

**CITY OF DULUTH**

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
 Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 16-139	Contact	Steven Robertson, (218) 730 5295	
Application Type	Regulating Plan Amendment	Planning Commission Date		December 13, 2016
Deadline for Action	Application Date	November 16, 2016	60 Days	January 15, 2017
	Date Extension Letter Mailed	December 1, 2016	120 Days	March 16, 2017
Location of Subject	Ramsey Street, between North 53rd and North 54th Avenue West			
Applicant	Talle and Associates, Inc	Contact	Paul Strother	
Agent	William Burns	Contact		
Legal Description	Block 4, Lots 15-16, Block 3, Lots 11-16, and Lots 7 and 8			
Site Visit Date	December 2, 2016	Sign Notice Date		December 1, 2016
Neighbor Letter Date	December 1, 2016	Number of Letters Sent		46

Proposal

The applicant wishes to amend an approved regulating plan to change the approved building types for several parcels. Any amendment to the Regulating Plan that involves changes to land use, density, or height is required to follow the rezoning process and receive approval from the City Council.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-P	Residential	Urban Residential
North	R-P	Residential	Urban Residential
South	R-P	Residential	Urban Residential
East	R-P	Large Multi-Family Residential	Urban Residential
West	R-P/F-#	Residential	Urban Residential/ Central Business Secondary

Summary of Code Requirements (reference section with a brief description):

UDC Sec. 50-14.07.E: The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P plan per Section 50-37.11 that governs the uses, location, density, dimensional standards and character of the proposed project. In accordance with the purpose of the R-P district, approval of the R-P plan is deemed to include subdivision approval; R-P districts are not required to submit a separate subdivision application under Section 50-37.5.

UDC Sec. 50-14.07.H: All residential developments approved prior to November 19, 2010, as low-density planned developments pursuant to Sections 50-36.1 through 50-36.3 of the previous zoning code shall be treated as approved R-P developments, and will be rezoned to the R-P zone district.

UDC Sec. 50-14.07.I: Applications to amend an existing R-P plan shall follow the process described in Section 50-37.3 if they relate to uses, densities, or height. All other amendments shall follow the process in Section 50-37.11

PL 16-139

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

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.

Governing Principles: #6 - Reinforce the place-specific. Public and private actions should reinforce cultural, physical and economic features which have traditionally defined Duluth, its open space and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features that define neighborhood edges and view corridors to the Lake or River which serve to provide location and context.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

- 1) 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.
- 2) When the UDC became effective on November 19, 2010, all existing TND (Traditional Neighborhood Design) zone districts were rezoned to the R-P (Residential-Planned) zone districts. Ramsey Village and Harbor Highlands were the two TND districts that were immediately rezoned to R-P. Any proposed change to the R-P Regulating Plan that involves land use, density, or height needs to be approved by the City Council through the rezoning process (including a public hearing in front of the Planning Commission), but minor changes to the R-P Regulating Plan can be approved by the Land Use Supervisor. What the property owner is proposing, allowing another building type (or use) on their property, would require approval through a zoning map amendment ordinance. The Ramsey Village Plan has had several zoning map amendments to allow additional building types on parcels, most recently PL 13-119 (to allow 8 unit apartment structures at the NE corner of Ramsey Street and North Central Avenue Alley) and PL 16-087 (to allow a mixed use residential and commercial structure at 5103 Ramsey Street).
- 3) The applicant wants to amend the approved plan to allow an additional building type on the parcels. The approved regulating plan allows for Type II and III building types (single family homes and twin homes). The applicant wishes to add Type VI building types as well, which would allow four unit apartments.
- 4) The Approved Regulating Plan states: "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 use buildings facing Ramsey are planned for each entrance to create a sense of "arrival" into the residential neighborhood". The proposal to change the allowed building types to four unit apartments is not in conflict with the spirit of the original TND Plan. The amendment will not create material adverse impacts on nearby properties.
- 5) The amendment is in compliance with the City's Comprehensive Land Use Plan-Governing Principles and Policies and the Future Land Use Map.
- 6) Other changes to the R-P Regulating Plan can be approved by the Land Use Supervisor. The applicant has indicated the cover letter, and shown on the exhibits, that they would be interested in amending the sidewalk and landscaping standards to allow for flexibility in site design with their proposed structures.
- 7) No comments were received from the public at the time that this memo was written. Per city engineering, the property owner will need to comply with current storm water regulations (property owner's agent is aware).

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, staff recommends to Planning Commission that the proposed amendment to change the density and land use of the R-P Regulating Plan be recommended for approval by City Council for the following reasons:

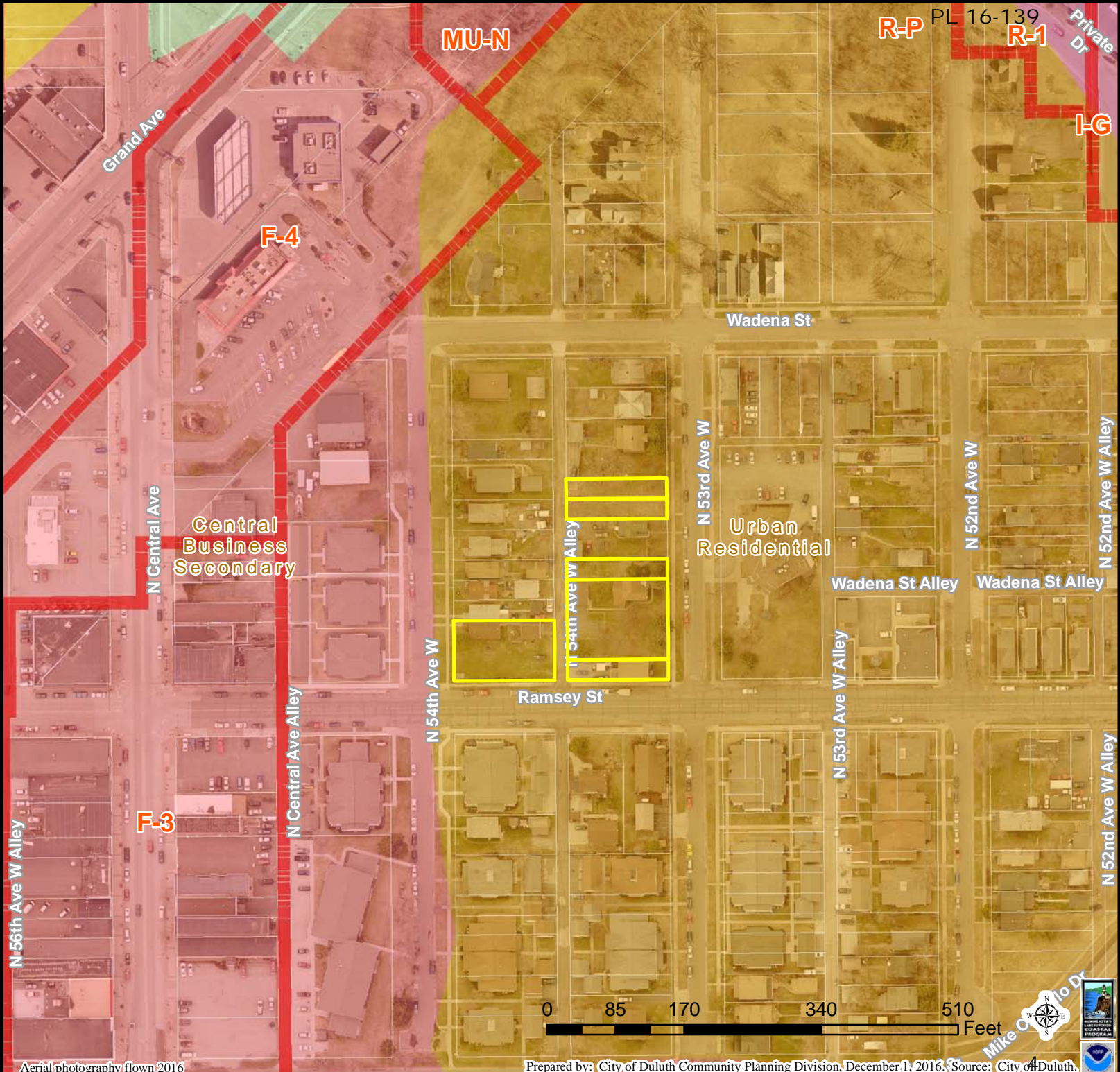
- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed amendment to the Regulating Plan district is consistent with the future land use category "Urban Residential".
- 3) Material adverse impacts on nearby properties are not anticipated.

PL 16-139 Zoning Map Amendment, Location Map





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.



SUMMARY OF THE RAMSEY V PROPOSAL

OVERVIEW OF RAMSEY VILLAGE

Ramsey V is a proposal for the latest phase of Ramsey Village, a Traditional Neighborhood Design revitalization project in West Duluth. It is bounded by North Central Avenue, Bristol Street, Mike Colalillo Drive and Wadena Street. It uses scattered site infill buildings designed with traditional scale and architectural elements to replace existing homes that have served their useful life and are no longer feasible to repair or renovate. The new buildings are designed to provide worker housing, integrate with the historic texture, and character of the community.

Ramsey I, II and III are Fourplex and Eightplex buildings built south of Ramsey Street during the late 1990s through 2012. Ramsey IV was the first project north of Ramsey. It consists of three Fourplex units on a former funeral home site and was completed in 2015. A TND Amendment was granted to permit the Fourplex buildings north of Ramsey Street.

SUMMARY

The Ramsey V proposal contemplates:

1. A Fourplex (A) directly across the street from Ramsey IV on the northeast corner of N 54th Ave W and Ramsey St,
2. Two Fourplexes (B&C) on a site of a former retail building and adjacent home on the northwest corner of N53rd Ave W and
3. A Duplex (D) on N53rd Ave W on vacant land separated from the Fourplexes by an owner occupied parcel.

Development in this neighborhood is governed by a Traditional Neighborhood Design (TND) zoning overlay. The current TND Regulating Plan stipulates the placement of Single or Two Family homes on the Ramsey V parcels. The duplex proposed complies with the TND criteria for its site. The Fourplexes proposed in Ramsey V proposal will require a change to the TND Regulating Plan to allow the construction of three Fourplexes. This proposal makes feasible the construction of workforce housing consistent with the renewal of Ramsey Village to date and meets the intent and spirit of the TND.

THE SITE

(THE SITE IS DEPICTED ON **DRAWING 3**)

BUILDING A FOURPLEX

Northeast corner of N 54th Ave W and Ramsey

Address 406 N 54th Ave W Duluth

Legal

West Duluth 1st Division

Lots 14 15 and 16 Block 4

BUILDING B & C FOURPLEXES

Northwest corner N 53rd Ave W and Ramsey Street

Address 5305 Ramsey Street

409 N 53rd Ave W Duluth

Legal

West Duluth 1st Division

Lot 11 Block 3

West Duluth 1st Division

Lots 12 thru 15 Block 3

West Duluth 1st Division

Lot 16 Block 3

BUILDING D DUPLEXMidblock West side of N 53rd Ave W

Address 417 North 53rd Ave W Duluth

Legal**West Duluth 1st Division****Lots 7 and 8 Block 3****REGULATING PLAN**

Drawing A is a copy of the TND Regulating Plan. The sites are highlighted in red. TND allows Types II and III, Single Family and Twin Homes respectively, in this area.

URBAN STANDARDS

Drawing B is a copy of the Urban Standards of the TND which provides the key to the allowable types of structures indicated on the Regulating Plan.

Drawing C is a copy of TND criteria for the Type III Buildings

Drawing D is a copy of TND criteria for the Type VI Buildings

RAMSEY VILLAGE OVERVIEW

Drawing 1 is an Aerial overview of Ramsey Village. Multifamily structures- Eight and Four Unit apartments as well as the Applewood West apartments- in the area south of Ramsey are primarily under single ownership of Thies and Talle Management Inc. The properties of Ramsey Village are managed in an office appurtenant to an Eight Unit Apartment building diagonally across Ramsey Street from the Ramsey V site. Some of the Eight and Four Unit Apartment buildings (Ramsey I) predate the TND; however they were developed consistent with its criteria. The later Eight and Four Unit Apartment buildings, (Ramsey II and Ramsey III) were developed under the criteria of the TND. Ramsey IV was built with an amendment to the TND to allow Type VI Fourplexes in addition to the permitted Type II Single Family and Type III Duplex. All Ramsey Village buildings fit well with the historic character of the neighborhood and have served to renew the area consistent with its physical and pedestrian character. As apartments, they provide affordable housing for a variety of demographics, including singles, young marrieds, families and elderly. The single ownership has provided consistent leasing choices and effective maintenance. Ramsey V is a logical extension of the project.

OVERVIEW RAMSEY IV AND RAMSEY V

Drawing 2 is an aerial view with Ramsey IV and Ramsey V modelled on the photograph.

THE RAMSEY V PROPOSAL

Drawing 3 depicts the proposed site plan for Ramsey V. It consists of three Four Unit Apartment buildings plus a Duplex for a total of fourteen units on the sites. Building A, a Fourplex, is positioned on the 54th Avenue site. The Ramsey and 53rd site supports two Fourplexes B and C at the corner with the Duplex D at an interior lot. All sites have interior setbacks more generous than the 5' minimum for good interior light. The proposed sidewalk relocations are indicated.

Drawing 4 depicts the existing conditions at the corner of Ramsey and 54th Avenue, diagonal from the Ramsey Village office and directly across from Ramsey IV. The site consists of the vacant portion and the site of the white house.

Drawing 5 depicts Building A. Similar in plan to the Ramsey IV buildings, it differs in its gable roofline in lieu of hip roof. Additionally, it has an upper level porch.

Drawing 6 depicts the view of the corner of 53rd Avenue and Ramsey Street looking toward Central Avenue. The site is the existing building, the vacant lots with the large pine trees. The white house remains and the duplex lot is just beyond.

Drawing 7 depicts Buildings B, C, and D from the same location as Drawing 6.

Drawing 8 depicts a street view of Buildings B, C and D. Variation is provided by a change in rooflines, color and mirroring the plan. The duplex has its mass broken into smaller elements to match the scale of the neighborhood.

CONCLUSION

The intent of the TND is to provide a fabric of traditional scale, traditional elements and character similar to the original character of the neighborhood. The Ramsey V is a proposal that will support the intent of the TND. It does so by incorporating the successful Four Unit Apartment building types of Ramsey Village where appropriate and a duplex where possible.

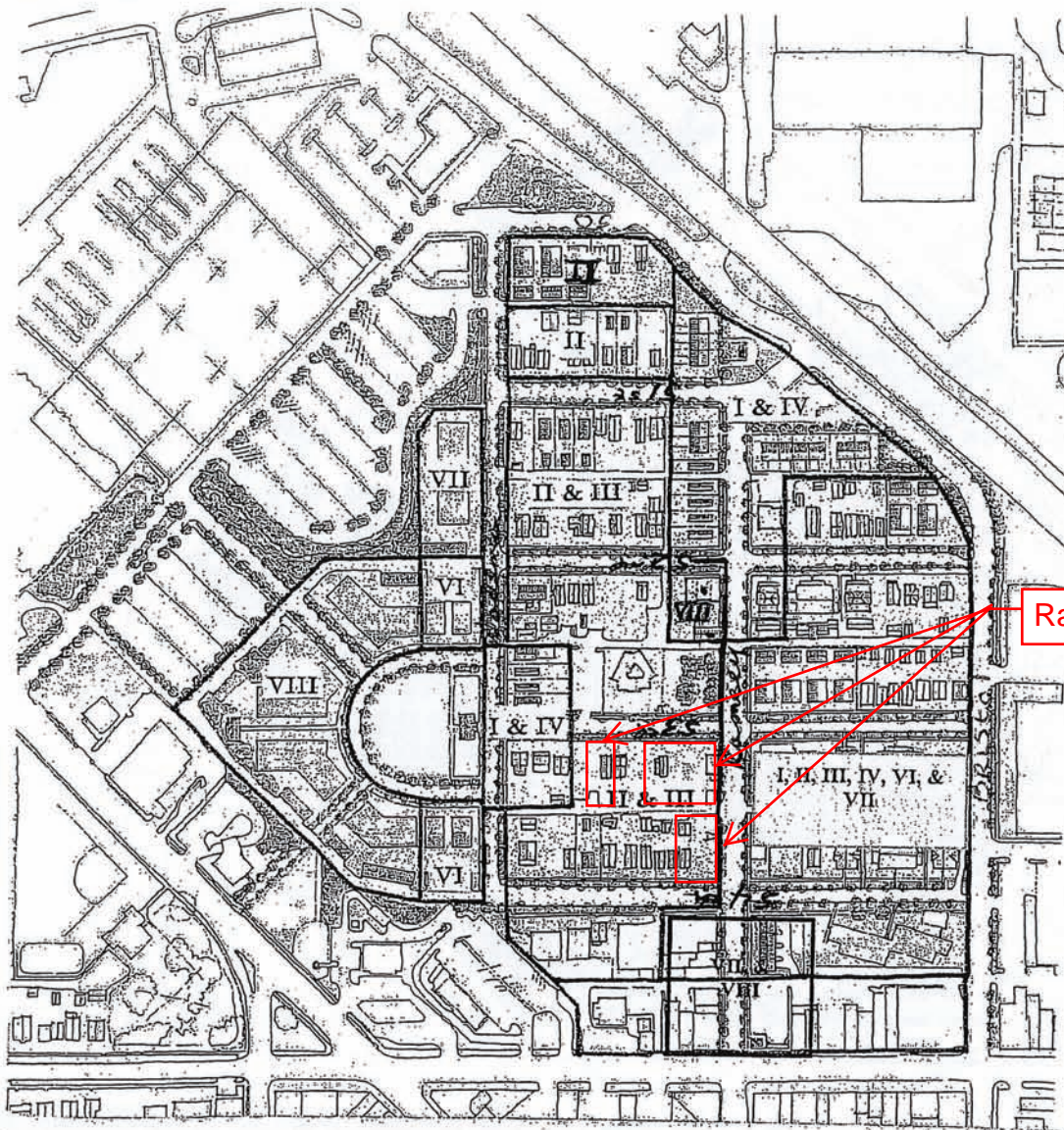
The Ramsey V proposal meets the intent and goals of the TND. It requires only small changes to the TND that still allow the intent of the TND to remain. Ramsey V will be a benefit to Ramsey Village and to the community at large.

COUNCIL COPY

To City Council NOV 24 2003Pub. Doc. No. 03-1124-20

Referred to _____

Regulating Plan



Ramsey V Site

1. Reference applicable Urban Standards (shown in Roman Numerals above) for designated building types.
2. Maximum lot width South of Ramsey Street shall be sixty feet (60').
3. Maximum lot width North of Ramsey Street shall be fifty feet (50').
4. Building Type V - Accessory Unit - is allowed on all lots.
5. Residential units built North of Ramsey Street should front either
 - i. Wadena Street I built adjacent to Wadena or
 - ii. The new neighborhood park
6. "Main street" building types should be located at the SE and SW corner of 54th Avenue West and Ramsey Street
7. 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.

Drawing A

amended
109635

9753 II instead of IV

Ramsey Village
AMENDED TND STANDARDS

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.

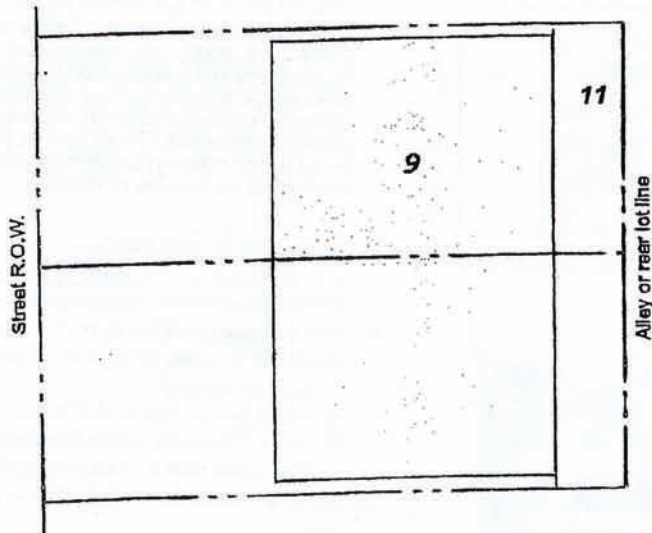
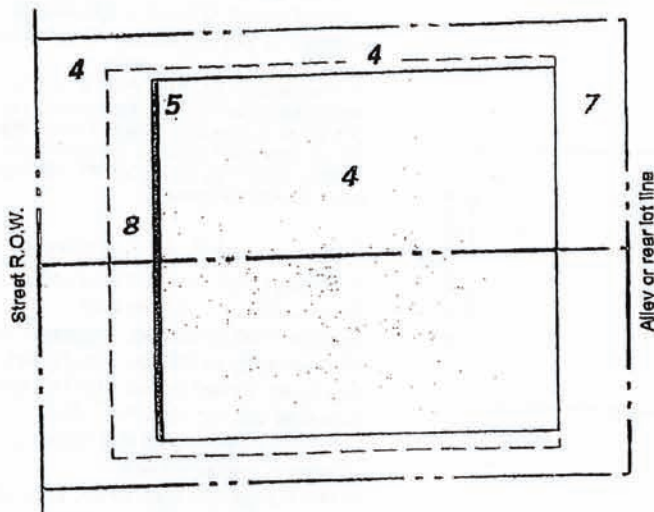
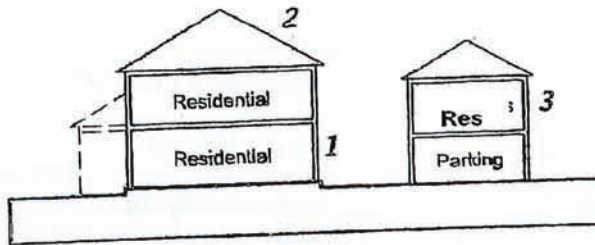
Accessory Units. All accessory units shall be located adjacent to and accessible by an alley with a minimum section of twenty (20) feet.

*5' near city standard
where
silent*

- 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)*

Drawing B



Type III Twin House

Use and Height

1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building should 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 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 shall 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 - fourteen (14) feet.
Minimum sideyard setback - five (5) feet.
Aggregate sideyard setback - ten (10) feet
Corner lot sideyard setback - twelve (12) 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 parking 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 areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.

Type VI 4-Unit Apartment

Use and Height

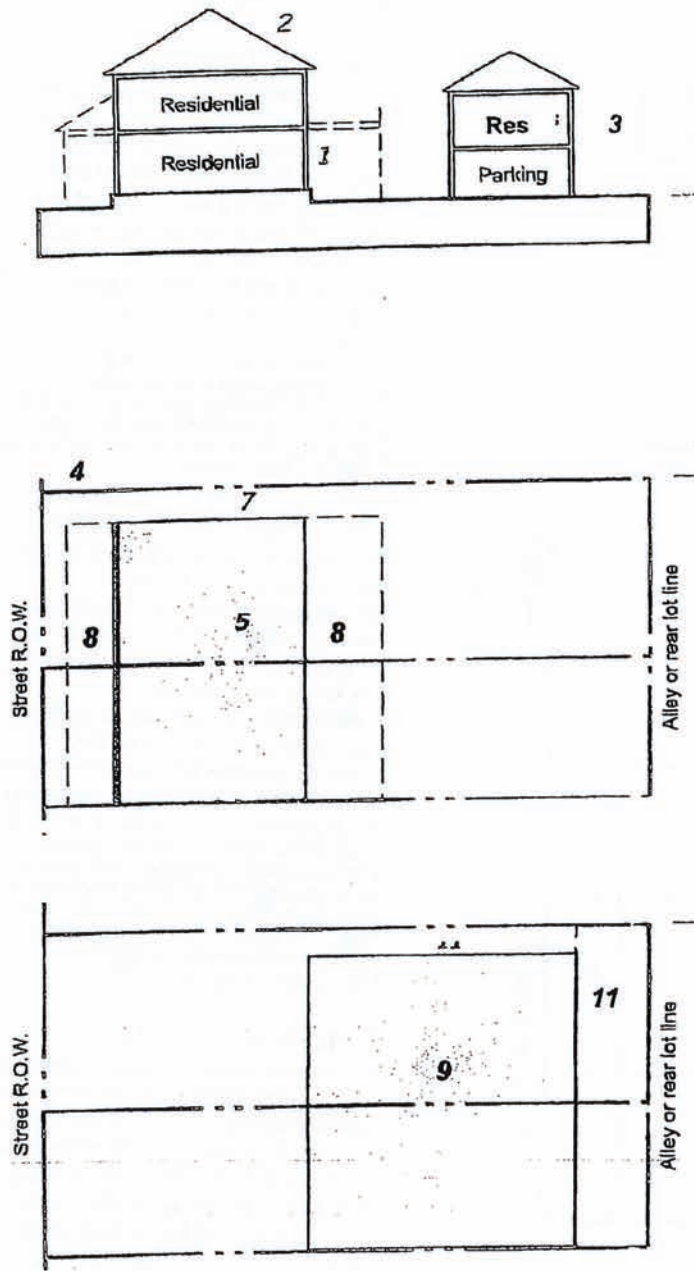
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building should have a first floor elevation between 18" and 36" above front elevation grade level. Each building's 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.

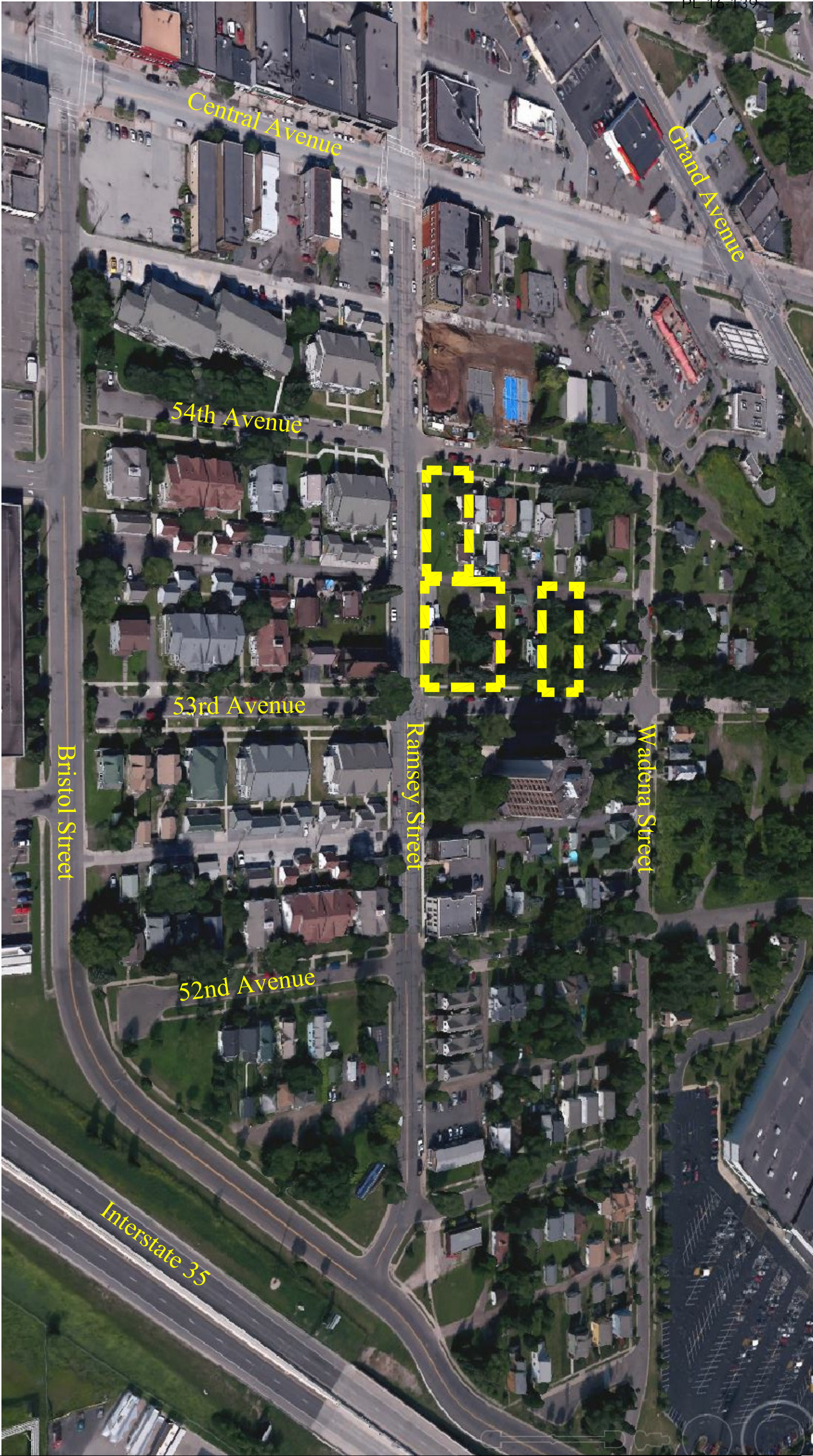
Placement & Projections

4. Buildings shall be set within lots relative to the property lines as shown here.
Minimum frontyard setback - ten (10) feet.
Minimum sideyard setback - five (5) 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.

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12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.





Overview Ramsey Village





Overview Ramsey IV and Ramsey V



Ramsey IV

Ramsey Street

N 54th Ave W

75'-0"

10'-0"

125'-0"

RELOCATE WALK

Building A

125'-0"

10'-0"

9'-0"

150'-0"

5'-0"

5'-0"

50'-0"

5'-0"

10'-0"

N 53rd Ave W

RELOCATE WALK

Building C

Building B

Building D





Ramsey V Building A N 54th Avenue W and Ramsey Street Existing Conditions



Paul Strother
ARCHITECT

612.247.0332
P8STROTHER@GMAIL.COM

7675 INWOOD ROAD
COLOGNE, MN 55322

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 MINNESOTA

SIGNATURE:
PAUL STROTHER

DATE: 09/16/2013
REV. NO.: 13,229

Ramsey V
Ramsey Village, Duluth, MN



Ramsey V Building A: N 54th Avenue W and Ramsey St



Paul Strother
ARCHITECT

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COLOGNE, MN 55322

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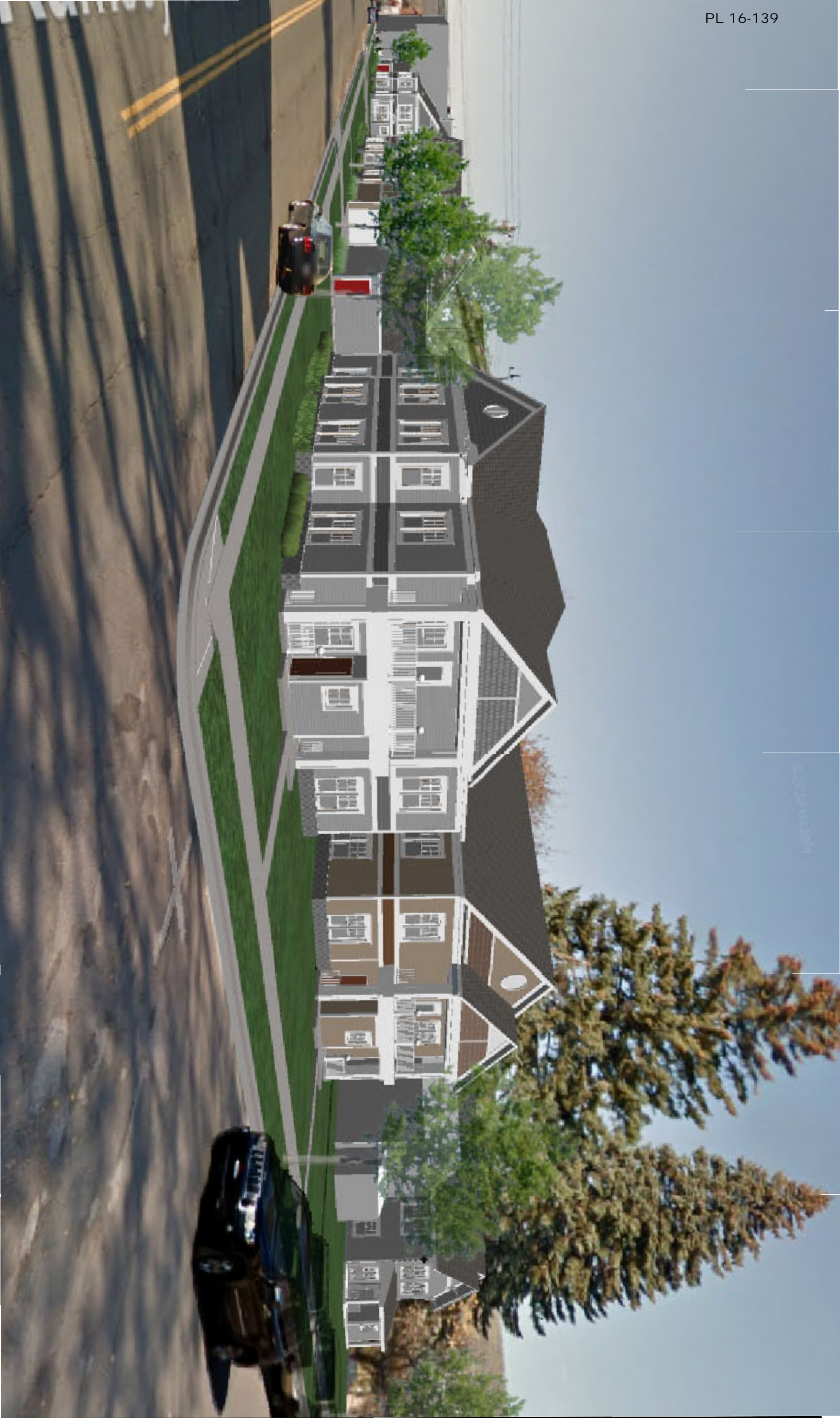
DATE: 09/16/2013
REV. NO.: 1_329

Ramsey V
Ramsey Village, Duluth, MN



Ramsey V Building B: N 53rd Avenue W and Ramsey St Existing Conditions





Ramsey V Proposed Buildings B, C and D: N 53rd Avenue W and Ramsey Street



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Ramsey V
Ramsey Village, Duluth, MN



Ramsey V Buildings B, C and D: N 53rd Avenue W



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