



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

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802

218-730-5580

[planning@duluthmn.gov](mailto:planning@duluthmn.gov)

<b>File Number</b>	PL 24-036	<b>Contact</b>	Jason Mozol, <a href="mailto:jmozol@duluthmn.gov">jmozol@duluthmn.gov</a>	
<b>Type</b>	MU-I Planning Review	<b>Planning Commission Date</b>	July 9, 2024	
<b>Deadline for Action</b>	<b>Application Date</b>	June 7, 2024	<b>60 Days</b>	July 6, 2024
	<b>Date Extension Letter Mailed</b>	May 21, 2024	<b>120 Days</b>	September 4, 2024
<b>Location of Subject</b>	1420 London Rd			
<b>Applicant</b>	Kyle Hammer	<b>Contact</b>		
<b>Agent</b>	Kelly, Mortenson, DSGW	<b>Contact</b>		
<b>Legal Description</b>	010-1440-2100 and 010-1440-12110			
<b>Site Visit Date</b>	June 24, 2024	<b>Sign Notice Date</b>	June 20, 2024	
<b>Neighbor Letter Date</b>	May 24, 2024	<b>Number of Letters Sent</b>	32	

**Proposal**

The applicant is proposing to demolish the existing dental clinic and construct a new 7,000 sq. ft clinic building. There is not a MU-I district plan for the site, so individual Planning Review is required.

**Staff Recommendation**

Staff is recommending Planning Commission approval, subject to conditions specified below.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	MU-I	Medical	Central Business Secondary
<b>North</b>	F-2	Residential/Commercial	Central Business Secondary
<b>South</b>	MU-I	Medical	Central Business Primary
<b>East</b>	MU-I	Medical	Neighborhood Mixed Use
<b>West</b>	MU-I	Medical	Central Business Primary

**Summary of Code Requirements**

50-15.4 MU-I Planning Review

50-24 Parking and Loading – Addresses required parking spaces, loading docks, and bike parking.

50-25 Landscaping and Tree Preservation – Landscaping requirements and tree preservation.

50-26 Screening, walls and fences- Addresses required screening.

50-30 Design Standards – Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting- Sets standards for outdoor lighting.

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 Principle #1- Reuse previously developed lands

This project will reuse property previously developed as a parking lot, dental office and one-family dwelling.

### Governing Principle #4 -Support Economic Growth Sectors

This project supports a locally owned business in the growing medical sector to develop and expand.

### Future Land Use

Central Business Secondary: An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

### Recent History

Currently, the property consists of parking associated with the adjacent Lakewalk Surgery Center and two single family dwellings that were built in 1899 and 1911. One of the dwellings has been remodeled to house the existing dental office.

## **Review and Discussion Items:**

### Staff finds that:

- 1) The applicant is seeking a MU-I Planning Review to construct a 7,000 sq ft dental clinic that will be attached to the adjacent Lakewalk Surgery Center. A planning review is required for all development or redevelopment in a MU-I district where there is not an existing district plan.
- 2) UDC 50-24 Sec. (Parking and loading). A maximum of 42 parking spaces are allowed on this site. 24 parking spaces will be provided, 14 in an underground ramp and 10 in a surface lot. Parking aisles and spaces meet the dimensional standards. 3 bike parking spaces are required. The applicant must submit a site plan and exhibit depicting the location of bike parking and rack design, and this must be approved by the Land Use Supervisor prior to receiving a building permit.
- 3) UDC Sec. 50-25 (Landscaping and tree preservation). This project must provide frontage landscaping along London Rd and S 15<sup>th</sup> Ave E, tree canopy coverage of parking areas, interior parking lot landscaping and replace trees removed from the site. A landscape plan was submitted that lacked calculations for canopy coverage and interior parking lot plantings, and placed frontage landscaping in the right-of-way. The applicant must submit landscaping plan that meet Sec. 50-25 standards, and this must be approved by the Land Use Supervisor prior to receiving a building permit.
- 4) UDC Sec. 50-26 (Screening, Walls and Fences). A parapet wall will screen all roof mounted utilities and a fence was approved via PLFENCE-2405-0014 to screen ground mounted utilities.
- 5) UDC Sec. 50-30 (Design Standards). The proposed structure meets these requirements for wall articulations, vertical articulations, and transparency.
- 6) UDC Sec. 50-31 (Exterior Lighting). All exterior lighting must meet standards for downcast lighting, output, and color temperature. The applicant must submit a photometric plan and drawings for exterior mounted fixtures that demonstrate compliance with Sec. 50-31, and this must be approved by the Land Use Supervisor prior to receiving a building permit.
- 7) No City, agency, or public comments were received.
- 8) According to UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized by the permit is not begun within 1 year.

**Staff Recommendation**

Staff recommended Planning Commission approve the MU-I planning review, with the following conditions that must be met. Conditions can be contingent upon either: issuance of a building permit or a certificate of occupancy:

- 1) The applicant shall submit a site plan and exhibit depicting conformity with bike parking requirements of the UDC;
- 2) Applicant shall submit a landscaping plan that fully conforms with the requirements of the UDC;
- 2) Applicant shall submit a lighting plan with photometric plan and drawings for fixtures that fully conforms to the requirements of the UDC;
- 3) Applicant shall construct and maintain the project as identified in the attached exhibits.
- 4) Any alterations to the approved plans that do not alter major elements of the plans may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of UDC Chapter 50.





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









- RETAINING WALL NOTES:**
1. PROVIDE STRUCTURAL DESIGN OF RETAINING WALLS, EQUAL TO LANDFORM RETAINING WALL SPECIFICATIONS FOR MINIMUM DESIGN AND PERFORMANCE. PROVIDE CONSTRUCTION OF WALLS IN ACCORDANCE WITH APPROVED DESIGN.
  2. CONFIRM ARCHITECTURAL REQUIREMENTS FOR WALL UNITS WITH OWNER.
  3. SUBMIT DESIGN TO CITY FOR APPROVAL PRIOR TO PERMIT ISSUANCE.
  4. PROVIDE COORDINATION AND ASSURANCE THAT RELATED WORK CONSTRUCTED WITHIN THE REINFORCED EARTH ZONE, INCLUDING FENCES, UNDERGROUND UTILITIES, GUARD RAILS, ETC., IS IN ACCORDANCE WITH APPROVED DESIGN AND DOES NO DAMAGE TO REINFORCING ELEMENTS OF RETAINING WALL.

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN. Toll Free 1-800-252-1166



# PORT CITY DENTAL

LONDON ROAD  
 DULUTH, MN

project # 23-202  
 date 12/14/2023  
 drawn by AAP  
 checked by JPI

I hereby certify that this plan 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.

signature: *John P. Jannick*  
 typed/printed name: JOHN P. JANNICK, P.E.  
 reg. # 19907  
 sign date 1/31/2024

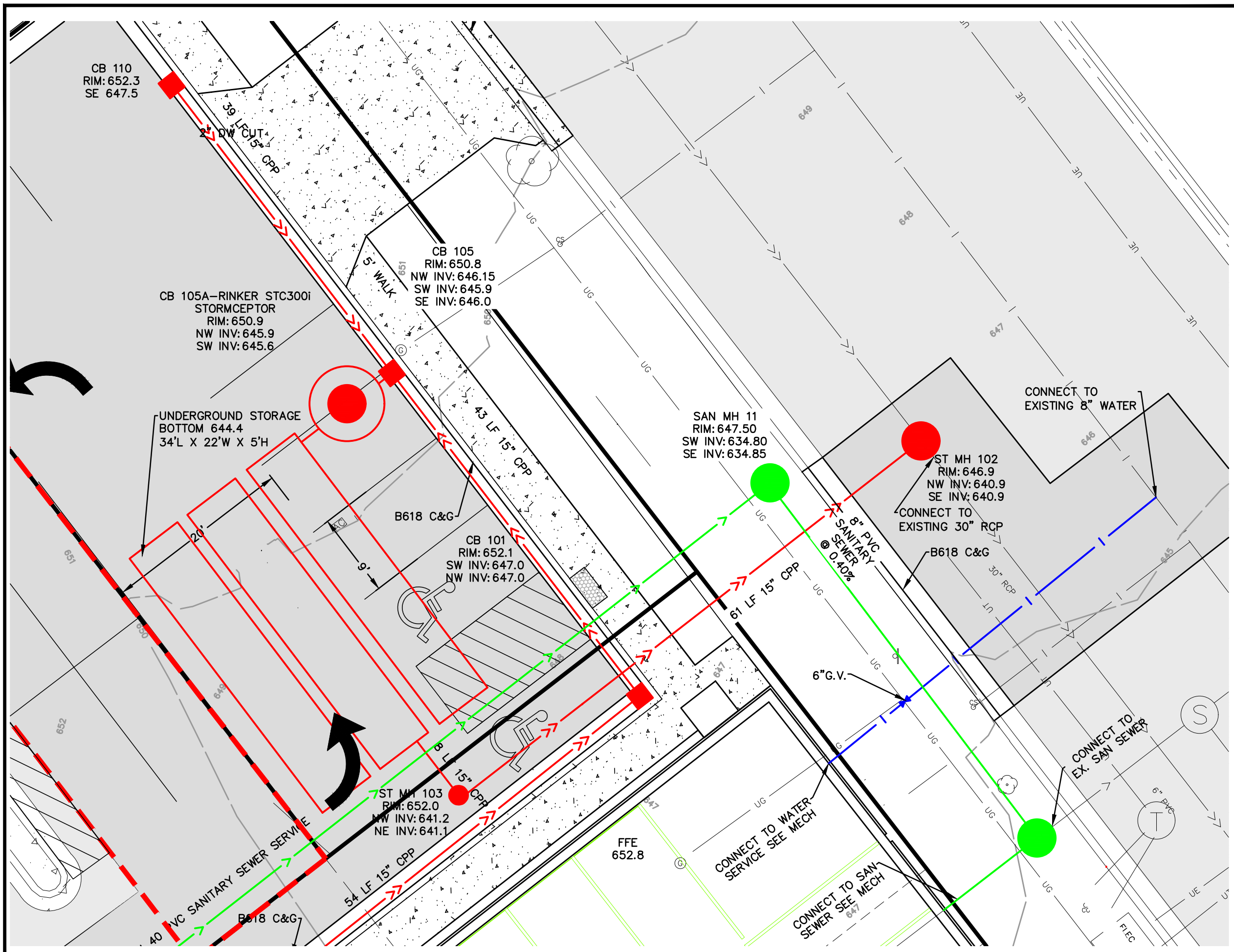
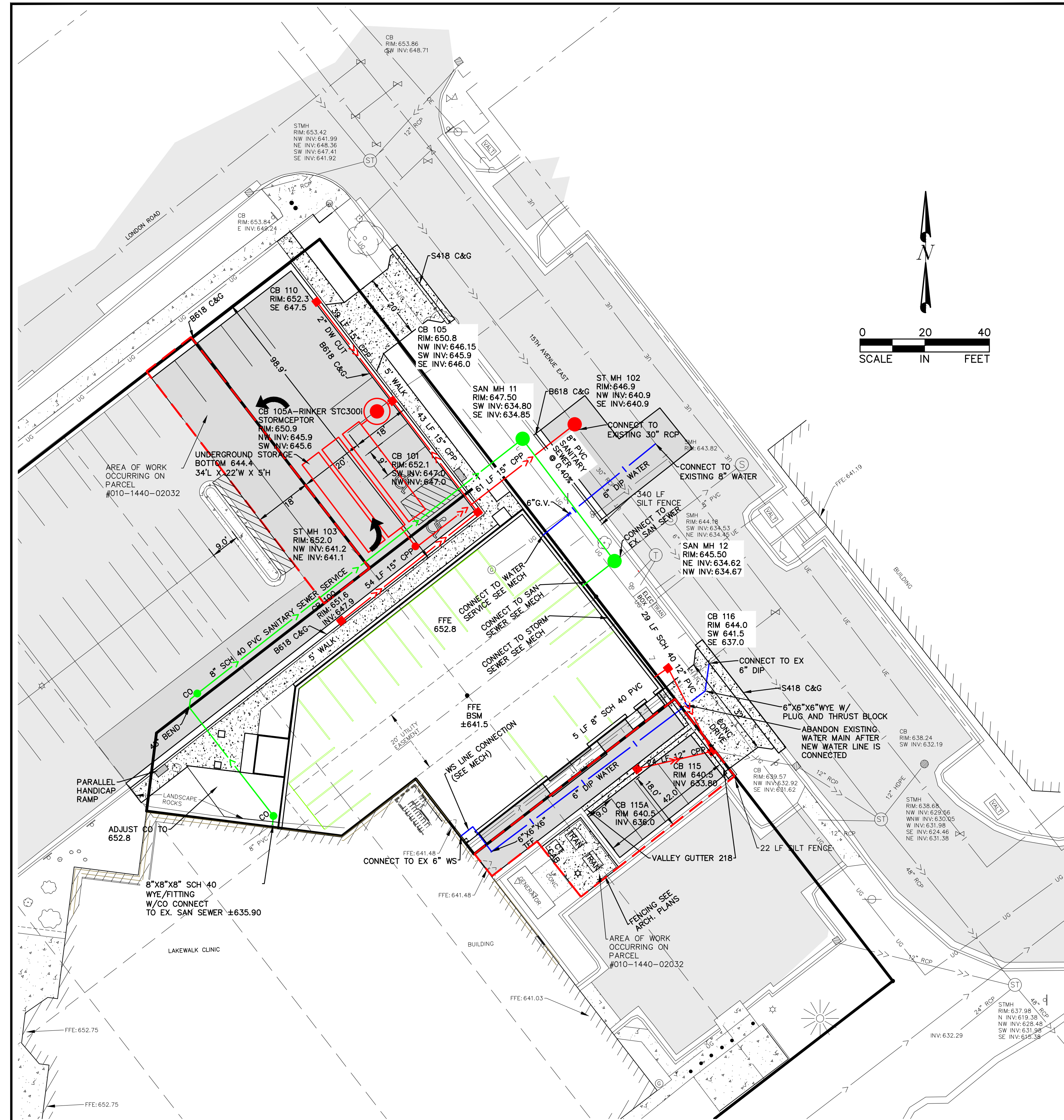
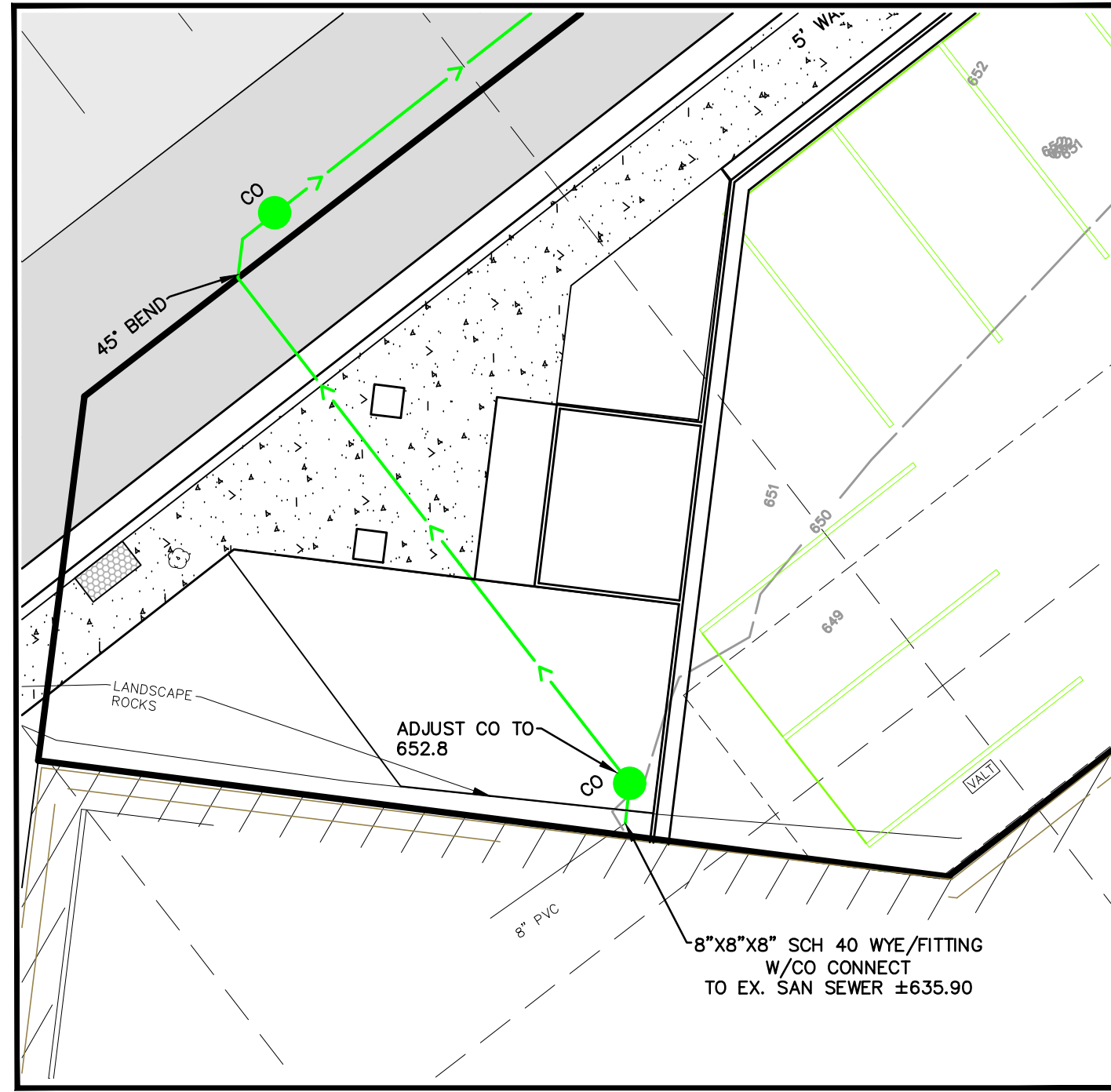


JPI ENGINEERING, INC  
 5670 Miller Trunk Hwy  
 Duluth, MN 55811  
 Phone: (218) 720-6219  
 www.jpjeng.com  
 Hibbing, MN • Duluth, MN

revision/issue	no.	date
ADD NO. 2		2-26-2024
ADD NO. 3		05-03-2024
UPDATED		05-22-2024

SITE PLAN  
 sheet title  
 sheet number

C3



SIDE NOTE: TW= TOP OF WALL  
 SIDE NOTE: BW= BOTTOM OF WALL

NOTE:  
 THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF OI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE:  
 ANY PUBLIC UTILITIES SHOWN ON THIS PLAN ARE ONLY APPROXIMATE IN DEPTH AND LOCATION AND MUST BE VERIFIED BY THE CONTRACTOR.  
 OTHER UTILITIES MAY EXIST AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SUCH.

May 23, 2024 4:09pm  
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