowed for this development is 25 spaces. The applicant is proposing 24 spaces. Four bike parking spaces are being provided as required.
5. Sec. 50-25 (Landscaping and Tree Preservation). The lot is less than 25 stalls, so the only applicable landscaping requirement for the parking lot is 30% tree canopy coverage; applicant is proposing 32% as depicted in the attached plans. The applicant has proposed an alternative landscape plan for the required parking lot and street frontage landscaping due to challenges caused by the wetland that occupies the front of the parcel. The alternative plan provides the same quantity of trees and shrubs required by the code but disperses them throughout the development. The alternative plan depicts rock or mulch for ground cover that doesn't comply with Sec 50-25.2.C. This section requires 50% of the landscaped surface to be living materials. Staff recommends that an amended, compliant landscape plan be submitted prior to building permit approval. There aren't any existing trees within the project area, so no tree replacement is required.
6. Sec. 50-26 (Screening, Walls and Fences). Garbage/recycling containers will be stored inside the facility. Exterior mechanicals are proposed to be screened from public view by locating them behind the building.
7. Sec. 50-29 (Sustainability Standards). Does not apply because the structure is under 10,000 square feet.
8. Sec. 50-30 (Building Design Standards). The proposed structure meets these requirements for transparency, roof articulation, and entryway design.
9. Sec. 50-31 (Exterior Lighting). Exterior lights will be installed on the outside of the structure and along the front sidewalk. A photometric plan and light fixture designs were provided that demonstrate lights that limit trespass and provide downcast, compliant lighting.
10. No public, agency, or City comments were received.
11. 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. Site grading and landscape plans must be submitted and approved by the Land Use Supervisor prior to building permit approval to include removal of the existing driveway to natural grade and seeding the area with an approved wetland seed mix.
3. The undeveloped area to the west of the proposed dental clinic must be seeded with a native plant mix prior to project completion.
4. An amended, compliant landscape plan be submitted and approved by the Land Use Supervisor prior to building permit approval.
5. 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.



PLPR-2408-0001
 Site Map
 010-1773-00020



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, October 8, 2024. Source: City of Duluth



DENTIST OFFICE
DULUTH, MN

ARCHITECT:
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DISCLAIMER:
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TO THE ATTENTION OF THE OWNER-ARCHITECT
PRIOR TO OWNER-CONTRACTOR AGREEMENT
SIGNING. FAILURE TO DO SO REQUIRES THE
CONTRACTOR AND SUB-CONTRACTORS TO
MAKE ADJUSTMENTS TO THE DETAILS AT NO
COST TO THE OWNER-ARCHITECT. THE PRODUCTS
THAT ARE NOT LISTED ARE TO BE CONFIRMED
WITH THE ARCHITECT AND NOT ASSUMED.
LIKEWISE, IN ANY DIMENSIONS ARE MISSING
DO NOT SCALE THE PRINTS AND CALL THE
ARCHITECT FOR DIRECTION. FAILURE TO DO
SO WILL REQUIRE CORRECTIONS BY THE
CONTRACTOR RESPONSIBLE AT NO EXTRA
COST TO THE OWNER-ARCHITECT.

REVISIONS:



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.

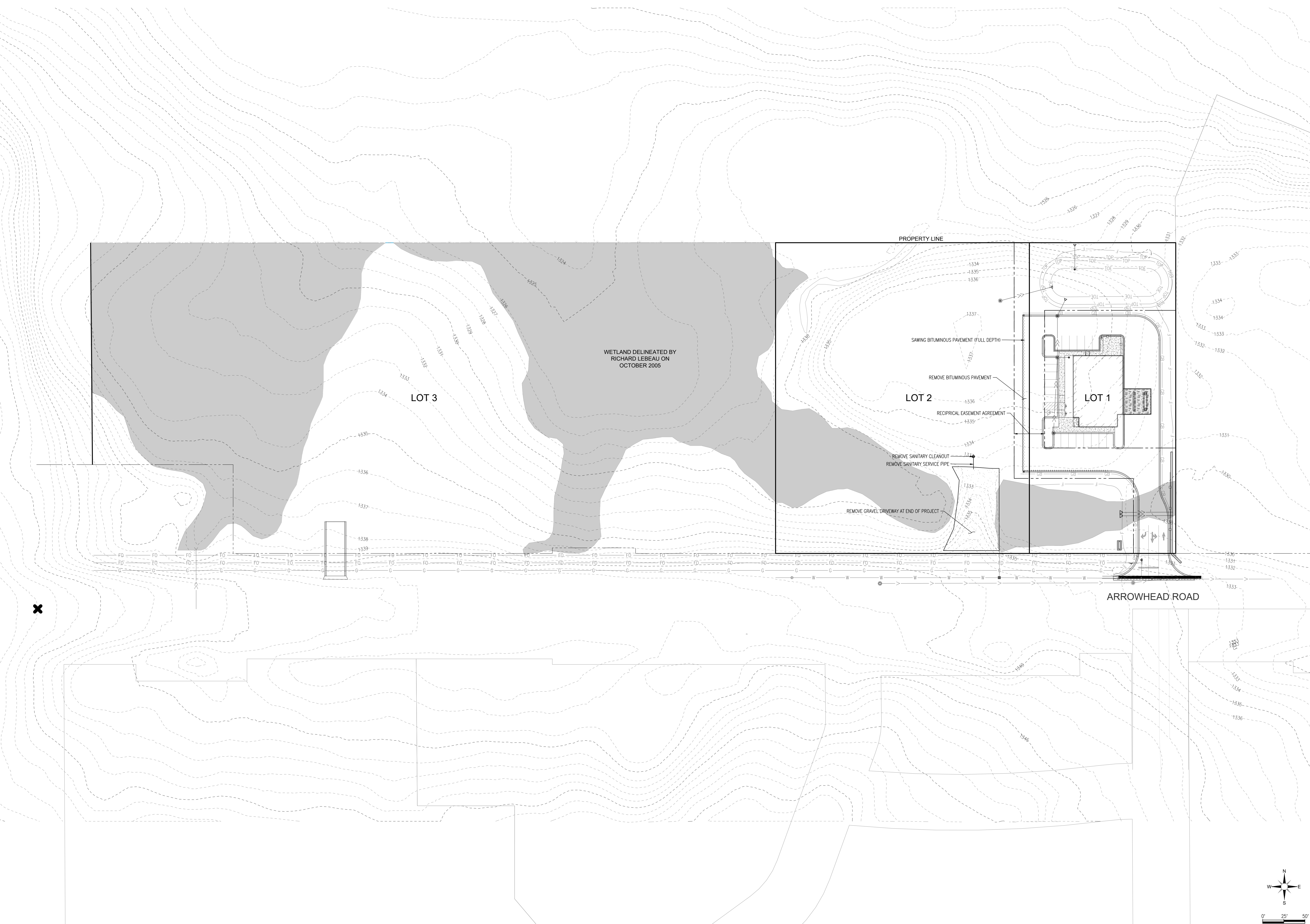
PRELIMINARY
NOT FOR CONSTRUCTION
Engineer: DAVID G. BOLF Lic. No. 40926

PRAIRIE DESIGN STUDIO
601 SHEYENNE ST., HORACE, ND 58047 / 701-282-2850

DATE	XX/XX/24
PROJECT NO.	24-400
CHECKED BY	DGB
DRAWN BY	CAE

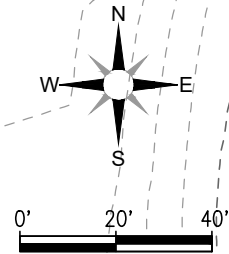
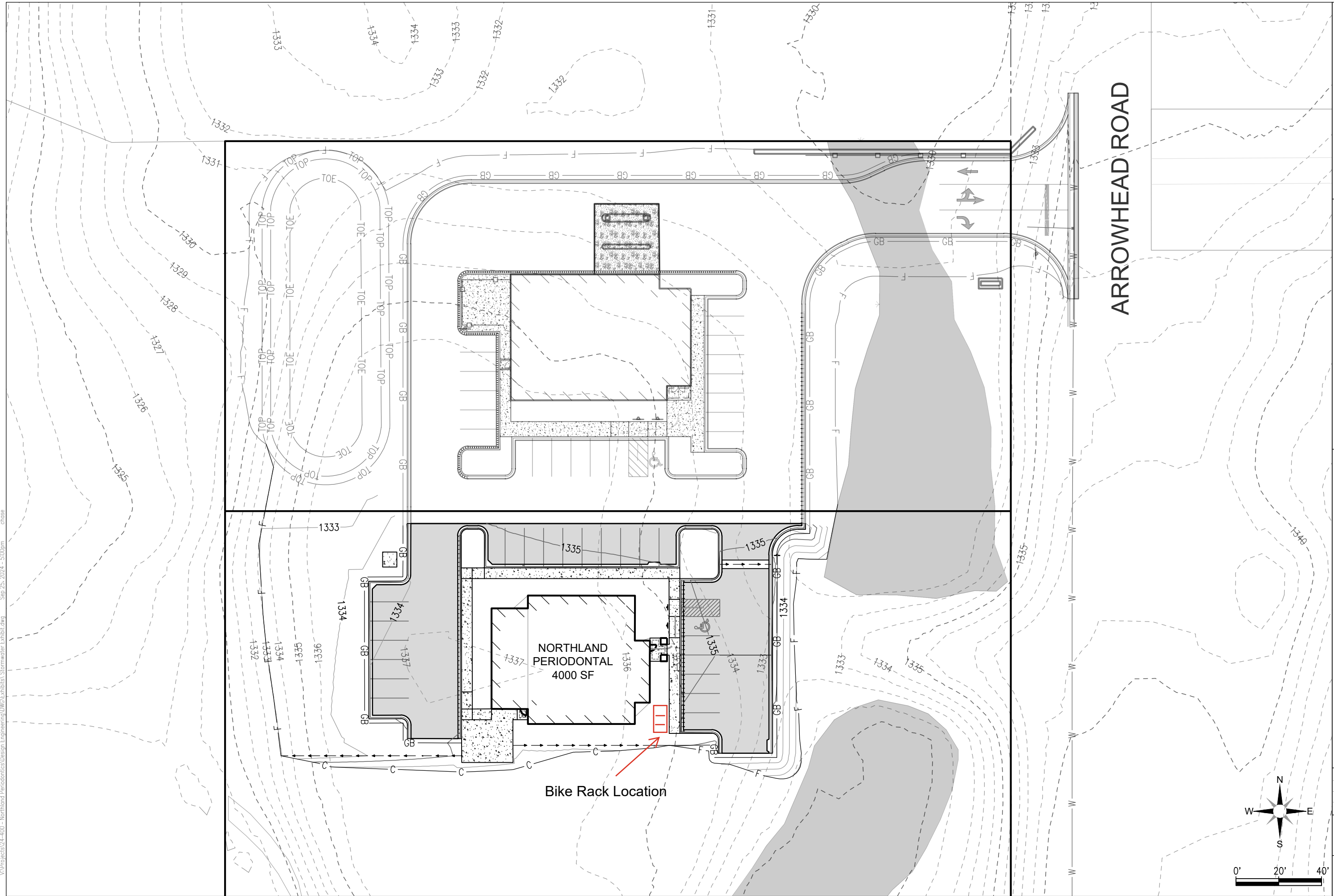
EXISTING CONDITIONS &
REMOVALS

C2.0



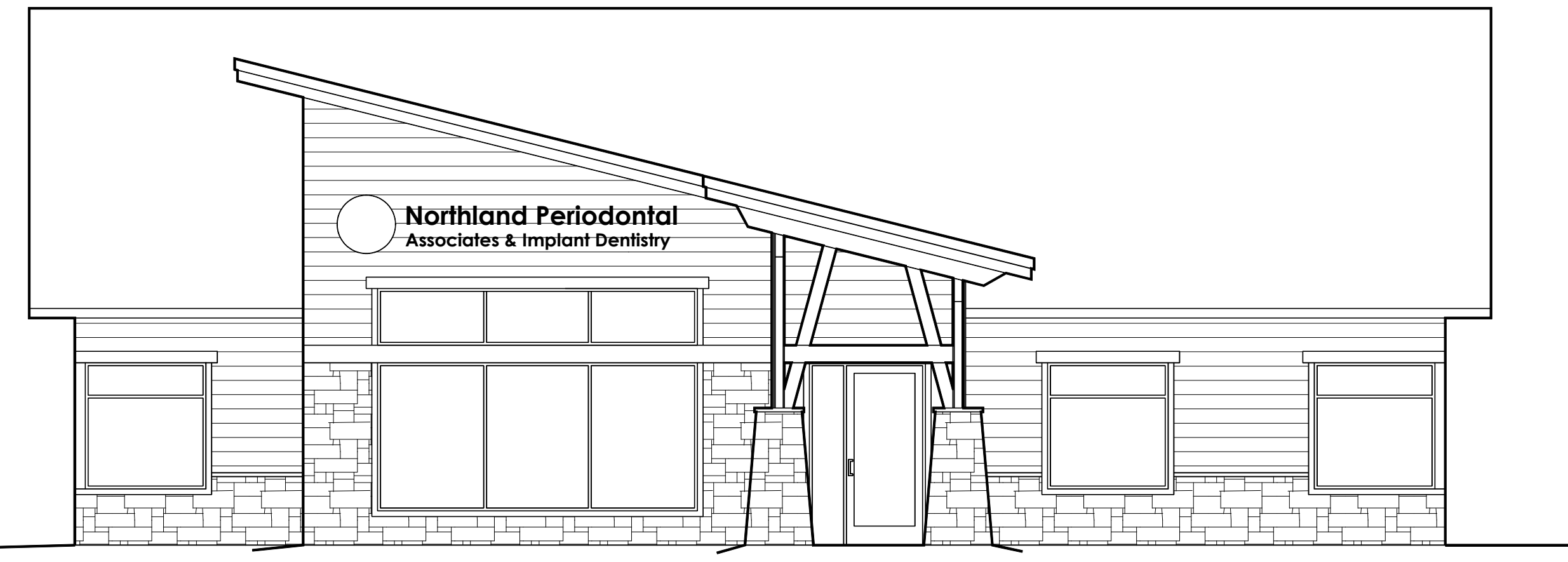
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W:\Projects\24-400 - Northland Periodontics\Design Engineering\DWG\Exhibits\Stormwater Exhibit.dwg Sep 25, 2024 - 5:00pm chese

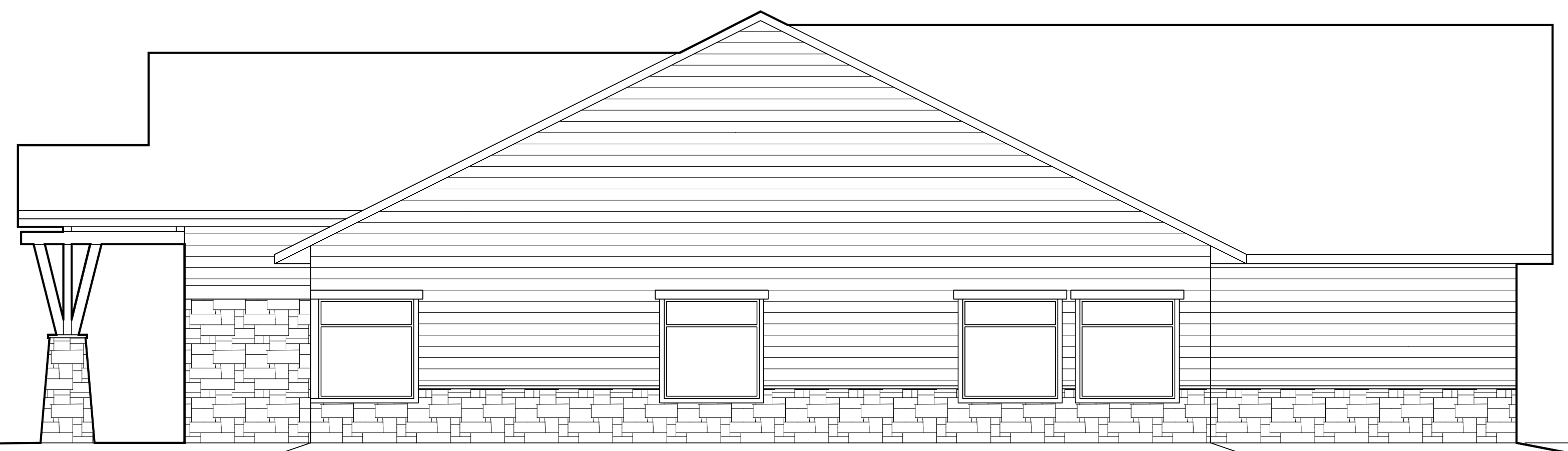




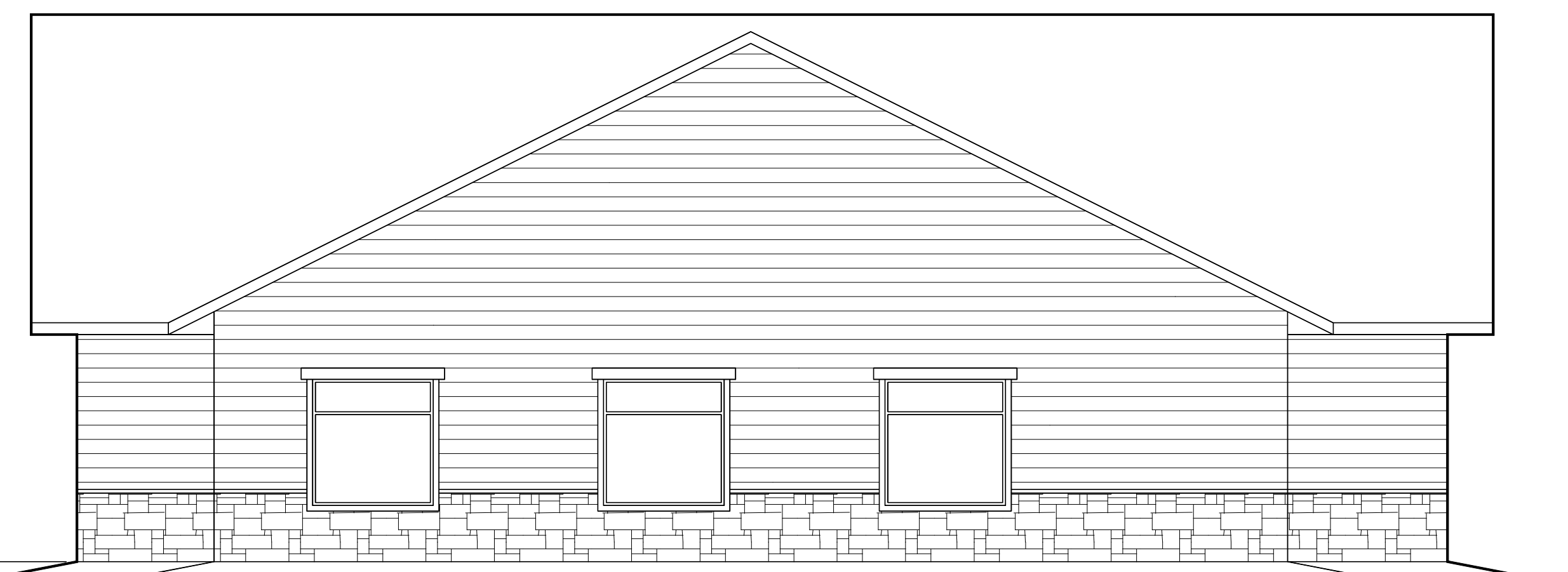
1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

ARCHITECT:
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REVISIONS:



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

KIM R. STOKES
DATE _____ REG. NO. _____

PRAIRIE DESIGN STUDIO
5302 51ST AVE S, SUITE D, FARGO, ND 58104 / 701-282-2850

DATE	08 - 13 - 24
PROJECT NO.	241602
COMPUTER NO.	241602 P1
DRAWN BY	C M J

EXTERIOR ELEVATIONS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ARCHITECT:
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REVISIONS:

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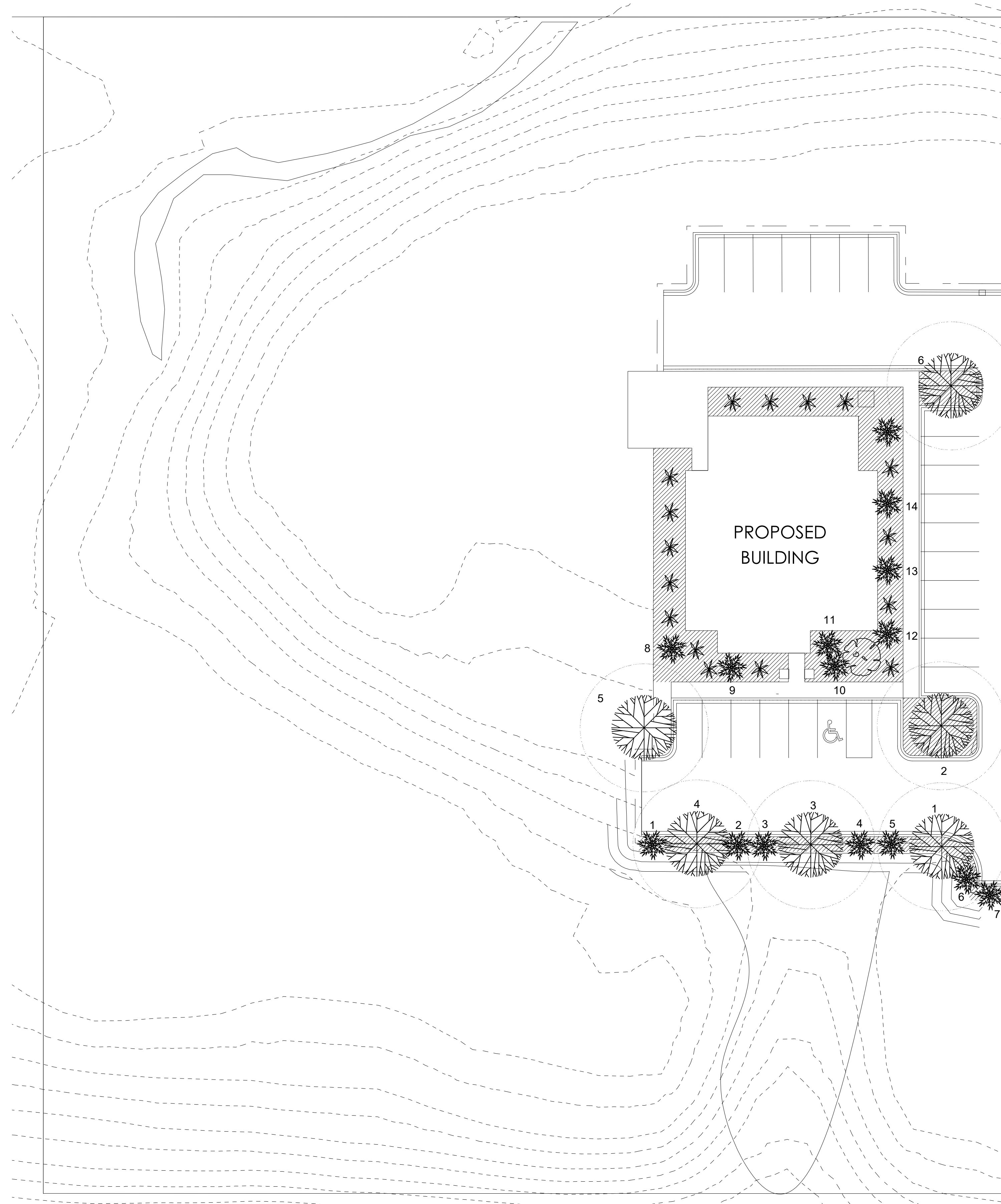
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LEAH PETERSEN
DATE 09/25/2024 REG. NO. 63198

PRAIRIE DESIGN STUDIO
5302 51ST AVE S, SUITE D, FARGO, ND 58104 / 701-282-2850

DATE	09 - 25 - 24
PROJECT NO.	2 4 1 6 0 2
COMPUTER NO.	241602 P1
DRAWN BY	C M J

COVER SHEET



KEY

LARGE TREE
RECOMMENDATIONS FOR CITY REQUIRED PLANTINGS
-x2 October Glory Red Maple - 2.5'-3" CAL
-x2 Yellow Birch - 6'-7' HT
-x2 Northern Pin Oak - 2.5'-3" CAL

SMALL TREE

SHRUB
RECOMMENDATIONS FOR CITY REQUIRED PLANTINGS
-x5 Afterglow Winterberry - 5 GAL
-x5 Admiration Barberry - 5 GAL
-x4 Dogwood Arctic Fire Red - 5 GAL

PERENNIAL

FABRIC AND ROCK OR MULCH

NOTES:

1. DETAILED LANDSCAPE DESIGN BY LANDSCAPE CONTRACTOR
2. REQUIRED 30% PARKING LOT COVERAGE BY TREE CANOPY IS MET: PARKING LOT 10,432 S.F. TREE CANOPY COVERAGE 3,389 S.F.

LANDSCAPE PLAN

1"=20'-0"

ARROWHEAD ROAD

ARCHITECT:

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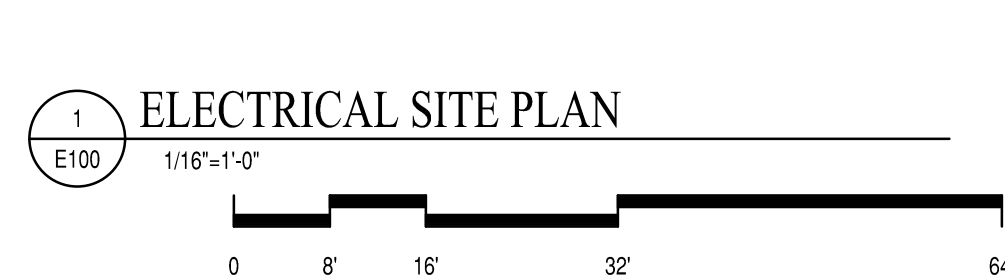
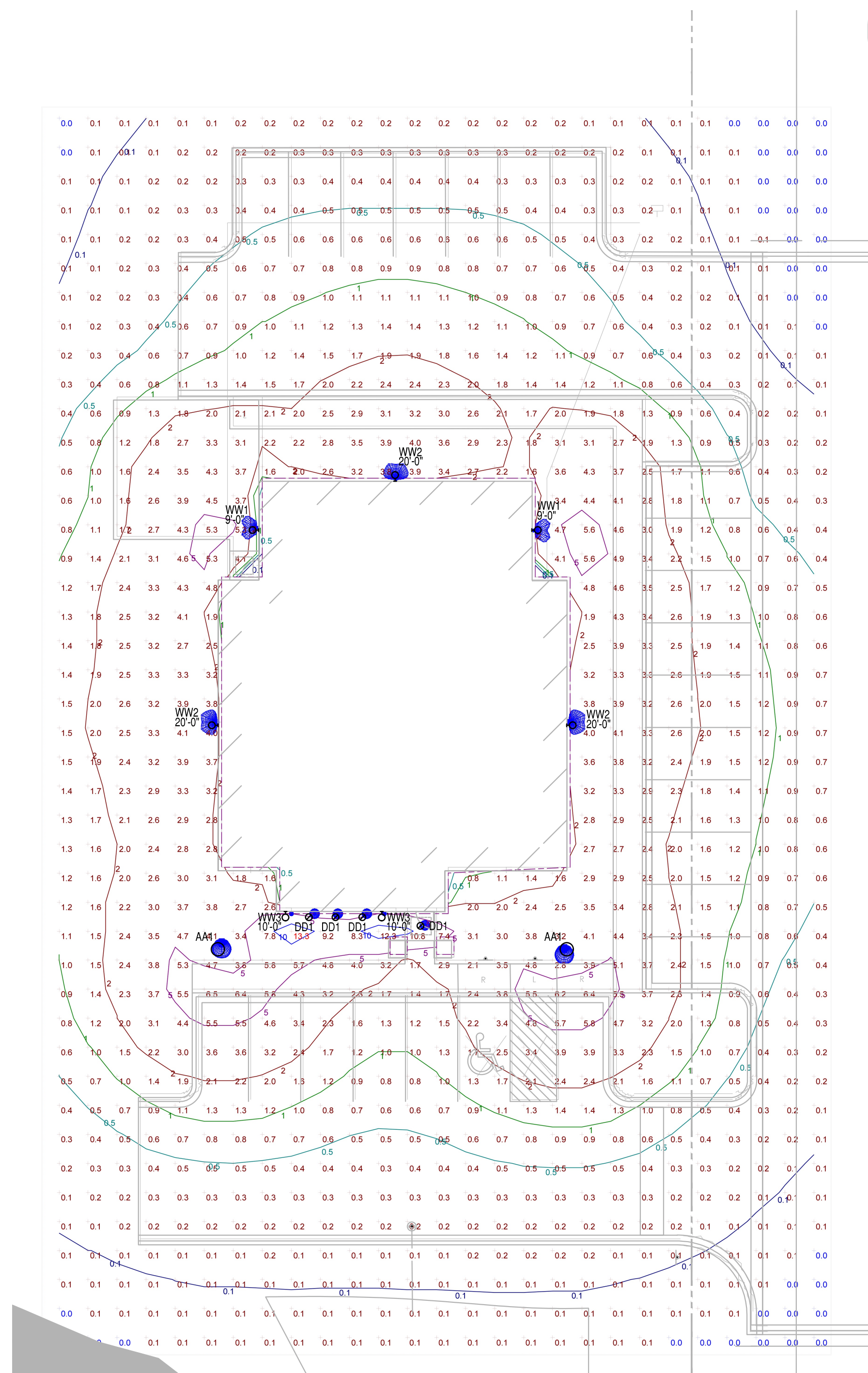
CIVIL ENGINEER:

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LUMINAIRE SCHEDULE											
TYPE	MANUFACTURERS	CATALOG SERIES	FIXTURE DESCRIPTION	MOUNTING	VOLTAGE	LED DATA			DRIVER DATA		NOTES
						LUMENS	CCT	CRI	DIMMING/CNTRL	INPUT WATTS	
AA1	LITHONIA	RADEAN	LED POST TOP, MOUNTED ON 12'-0" POLE, DARK BRONZE FINISH, ASYMETRIC DISTRIBUTION	POLE	MVOLT	7,000	3000K	80	0-10V	54	2
DD1	GOHAM	EVORSH	6 INCH RECESSED LED DOWNLIGHT, WET LOCATION LISTED	RECESSED	MVOLT	1000	3000K	80	0-10V	10	2
WW1	LITHONIA	WDGE2	LED WALLPACK, DISTRIBUTION, DARK BRONZE FINISH, FORWARD THROW DISTRIBUTION	SURFACE	MVOLT	2030	3000K	80	0-10V	19	2
WW2	LITHONIA	WDGE3	LED WALLPACK, DISTRIBUTION, DARK BRONZE FINISH, FORWARD THROW DISTRIBUTION	SURFACE	MVOLT	7592	3000K	80	0-10V	52	2
WW3	LUMINIS	SY300	LED WALL MOUNT DOWNLIGHT, DARK BRONZE FINISH	SURFACE	MVOLT	924	3000K	80	0-10V	13	2

NOTES:

1. PROVIDE FIXTURE AS SPECIFIED, NO OTHER FIXTURES ACCEPTED WITHOUT APPROVAL.
2. PROVIDE FIXTURES EQUAL TO SPECIFICATION. VARIATIONS FROM SPECIFICATION SHALL BE APPROVED.
3. PROVIDE #14 AWG CONDUCTORS FOR ALL 0-10V DIMMING.
4. PROVIDE FIXTURES FROM SAME MANUFACTURER.
5. PROVIDE CONNECTION FROM OUTDOOR UNIT TO INDOOR FIXTURE TYPE EM1.



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Josh Schroeder
JOSH SCHROEDER
DATE 09-03-24 LIC. NO. 51931

PRAIRIE DESIGN STUDIO
601 SHEYENNE ST., HORACE, ND 58047 / 701-282-2850

DATE 09 - 03 - 24
PROJECT NO. 241602
COMPUTER NO.
DRAWN BY BBP

SITE LIGHTING CALC.

PRELIMINARY PLAN
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E101