



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-2505-0002		Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	MU-I Planning Review		Planning Commission Date		June 10, 2025
Deadline for Action	Application Date		May 23, 2025	60 Days	July 22, 2025
	Date Extension Letter Mailed		May 27, 2025	120 Days	September 20, 2025
Location of Subject		2030 N Arlington Ave			
Applicant	St Louis County		Contact	Scott Hudson	
Agent	Widseth		Contact	Ryan Erspamer	
Legal Description		010-2710-03940			
Site Visit Date		May 29, 2025	Sign Notice Date		May 25, 2025
Neighbor Letter Date		May 23, 2025	Number of Letters Sent		93

Proposal

The applicant is proposing a ~12,000 square foot cold storage building at 2030 N Arlington Ave in an MU-I district.

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-I/R-1	Public Services Campus	Institutional/Open Space
North	R-1/MU-B	Residential/Forested/Utilities	Light Industrial/Open Space/Traditional Neighborhood
South	R-1/R-P	Forested/Residential	Open Space/Traditional Neighborhood
East	R-P/MU-N	Forested/Residential	Open Space/Urban Residential
West	R-1/MU-N	Forested/Residential	Low Density Neighborhood/ Neighborhood Mixed Use

Summary of Code Requirements:

50-15.4.D MU-I District – Planning review pursuant to Sec 50-37.11 by the Planning Commission is required for all development and redevelopment, unless a district plan is approved.

50-18.1 Shoreland, Flood Plains, Wetlands.

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.

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 #1- Reuse previously developed land

This project is built on a section of property that is currently being used as an open air storage area and will not impact the undeveloped floodplain, shoreland, or wetland areas associated with Chester Creek running through the north of the property.

Future Land Use – Institutional

Applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

History: The Cook Home Poor Farm operated on the site in the late 19th century. In the 20th century, Chris Jensen Nursing Home, currently Hilltop Healthcare Rehabilitation and Skilled Nursing, began operating on the property. St Louis County public safety operations have also moved to the site, followed by City's police department in the early 2010's.

Review and Discussion Items:

Staff finds:

1. The applicant is proposing to construct a ~12,000 square foot cold storage building for property impounded by the County. This is an accessory structure that fits within the permitted "Government building or public safety facility" use of the site.
2. Sec 50-18.1.B (Wetlands, Shorelands, Floodplains)- No impacts to wetlands, floodplains or shorelands are anticipated.
3. Sec. 50-24 (Parking and loading). Existing parking within the facility will serve this building. Any vehicles located near the proposed building are placed there for storage and do not constitute a parking lot.
4. Sec. 50-25 (Landscaping and Tree Preservation). This site is not adjacent to a public street or a conflicting land use. This is an accessory structure, no parking lots are proposed, and any tree removal will be below the replacement threshold. Given these facts, no landscaping requirements apply to this project.
5. Sec. 50-26 (Screening, Walls and Fences). No exterior mechanicals or commercial containers are proposed. Any new fencing will need a separate fence permit. This facility serves a public institution with a public safety and security purpose so barbed or razor wire is permitted per Sec 50-26.4.A.2(a)
6. Sec. 50-29 (Sustainability Standards). This project is required to meet 3 sustainability points. This project satisfies this requirement by being built on previously developed land (.75 pts), providing lighting that meets ASHRAE standard 189.1 (.75 pts), providing a roof that meets the definition of a cool roof by having 4:12 pitch with a solar reflectance index of 39 (1pt), and does not impact a significant portion of native, natural vegetation on the site (.5 pts).
7. Sec. 50-30 (Building Design Standards). The proposed structure is an accessory structure and not required to meet building design standards per Sec 50-30.2(A).
8. Sec. 50-31 (Exterior Lighting). Exterior lights will be installed on the outside of the structure. The applicant provided a photometric plan and light fixture designs. The proposed lighting exceeds the maximum illumination of 10 footcandles and the proposed fixtures do not meet the downcast or cutoff requirements. A compliant lighting plan must be submitted to the Land Use Supervisor prior to building permit approval.
9. No public, agency, or City comments were received.
10. 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. An amended, compliant lighting plan be submitted and approved by the Land Use Supervisor prior to building permit approval.
3. 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-2505-0002

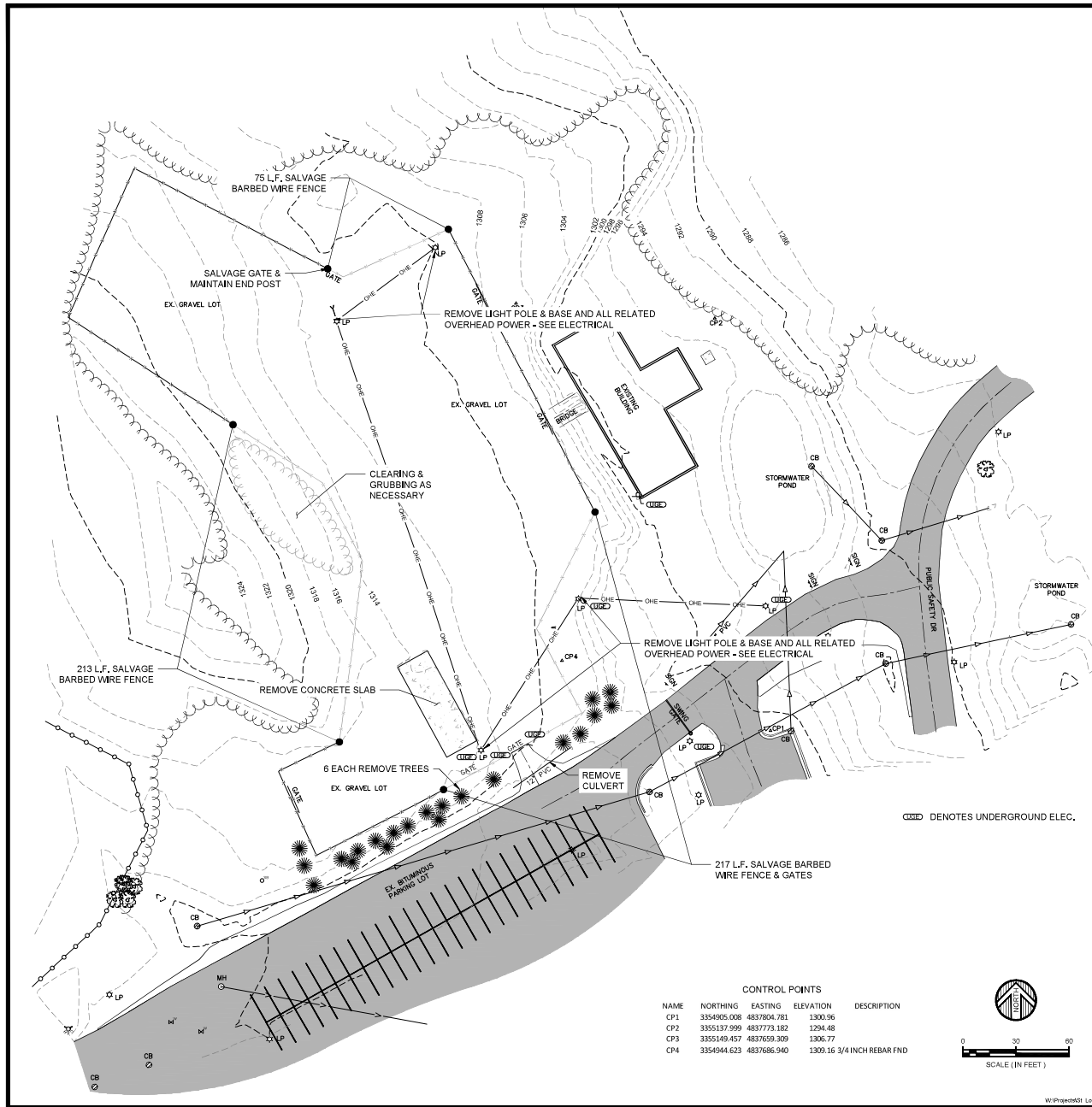
MU-I Planning Review
4030 Arlington Ave

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 Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development; March 6, 2025. Source: City of Duluth.



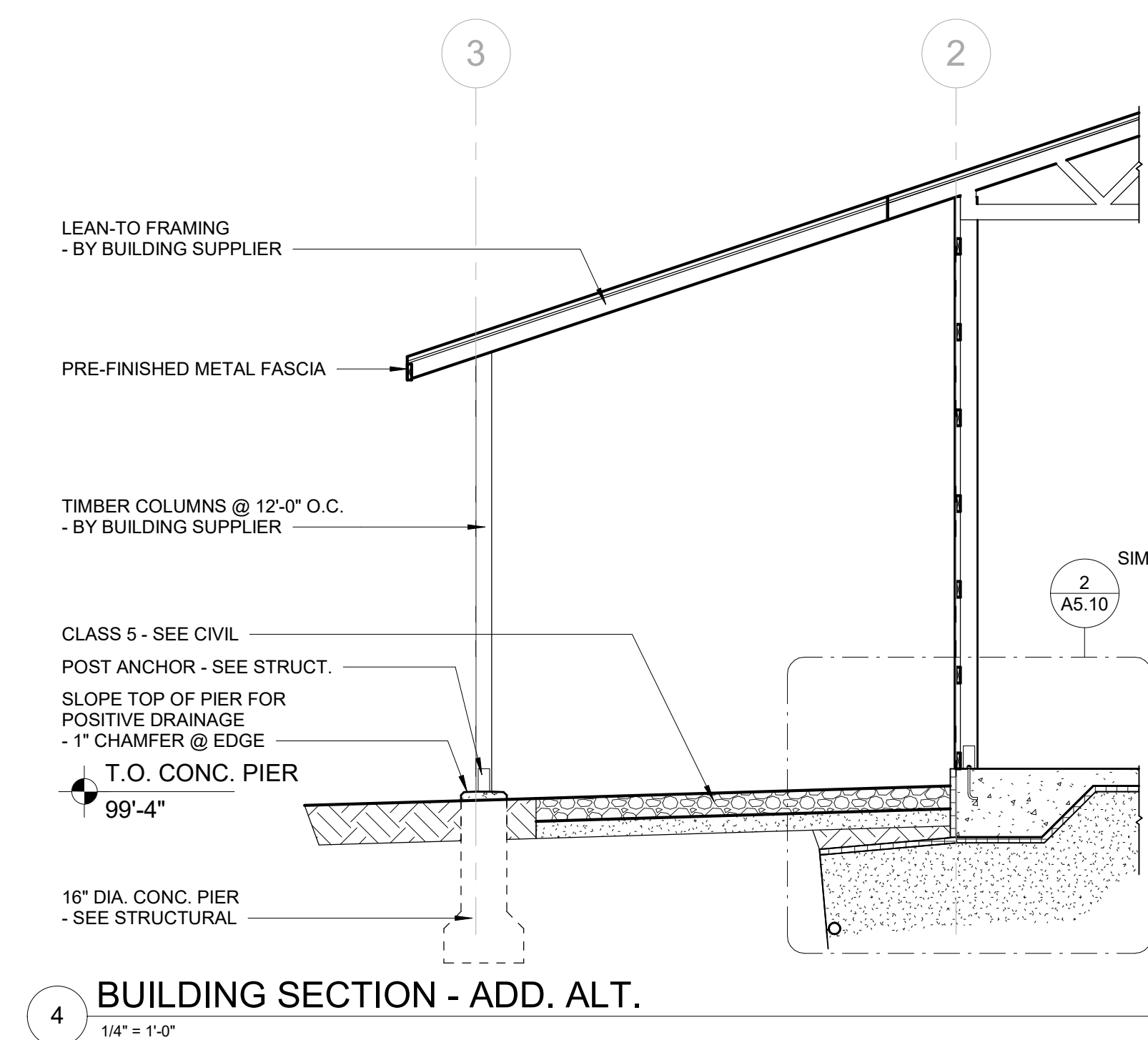
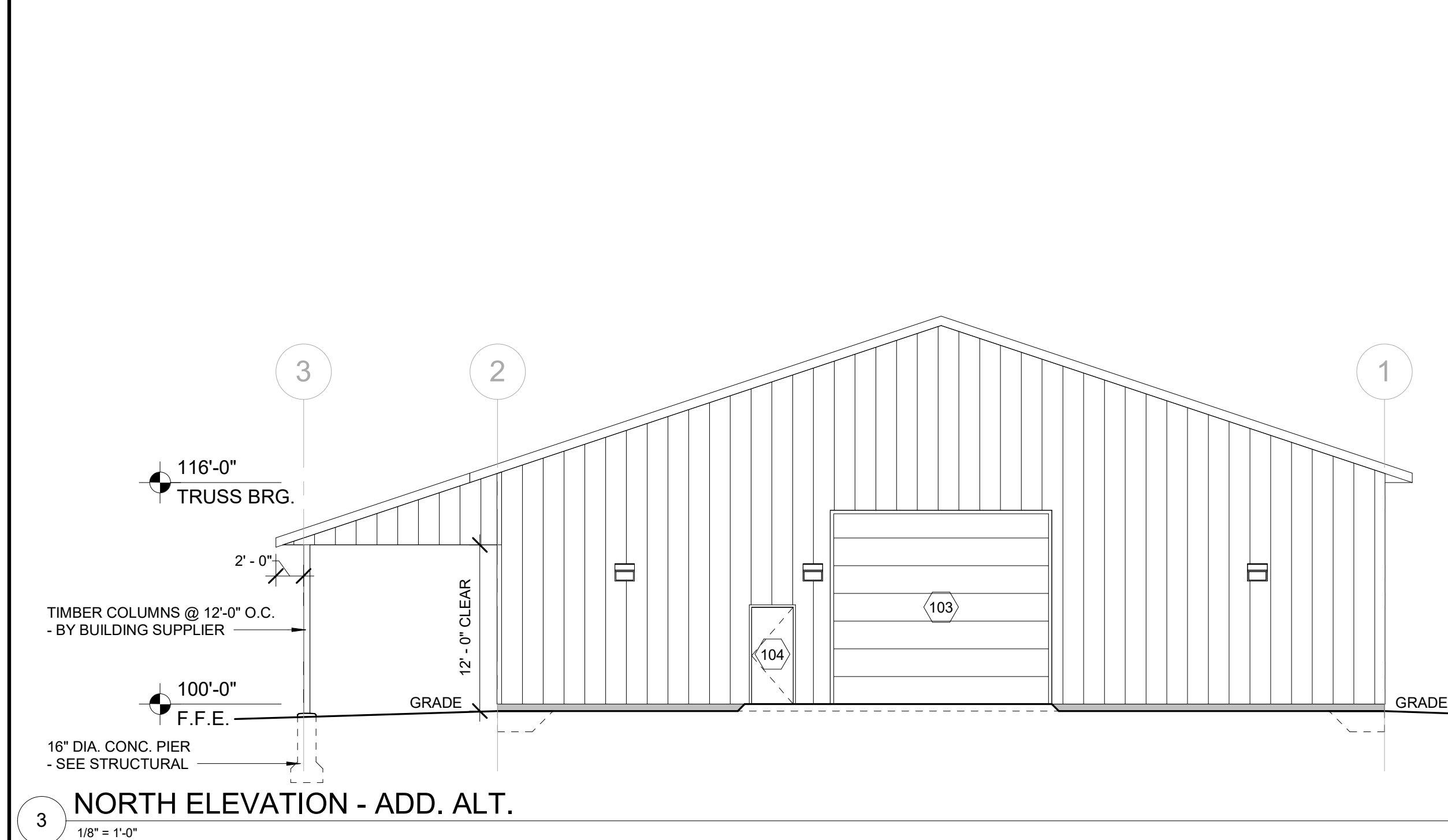
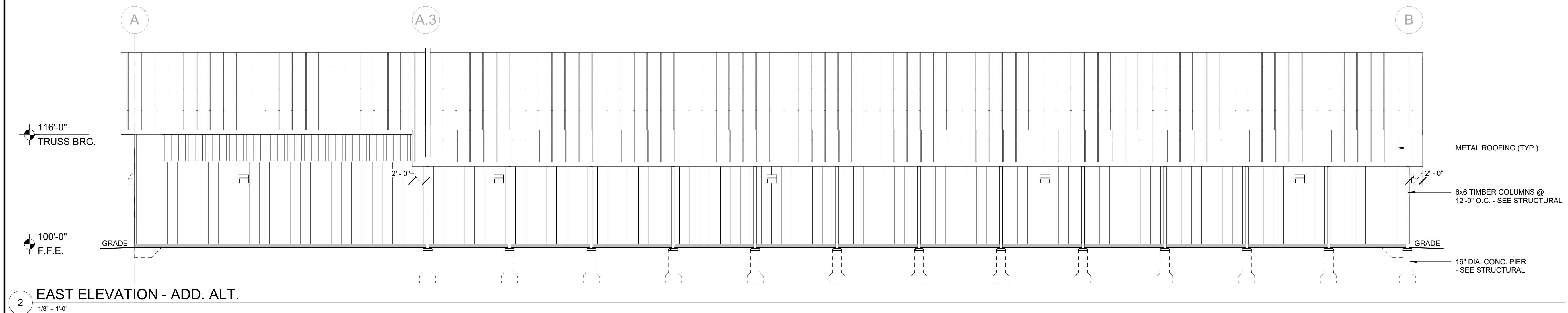
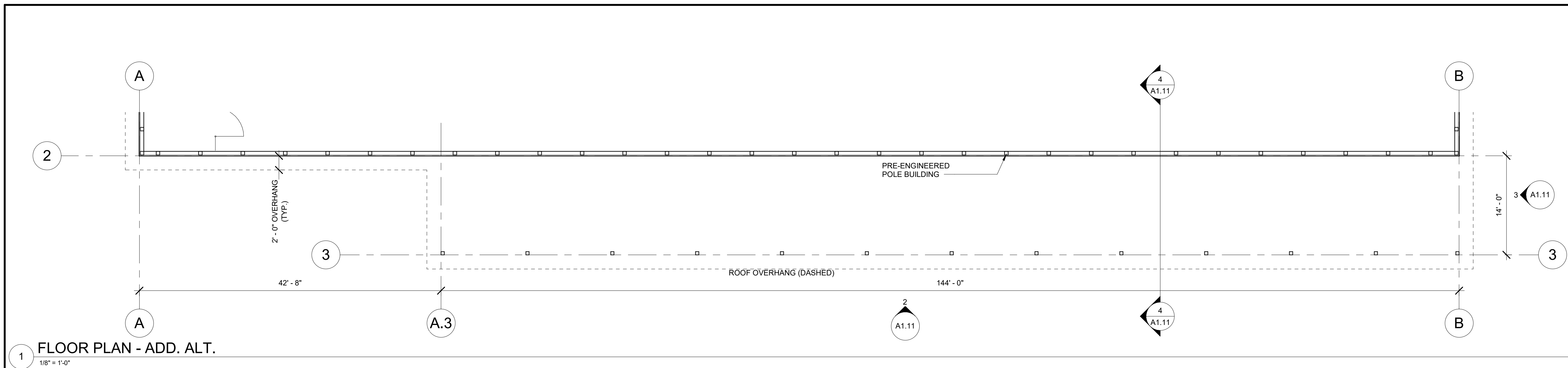
CONTROL POINTS			
NAME	NORTHING	EASTING	ELEVATION
CP1	3354905.008	4837804.781	1300.96
CP2	3355137.999	4837773.182	1294.48
CP3	3355149.457	4837659.309	1306.77
CP4	3354944.623	4837686.940	1309.16 3/4 INCH REBAR FND

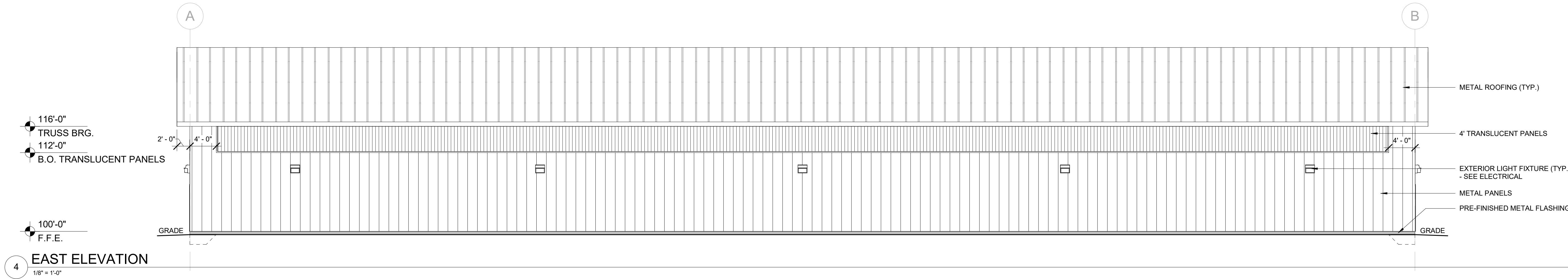
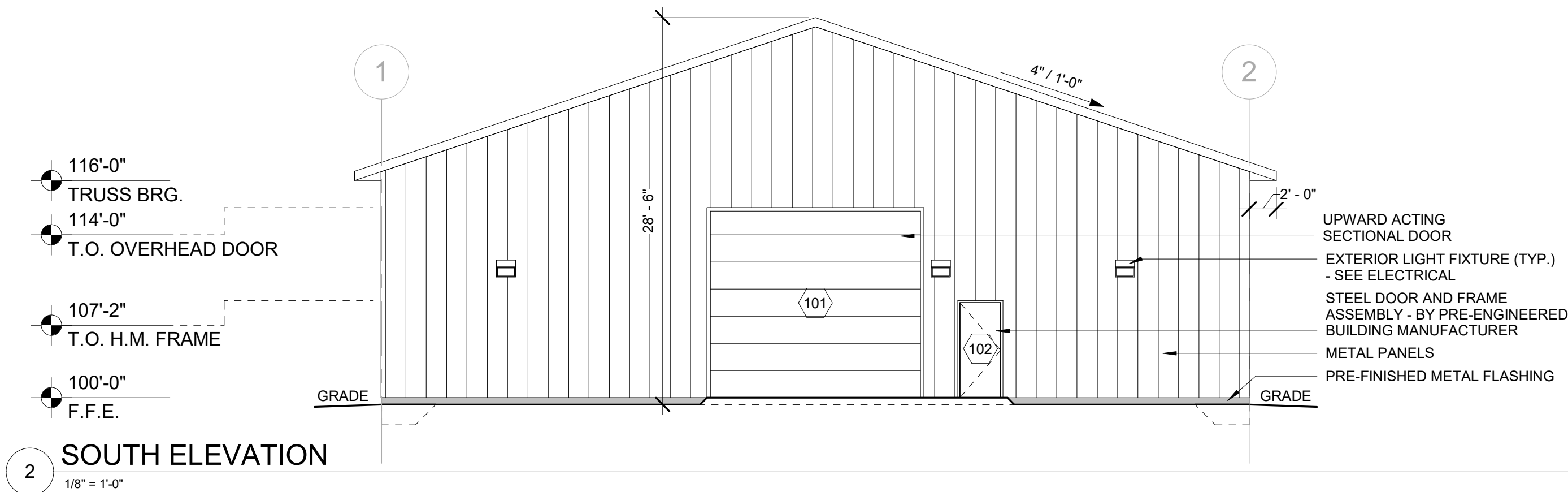
GENERAL CONSTRUCTION NOTES

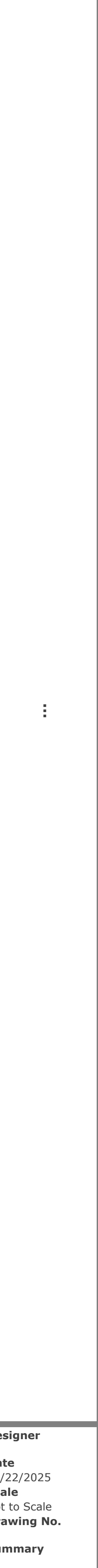
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION, AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, CURRENT EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL DEMOLITION NOTES

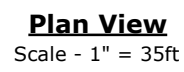
1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D, THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
2. PRIVATE UTILITY LOCATES ARE TO BE COORDINATED WITH THE ENGINEER, THE PRIVATE LOCATES WILL BE DONE BY GOPHER STATE ONE CALL.
3. ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN ARE TO BE IN PLACE PRIOR TO BEGINNING REMOVALS.
4. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, PAVEMENTS, BUILDINGS, LIGHT POLES & BASES, ETC. NOT NOTED FOR DEMOLITION & REMOVAL DURING REMOVALS, ANY DAMAGED STRUCTURES TO REMAIN SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
5. ALL MATERIALS IDENTIFIED FOR REMOVAL SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS.
6. BARBED WIRE FENCE COMPONENTS (POSTS, RAILS, CAPS, ENDS, MESH/FABRIC, BARBED WIRE, BRACKETS) SHALL BE SALVAGED AS MUCH AS PRACTICAL PER ENGINEER'S APPROVAL FOR REINSTALLATION, ALL NEW TIES, TENSION CABLE, CONCRETE, AND OTHER COMPONENTS NECESSARY FOR REINSTALLATION SHALL BE CONSIDERED INCIDENTAL TO COST OF CONSTRUCTION.







Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Calc Zone #2	+	0.7 fc	0.0 fc	N/A	N/A	77.9 fc

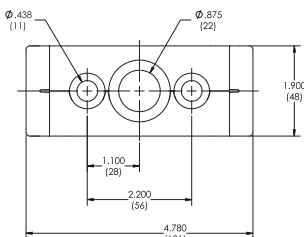
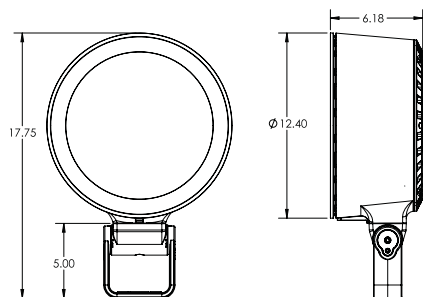




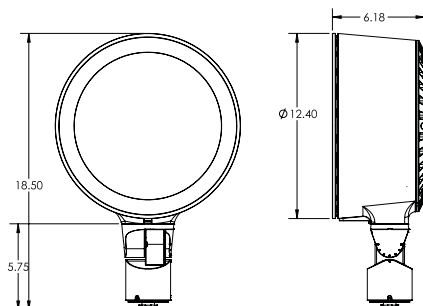
Specifications

Weight:	34lbs
EPA:	KM: 1.24 YM: 1.21

DIMENSIONS



YOKE



KNUCKLE

SAF14 LED SPECIALTY ARCHITECTURAL FLOOD

HIGHLIGHTS

- Suitable for a variety of mounting applications including ground, wall, pole, stanchion
- 0-10V, Reverse phase Dimming
- Taper-Lock technology provides full aiming integrity utilizing both a rugged knuckle and yoke design
- Available in 80CRI and 90CRI
- 9,500lm
- IK10 option available
- Minimalist design that provides clean and intentional lines and transitions
- Slightly convex watershed lens that evades water build up and staining
- Industry leading flow-thru design achieved with separately sealed optical chamber and driver
- NOM Listed
- Available in MVOLT and 347 volt
- nLight Air wireless option available



IP68

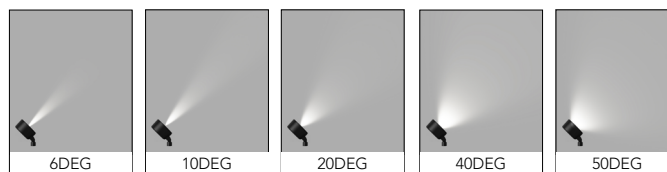


LUMEN PACKAGES

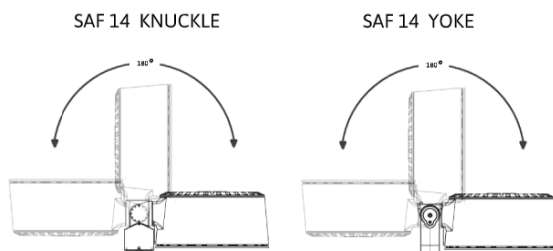
	6DEG	10DEG	15DEG	20DEG	30DEG	40DEG
Delivered Lumens	6,333	6,035	5,715	5,677	5,601	5,510
Watts	86	86	65	65	65	65
LPW	74	70	88	87	86	85
Peak Candela	380,615	151,901	50,868	34,851	14,125	8,210
	50DEG	70DEG	15Vx60H	30Vx60H	60Vx15H	60Vx30H
Delivered Lumens	5,471	5,302	5,844	5,642	5,469	5,390
Watts	65	65	65	65	65	65
LPW	84	82	90	87	84	83
Peak Candela	5,948	3,620	14,623	8,062	15,160	7,667

Note: Information based on 4000K @ P1, 80CRI

STANDARD DISTRIBUTION



AIMING DETAIL



ORDERING INFORMATION

EXAMPLE: SAF14 LED P1 80CRI 27K MVOLT 6DEG CWL KM CJB L1 ZT BL

SAF14													
Series*		Source*	Performance Packages*	CRI*	Color Temperature*		Voltage*	Distribution*		Lens*		Mounting*	
SAF14	Specialty Architectural Flood	LED	P1	80CRI	27K	2700K	MVOLT 347	6DEG	6°	CWL	Clear Watershed Lens	KM	Knuckle
			P2	90CRI	30K	3000K		10DEG	10°			YM	Yoke
			P3	Note: P3 not available in 6DEG & 10DEG	35K	3500K		15DEG	15°			Note: CWL lens IK08. For IK10 use external WRG option.	
			Note: 347 volt is not available with P3	40K	4000K	20DEG		20°					
				50K	5000K	30DEG		30°					
			Note: CRI not required with AMBLW	AMBLW ¹ Amber Limited Wavelength (591nm)		40DEG		40°					
				Note: AMBLW not available in 6DEG Note: AMBLW only available in P1 Note: 347 volt is not available with AMBLW		50DEG		50°					
			70DEG			70°							
			15VX60H			15° x 60°							
			30VX60H	30° x 60°									
			60VX15H	60° x 15°									
			60VX30H	60° x 30°									
			Note: 347 volt is not available with 6DEG and 10DEG										

Mounting Accessories		Options Internal Accessory		Options*		Control Input*		External		Finish*				
ADPMR	Architectural Decorative Pole Mount Round	L1	Prismatic Lens	CSL_	10' – 50' of cord available in 5' increments	ZT	0-10V dimming to 1%	GS	Glare shield	BL	Black Textured			
ADPMS	Architectural Decorative Pole Mount Square	L2	Linear Spread Lens			ELV	Reverse phase	FGS	Full Glare Shield	BRS	Bronze Smooth			
AMPC_/_	Architectural Mid Pole Clamp available to fit on a 4" or 6" pole with 1 or 2 fixtures	L3	Softening Lens			NLTAIR2	nLight Air Wireless Enabled for Dimming Note: 347 volt is not available with ELV and NLTAIR2 Note: ZT is not available with 347 with YM	WRG	Wire Rock Guard	BRT	Bronze Textured			
APAR	Round 18" Pole Mount	IHL	Honeycomb Louver	Note: Cord length required for Yoke Mounting only	Note: Only one Internal accessory can be chosen									
APAS	Square 18" Pole Mount	Hardware	TPH							Tamper proof hardware				
AWSC	Architectutal Wall Splice Cover													
CAJB	Cylindrical Architectural Junction box			LASC							Safety Cable			
CJB	Cylindrical Junction Box													
CPM	Cylindrical Pedestal Mount													
CPMSA	Cylindrical Pole Mount Splice Access													
CSM_	Cylindrical Stancion Mount 12"-48" available in 6" increments													
CWMA_T	Cylindrical Wall Mount Arm Top 12"-48" (available in 6" increments)													
												Note: Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction		
						CF	Custom Finish							
					RALTB	RAL Paint Finishes								
												Note: RALTBDF for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.		

*Required Fields

Notes:

1 Lumens not reflective of Amber output. See below chart

DIMMING CHART

Voltage	Control Input	Min Dimming Level
MVOLT	ZT	1%
MVOLT	ELV Reserve Phase	1%
MVOLT	NLTAIR2	1%