



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PL 21-209		Contact	Kyle Deming	
Type	Amend Existing R-P Regulating Plan		Planning Commission Date		January 11, 2022
Deadline for Action	Application Date		December 15, 2021	60 Days	February 13, 2022
	Date Extension Letter Mailed		December 22, 2021	120 Days	April 14, 2022
Location of Subject		Two sites between 53 rd and 54 th Ave. W. and Ramsey St. and Wadena St. (Spirit Valley)			
Applicant	Talle and Associates		Contact	Ken Talle	
Agent	Paul Strother, Architect		Contact		
Legal Description		See Attached Map			
Site Visit Date		December 22, 2021	Sign Notice Date		December 27, 2021
Neighbor Letter Date		December 22, 2021	Number of Letters Sent		39

Proposal

Applicant is requesting to amend an approved Ramsey Village Regulating Plan to change building types for four parcels to allow construction of a 4-unit structure (Type VI Building) or an 8-unit structure (Type VII Building) rather than the allowed Type I, II, III, and IV Buildings. 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 City Council.

Staff Recommendation

Staff recommend that the Planning Commission recommend approval of the rezoning amendment to the City Council (via ordinance).

	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	Residential	Urban Residential
West	R-P	Residential	Central Business Secondary

Summary of Code Requirements

- 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 districts are not required to submit a separate subdivision application under Section 50-37.5
- UDC Sec. 50-14.7.I: 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 pervious zoning code shall be treated as approved R-P developments, and will be rezoned to the R-P district.
- UDC Sec. 50-14.7.J: 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.

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.
- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

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

Governing Principles

- Governing Principle #1 – Reuse previously developed lands. This rezoning will allow the landowner to redevelop the sites with new dwellings in a model and style that is marketable in this location.
- Governing Principle #5 – Promote reinvestment in neighborhoods. This rezoning will allow the landowner to develop a housing type that fits the character of the neighborhood and meets housing market demands.
- Governing Principle #6 – Reinforce the place-specific. This rezoning is to allow a traditional style of dwellings (two-story, pitched roofs, porches, rear garages) that is becoming the signature of this part of the Spirit Valley neighborhood.

Comprehensive Plan Policies and Strategies

- Housing Policy #1 – Increase density in and around the designated Core Investment Areas. This rezoning is in the Spirit Valley Core Investment Area and will allow for a modest increase in housing density over the existing dwellings.
 - Strategy #1 – Promote infill development with a mix of densities appropriate to the context of the surrounding neighborhood. This rezoning will allow for the continued redevelopment of housing in a mix of densities that is similar to the context of the surrounding neighborhood.
- Housing Policy #2 – Provide affordable, attainable housing opportunities. This rezoning will allow this developer to continue to replace 130-year-old housing with a product that better meets the needs of today's residents.
- Housing Policy #4 – Improve the quality of the city's housing stock and neighborhoods. This rezoning will allow the development of quality housing with curb appeal, landscaping, and good site design, which meets several of this policy's strategies.

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.

Recent History

The Ramsey Village Regulating Plan has had several zoning map amendments to allow additional building types including:

- PL 13-119 to allow Type VII, eight-unit apartment structures at the NE corner of Ramsey Street and North Central Avenue Alley,
- PL 16-087 to allow Type VIII, a mixed use residential and commercial structure at 5103 Ramsey Street,
- PL 17-058 to a Type VII, eight-unit multi-family near Ramsey and North 53rd and 54th Avenues West,
- PL 18-044 to allow a Type VII, eight-unit multi-family structure on the west side of N. 54th Ave. W. near Wadena St,
- PL 19-032, to allow a Type IV, a townhouse, near Ramsey Street and North 53rd Avenue West.
- PL 21-112, to allow Type VIII (Mixed Use Commercial and Residential) at 5019 Ramsey Street and Type IV (Townhome) at 411 North 50th Avenue West.

This rezoning is similar to PL 19-032 allowing Type VI and VII buildings on adjacent parcels for which the structures have been constructed.

Review and Discussion Items:

1. When the UDC became effective in 2010, all existing Traditional Neighborhood Design (TND) zone districts were rezoned to the Residential-Planned (R-P) zone districts. Ramsey Village and Harbor Highlands were the two TND districts that were immediately rezoned to R-P.
2. Any proposed change to the R-P Regulating Plan that involves land use, density, or height needs to be approved by City Council through the process used for rezoning (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. The applicant is proposing a change in the building type (or use and density) on their property.
3. Applicant seeks to amend the approved plan to allow Type VI (4-plex) and Type VII (8-plex) on the parcels. The approved regulating plan allows for Type I, II, III, and IV (single family homes, twin homes, and townhomes). This new proposal requests to replace the previously allowed building types with Type VI and Type VII Buildings and staff recommends that Type I Buildings (detached single dwellings) also be allowed to be consistent with the existing development in the area.
4. 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. Good zoning practice requires that zone districts be consistent with the future land use category identified for the area and the generally applicable provisions of the adopted comprehensive plan. A residential planned development is an appropriate zone district for an urban residential future land use, and conditions have been proposed to address conformity to the comprehensive plan.
5. The proposal to change to the allowed building types is not in conflict with the original TND Plan. This amendment will not create material adverse impacts on nearby properties.
6. The proposed zoning amendment is consistent with purpose statement in the R-P zone district and the Ramsey Village Regulating Plan purposes. The amendment is consistent with the character of the neighborhood in general and the proposed rezoning area in particular.
7. No comments were received.

Staff Recommendation:

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

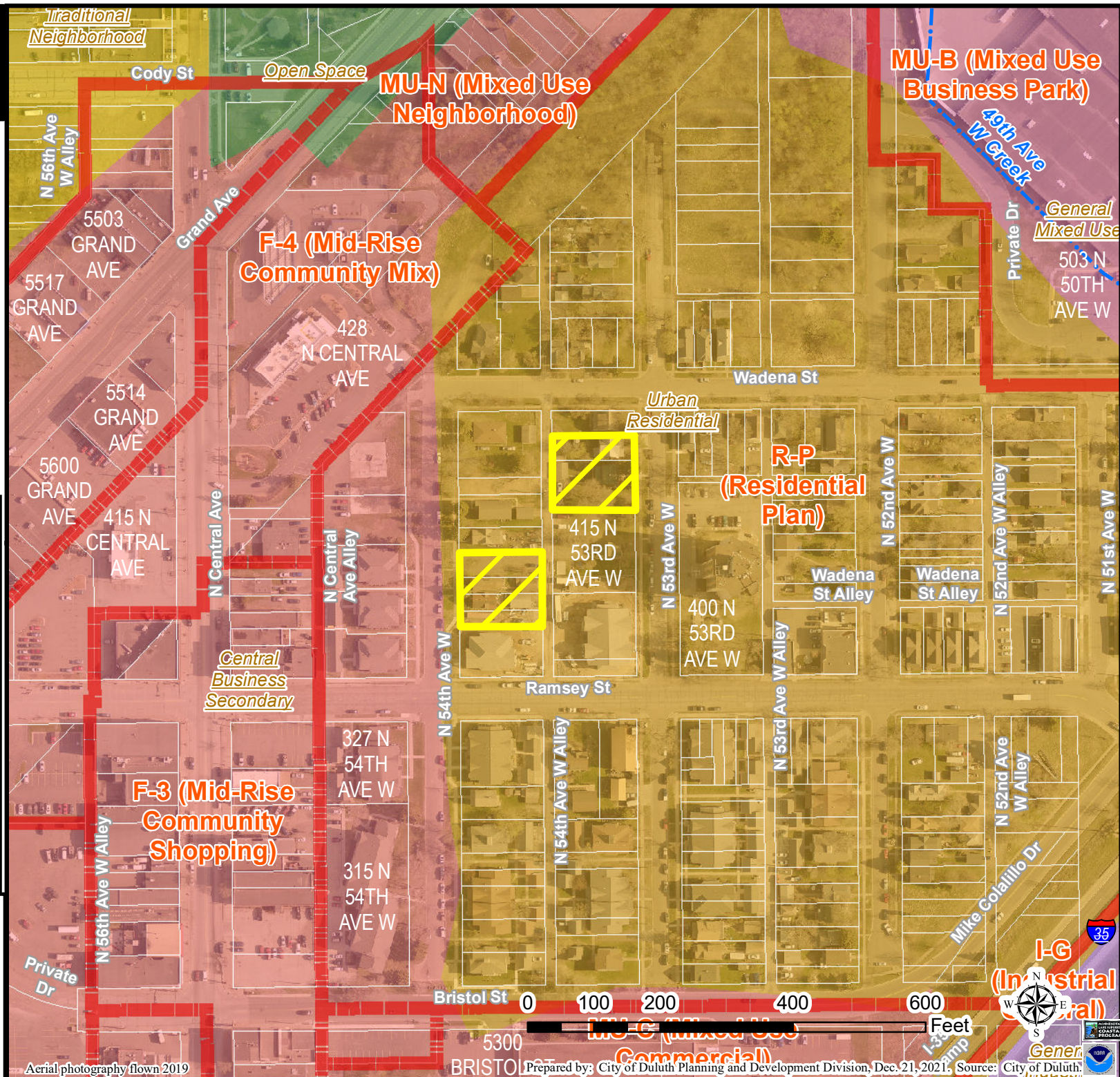
- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposal amendment to the Regulating Plan District is consistent with the future land use category "Urban Residential."
- 3) Material adverse impacts on nearby properties are not anticipated.



PL21-209
Amend R-P zone to Allow
Type VI and VII Buildings
Ramsey IV/Ken Talle

Legend	
	Zoning Boundaries
	Trout Stream (GPS)
	Other Stream (GPS)
	Open Space
	Open Space/Outside Duluth
	Rural Residential
	Low-density Neighborhood
	Traditional Neighborhood
	Urban Residential
	Neighborhood Commercial
	Central Business Secondary
	Central Business Primary
	Large-scale commercial
	Tourism/Entertainment District
	Commercial Waterfront
	General Mixed Use
	Neighborhood Mixed Use
	Light Industrial
	General Industrial
	Industrial Waterfront
	Business Park
	Transportation and Utilities
	Transportation and Utilities/Outside Duluth
	Medical District
	Institutional

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 and Development Division, Dec. 21, 2021. Source: City of Duluth



PL21-209
Amend R-P zone to Allow
Type VI and VII Buildings
Ramsey IV/Ken Talle

**F-4 (Mid-Rise
Community Mix)**

**R-P
(Residential
Plan)**

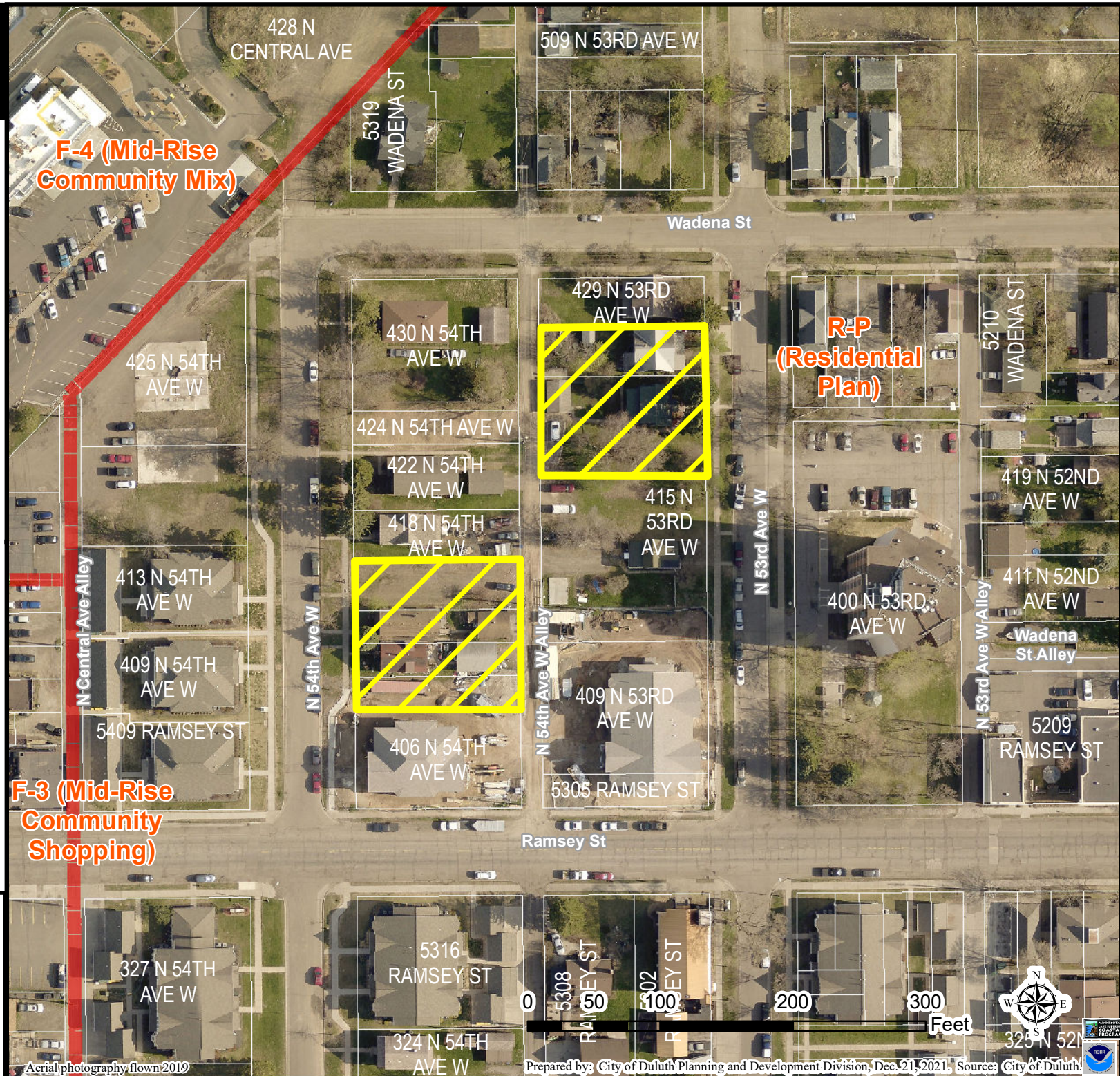
**F-3 (Mid-Rise
Community
Shopping)**

- Legend**
- Zoning Boundaries
 - Trout Stream (GPS)
 - Other Stream (GPS)

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Aerial photography, flown 2019

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Wadena Street

North 54th Avenue West

Building C

Ramsey IV

PID: 010-4470-00350
SLY 12 1/2 FT OF LOT 2
AND ALL OF LOT 3
Block 3

PID: 010-4470-00370
LOTS 4 5 AND 6
Block 3

North 53rd Avenue West

Alley

430

429

2 cars

422

418

PID: 010-4470-00590
SLY 12 1/2 FT OF LOT 9,
AND ALL OF LOT 10
BLOCK 4

PID: 010-4470-00610
LOT 11 BLOCK 4

PID: 010-4470-00620
LOT 12 BLOCK 4

PID: 010-4470-00630
LOT 13 BLOCK 4

Building E

Building A

Building F

Building D

Building E

North

Ramsey Street

1 Level 1
1" = 40'-0"

F

Ramsey VII
Ramsey Village, Duluth, MN

Proposed Site Plan

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

SIGNATURE:
PAUL STROTHER

Paul Strother
ARCHITECT
7675 INWOOD ROAD 612.247.0332
COI OGNF, MN 55322 PSTROTH@GMAIL.COM



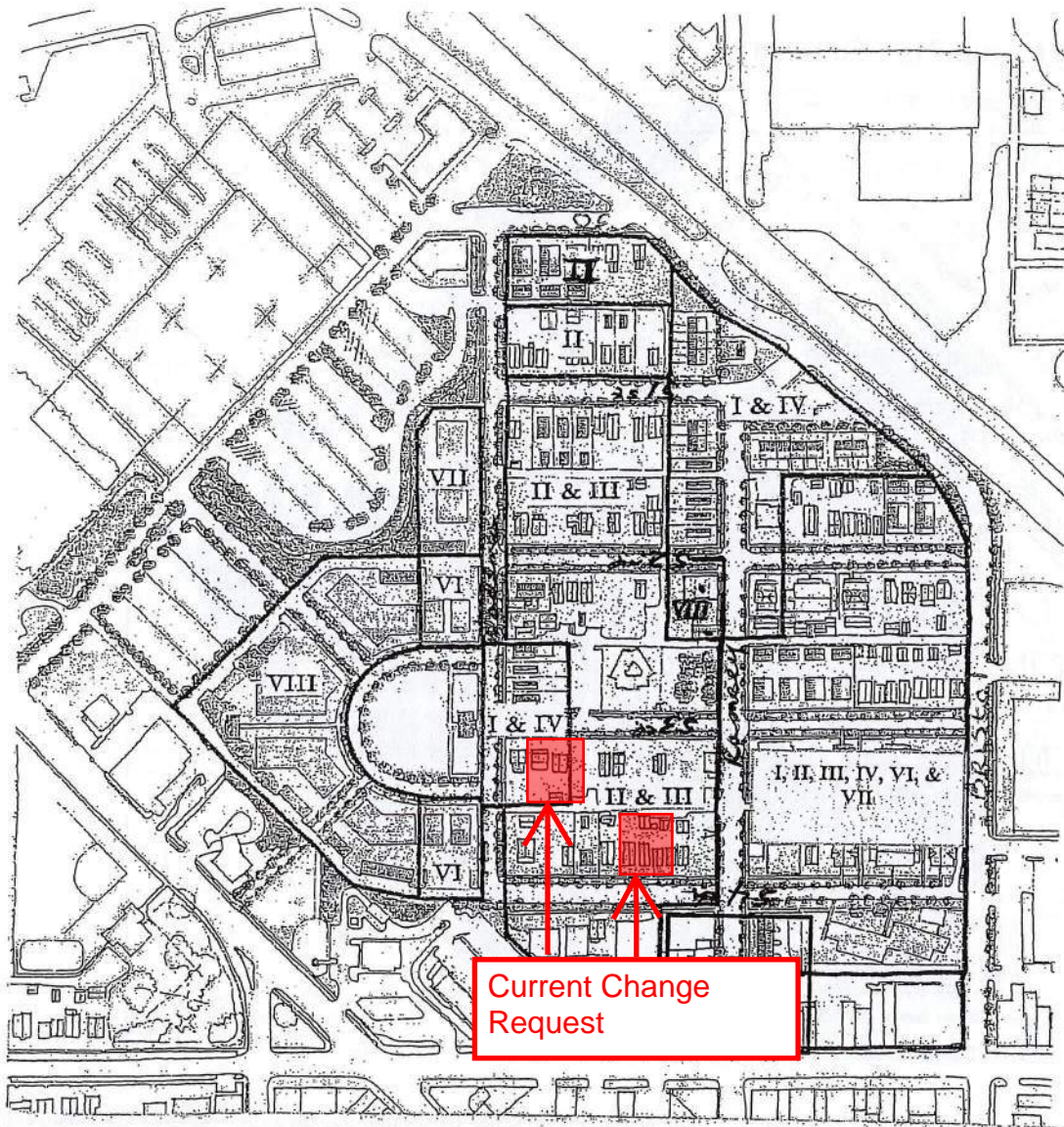
COUNCIL COPY

To City Council NOV 24 2003

Pub. Doc. No. 03-1124-20

Regulating Plan

Referred to _____



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

A-5 10

Proposed

Type VII 8-Unit Apartment

Use and Height

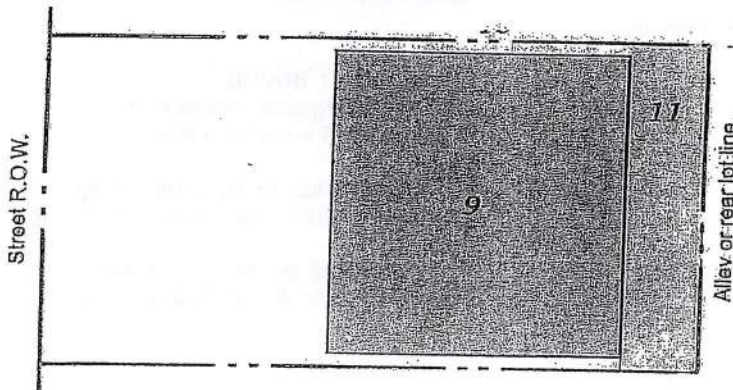
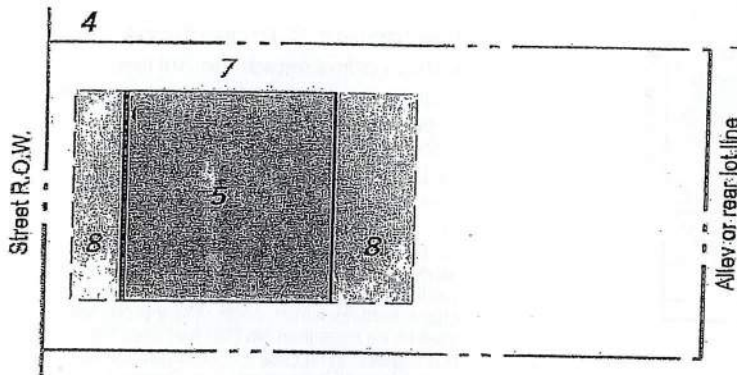
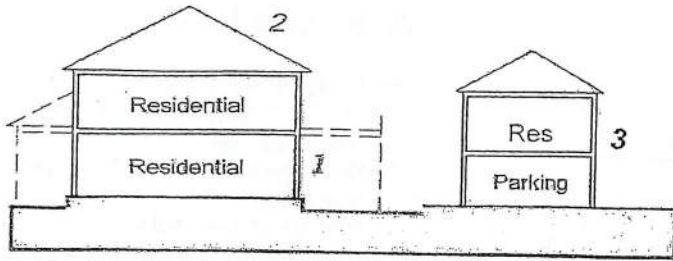
1. Uses of building shall be as shown here.
2. Maximum building height should be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building shall have a first floor elevation between 6" and 36" above front elevation grade level. Each building's first story should 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 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.

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 on 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 shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.



Drawing C

Type VI 4-Unit Apartment

Use and Height

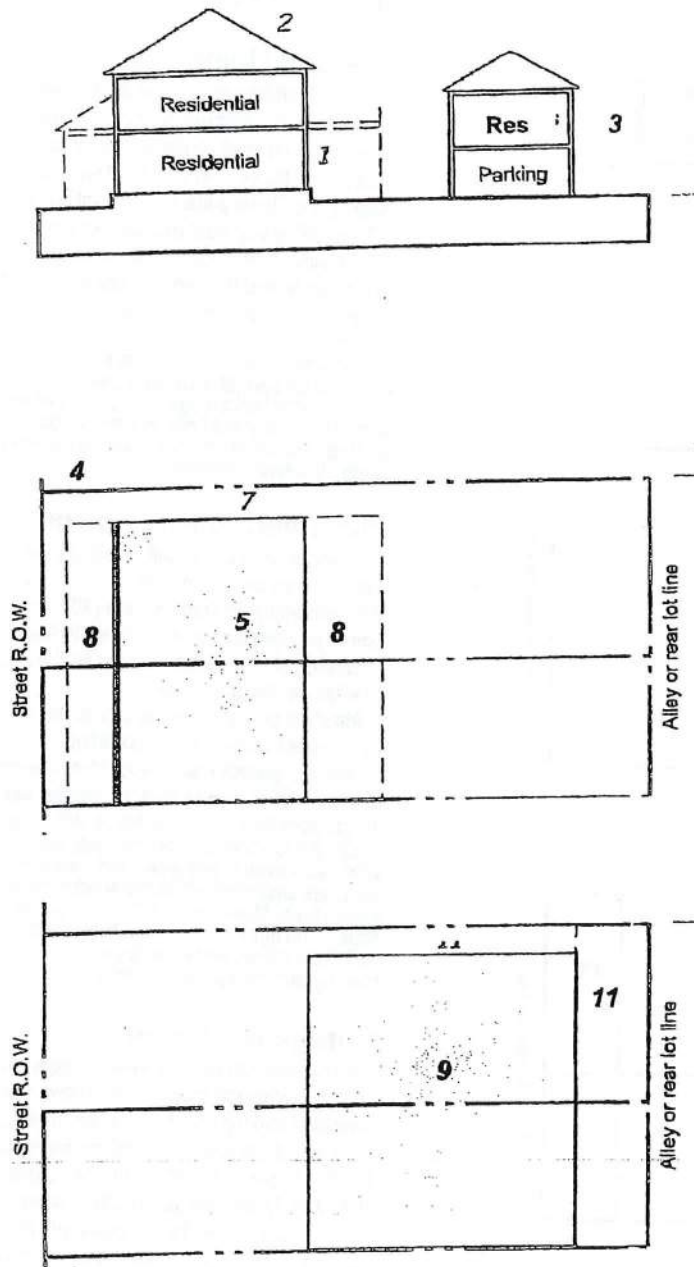
1. Uses of building shall be as shown here.
2. Maximum building height shall be 2 stories. Building height shall be measured by the number of structural floors from the street elevation. The building should have a first floor elevation between 18" and 36" above front elevation grade level. Each building's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

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11. Trash areas shall be enclosed with fencing and located within the shaded areas as shown here.
12. All parking shall be in conformance with Article III of Chapter 50 of the Duluth City Code.



SUMMARY OF THE RAMSEY VII PROPOSAL AND MAP AMENDMENT REQUEST

OVERVIEW OF RAMSEY VILLAGE

Ramsey VII 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, maintain density and 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 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. Ramsey V is a fourplex (Building A) and Two Eightplexes (Buildings B and C). Ramsey VI is an Eightplex (Building D). R-P Regulating Plan Amendments were granted to permit the Fourplex and Eightplex buildings north of Ramsey Street.

SUMMARY RAMSEY VII

Recently, additional property has become available to allow for contiguous sites large enough for development. The Ramsey VII proposal contemplates:

1. A three bedroom fourplex, Building F, adjacent to Ramsey VI Eightplex Building D, midblock on the west side of N 53rd Ave W and directly across the street from the high-rise Ramsey Manor Apartments.
2. A two bedroom fourplex, Building E, north of the two bedroom fourplex, Building A, of Ramsey V.

Development in this neighborhood is governed by an R-P District Regulating Plan (a Traditional Neighborhood Design (TND) zoning overlay). The current Regulating Plan stipulates the placement of Single Family, Two Family and Townhouse (Types I, II and III and IV) on the Ramsey VII parcels. The Fourplexes in the Ramsey VII proposal will require a change to the R-P Regulating Plan to allow Types VI and VII. 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 Regulating Plan.

CONCLUSION

The intent of the Regulating Plan is to provide a fabric of traditional scale, traditional elements and character similar to the original character of the neighborhood. The Ramsey VII is a proposal that will support the intent of the Regulating Plan. It does so by incorporating the successful building types of Ramsey Village. It requires only small changes to the Regulating Plan that still allow the purpose of the Regulating Plan to remain. Ramsey VII will be a benefit to Ramsey Village and to the community at large.

REQUEST FOR A REVISION TO R-P REGULATING PLAN FOR RAMSEY VII

THE SITE OF RAMSEY VII

SITE ADDRESS AND LEGAL

N 53rd Ave W

427 N 53rd Ave W

PID: 010-4470-00350

SLY 12 1/2 FT OF LOT 2 AND ALL OF LOT 3

Block 003

WEST DULUTH 1ST DIVISION

427 N 53rd Ave W

PID: 010-4470-00370

LOTS 4 5 AND 6

Block 003

WEST DULUTH 1ST DIVISION

N 54th Ave W

Vacant

PID: 010-4470-00590

SLY 12 1/2 FT OF LOT 9 AND ALL OF LOT 10

BLOCK 4

WEST DULUTH 1ST DIVISION

412 N 54th Ave W

PID: 010-4470-00610

LOT 11

BLOCK 4

WEST DULUTH 1ST DIVISION

410 N 54th Ave W

PID: 010-4470-00620

LOT 12

BLOCK 4

WEST DULUTH 1ST DIVISION

408 N 54th Ave W

PID: 010-4470-00630

LOT 13

BLOCK 4

WEST DULUTH 1ST DIVISION

DOCUMENTS ATTACHED

SUMMARY OF THE REQUEST FOR AN AMENDMENT TO THE R-P REGULATING PLAN

A narrative summary of the proposal and its request is attached

REGULATING PLAN

Drawing A is a copy of the R-P Regulating Plan. The sites are highlighted in bold red. They are within an area permitting Types I, II, III and IV structures (single family, twin homes, and town homes).

URBAN STANDARDS.

Drawing B defines the structures by Type. **Drawing C** and **Drawing D** are copies of R-P Regulating Plan (TND criteria) for the Type VII and VI Buildings respectively.

RAMSEY VILLAGE OVERVIEW

Drawing E is an aerial overview of Ramsey Village, north of Ramsey Street. Ramsey I, II and III completed in 1994, 2003 and 2011 are south of Ramsey Street, including Ramsey Village office at 54th Avenue and Ramsey Street. Ramsey IV, completed in 2015, is the three Fourplex units on the west side of 54th Avenue as approved in an Amendment to the R-P Regulating Plan. The Ramsey V Buildings A and B receiving an amendment to the R-P Regulating Plan are on the corners of 53rd and 54th and Ramsey. Building D, Ramsey VI, is depicted as under construction in this photo. The Ramsey VII sites are indicated with a yellow overlay.

THE RAMSEY VII PROPOSAL

Drawing F depicts a proposed Site Plan for the project.



Ramsey VII
Ramsey Village, Duluth, MN

Fourplex Building
E on N 54th W

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

Paul Strother

DATE: 12/06/2021
BY: 13.229

PAUL STROTHER

Paul Strother
ARCHITECT

7675 INWOOD ROAD
COLOGNE, MN 55322

612.247.0332
PBSTROTHER@GMAIL.COM



