



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 22-230	Contact	Jenn Moses, jmoses@duluthmn.gov
Type	Variance – Front yard setback	Planning Commission Date	January 10, 2023
Deadline for Action	Application Date	December 16, 2022	60 Days February 14, 2023
	Date Extension Letter Mailed	December 21, 2022	120 Days April 14, 2023
Location of Subject	110 W Redwing Street		
Applicant	Many Rivers Montessori	Contact	Nicholas O'Connell
Agent	Arola Architecture	Contact	Ryan Arola
Legal Description	010-4670-00930		
Site Visit Date	January 3, 2023	Sign Notice Date	December 27, 2022
Neighbor Letter Date	December 20, 2022	Number of Letters Sent	54

Proposal:

The applicant is seeking to construct a three-story indoor/outdoor classroom addition with a footprint of 1,542 sq ft. This addition would be partially within the 25' front yard setback.

Recommended Action:

Staff recommends approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	School	Institutional
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	P-1	Park	Neighborhood Commercial
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements

Sec. 50-37.9. B – Variance Procedures. “The Planning Commission shall...make a decision on the application based on the criteria in subsections 50-37.9. C – M...”

Sec. 50-37.9.C – General Variance Criteria (paraphrased): Granting of variances of any kind is limited to situations where, due to characteristics of the applicant’s property, enforcement of the ordinance would cause the landowner exceptional practical difficulties or undue hardship. The Planning Commission must find the following for a variance to be granted: a) That the landowner is proposing to use the property in a reasonable manner, b) that the need for relief from the normal regulations is due to circumstances unique to the property and not caused by the landowner, c) that granting the variance will not alter the essential character of the area, d) that granting the variance is consistent with the intent of the UDC and the Comprehensive Plan.

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

Governing Principle #1: Reuse previously developed lands. Many Rivers Montessori purchased the former Cobb School and has continued to reuse the building on the site.

Governing Principle #11: Consider education systems in land use actions. The comprehensive plan supports neighborhood-based schools.

Future Land Use – Institutional: Applicable to medical, university/college, public school ... campuses.

History: Building records indicate the school was built in 1913. In 2017, Many Rivers received a Special Use Permit to establish their school on the site (PL 17-080).

Review and Discussion Items

Staff finds that:

- 1) The existing building has an address on Redwing Street, but--as the zoning code stipulates that the narrowest dimension on a public street shall be the lot front--the front yard setback of 25' applies along Faribault Street. The existing building is approximately 12' from the property line on Faribault Street.
- 2) The school previously received a Special Use Permit to operate K – 8th grade on this site. The plans submitted by the school in 2017 showed site improvements including parking lot landscaping. Aerial photography suggests this landscaping was not installed; a site visit failed to make a determination due to significant snow covering.
- 3) The applicant proposes an addition to meet enrollment and programmatic needs. This addition would provide a new classroom on Level 1 of the building. The ground level, underneath the classroom, would include outdoor learning space, and the roof of the addition (adjacent to Level 2) would include a rooftop garden and pergola. Staff finds a classroom addition is a reasonable use on the existing site.
- 4) The applicant is proposing this addition to the southwest of the existing building, as other possible locations would disrupt the school's parking, loading/drop-off, and interior circulation. The addition infills a recessed corner of the building and would encroach no closer to the street than the existing school façade. Because the property line veers south towards the western portion of the lot, the addition would be 14' 9" from the property line on the eastern corner, where it ties into the existing school, and 22' from the property line at the western corner of the addition.
- 5) Per the code summary provided by Arola Architecture, the school requires a minimum of 16 parking spaces; the building has 34 parking spaces now, and will lose 4 as part of the proposed addition. As the portion of the parking lot will be reconstructed, the applicant will connect the sidewalk along the eastern edge of the parking lot to improve pedestrian circulation.
- 6) Because the proposed addition will be no closer to the property line than the existing school building, it is not anticipated to have any impacts on the neighborhood, nor any impacts to light and air for surrounding properties. As the addition includes only one classroom, it is not anticipated to have any significant impact on traffic or congestion in the area.
- 7) As this building has existed on the site since 1913, the proposed addition includes only one classroom, and the height of the addition (from grade to the top of the pergola on Level 2) will be 30', this proposal would not alter the essential character of the neighborhood.
- 8) City Engineering noted the easement located over a portion of the north end of the building; staff recommends this easement be vacated to bring the building into conformance. No other public, private or City comments have been received.
- 9) Per UDC Section 50-37.1. N. approved variances lapse if the project or activity authorized by the permit or variance is not begun within one-year

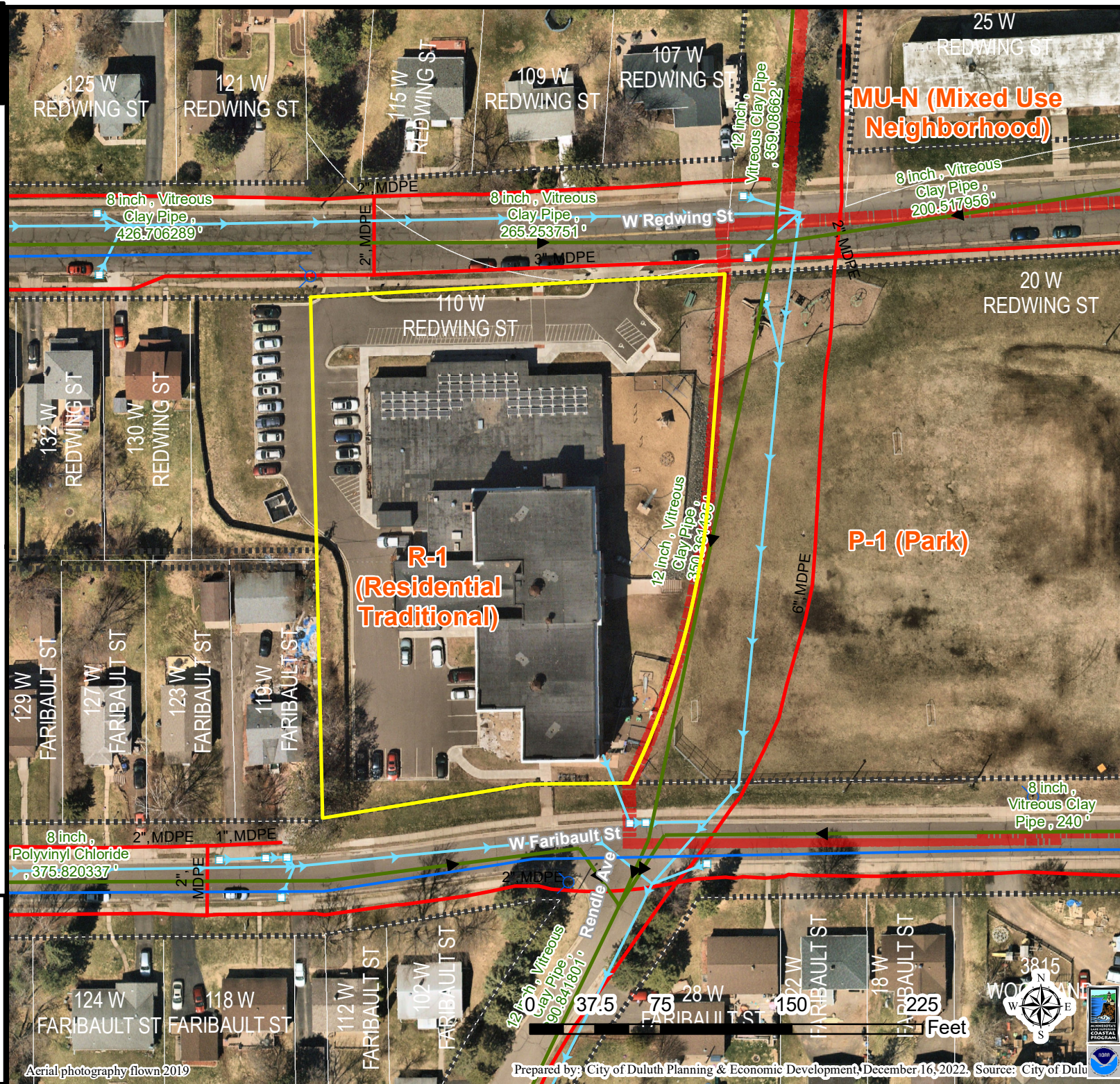
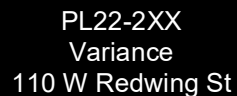
Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission grant the Variance with the following conditions:

- 1) The project be limited to, constructed, and maintained based on the proposed plan attached to this staff report.
- 2) The plans submitted for the building permit application shall include height calculations for the addition and pergola to demonstrate compliance with the height maximum in the R-1 district.
- 3) Applicant shall provide financial security covering the cost of landscaping approved in 2017 prior to the initiation of any site work; this financial security shall be held, without interest, until the applicant has 1) installed the required landscaping, 2) hired a certified landscape architect to inspect landscaping and confirm that all landscaping was installed correctly and according to approved plans, and 3) forwarded inspection results to the City along with a request for reimbursement of this security. Prior to receiving a Certificate of Occupancy, the applicant shall

demonstrate that this landscaping has been completed.

- 4) Applicant shall apply for a vacation of the utility easement on the north end of the site.
- 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; however, no such administration approval shall constitute a variance from the provisions of 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.

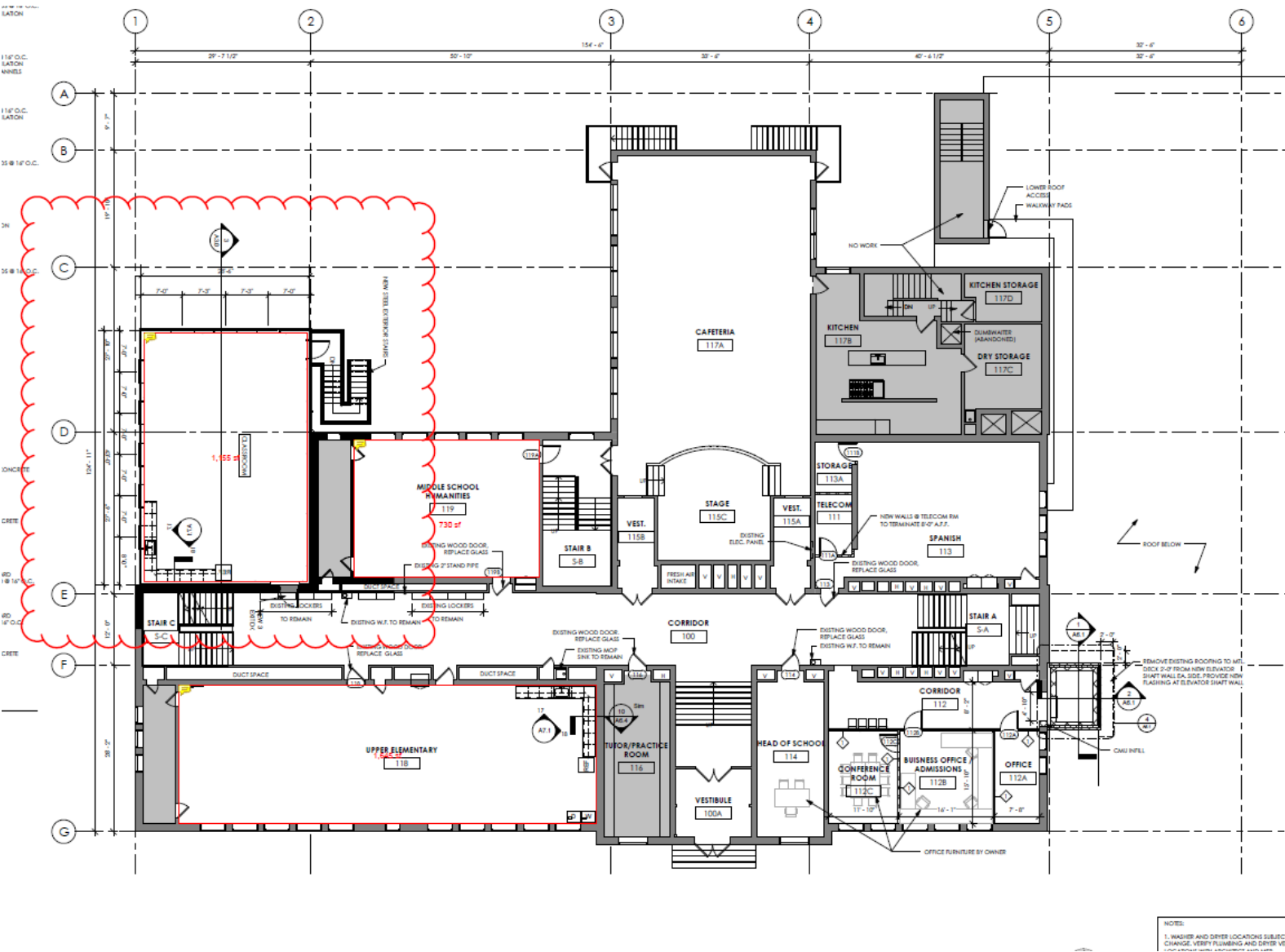
Aerial photography flown 2019

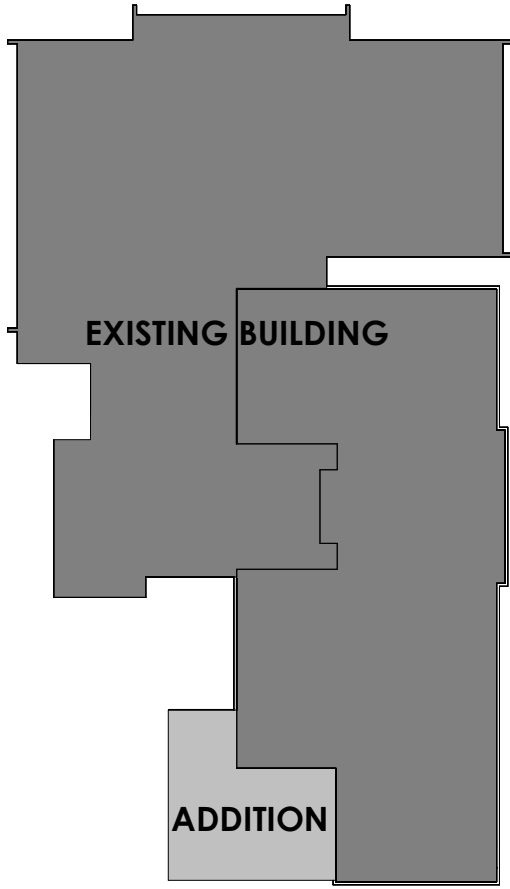
Prepared by: City of Duluth Planning & Economic Development, December 16, 2022. Source: City of Duluth

Site Photo



Floor Plan Showing Location of Classroom Addition





KEY PLAN

GENERAL NOTES

- DIMENSIONS ARE FROM (UNLESS NOTED OTHERWISE)
 - EXISTING CONSTRUCTION - OUTSIDE FACE
 - NEW CONSTRUCTION - FACE OF STUD/BLOCK
 - PLUMBING FIXTURES - CENTER LINE
 - DOORS - CENTER LINE
 - WINDOWS - CENTER LINE
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY.
- MECHANICAL AND PLUMBING DESIGN BY OTHERS. ALL MECHANICAL AND PLUMBING TO MEET MN ENERGY DESIGN CODE REQUIREMENTS.
- ELECTRICAL DESIGN BY OTHERS. ALL ELECTRICAL AND LIGHTING TO MEET MN ENERGY DESIGN CODE REQUIREMENTS. ALL EXTERIOR LIGHTING TO MEET DULUTH UDC REQUIREMENTS FOR LIGHT POLLUTION.
- SPRINKLER SYSTEM DESIGN BY OTHERS.
- FIRE ALARM SYSTEM DESIGN BY OTHERS.
- LANDSCAPE DESIGN BY OTHERS.
- FURNITURE AND FIXTURE DESIGN BY OTHERS.
- INTERIOR FINISH SELECTIONS BY OWNERS.

DEMOLITION KEY NOTES

- REMOVE EXISTING WINDOW AND SILL BELOW.
- REMOVE EXISTING WINDOW.

KEYED NOTES

- FIRE WALL SEPERATING ADDITION.
- NEW MASONRY OPENING. REFER TO STRUCTURAL FOR DETAILS.
- 2x8 WOOD BEARING WALL W/ GAP TO EXISTING BRICK WALL. REFER TO STRUCTURAL FOR DETAILS.
- ALIGN WALL PANELS WITH WINDOWS
- GRID TO FACE OF BRICK
- REMOVE EXISTING LOCKERS AND RELOCATE AROUND NEW DOOR. LOCKERS NOT SHOWN ON PLANS. VERIFY LOCATIONS WITH OWNER.
- ADDITION TO HAVE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. DESIGN OF SYSTEMS BY OTHERS.
- EXISTING CMU/BRICK WALL. ESTIMATED THICKNESS 20". PRESCRIPTIVE FIRE RATING 3 HRS. 3-1.1
- EXISTING CMU/BRICK WALL. ESTIMATED THICKNESS 16". PRESCRIPTIVE FIRE RATING - 3 HRS. 3-1.1



501 LAKE AVE. SOUTH - SUITE 205 - DULUTH, MINNESOTA 55802

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

SIGNATURE

RYAN J. AROLA

DATE

09-27-2022

LICENSE NO. 52478

MANY RIVERS MONTESSORI
CLASSROOM ADDITION
110 WEST REDWING STREET
DULUTH, MINNESOTA

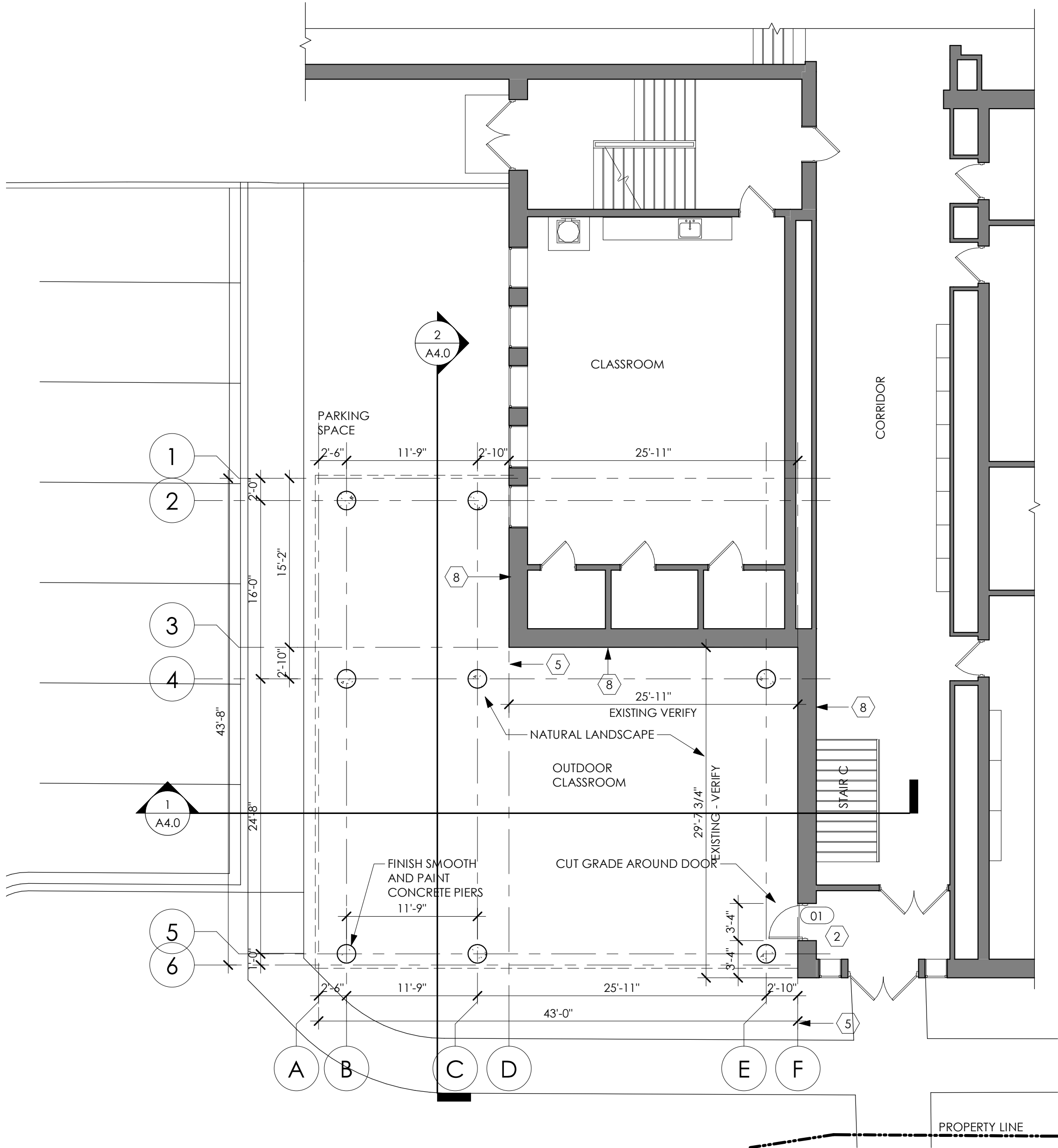
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09-27-2022

PROJECT NO.
2085

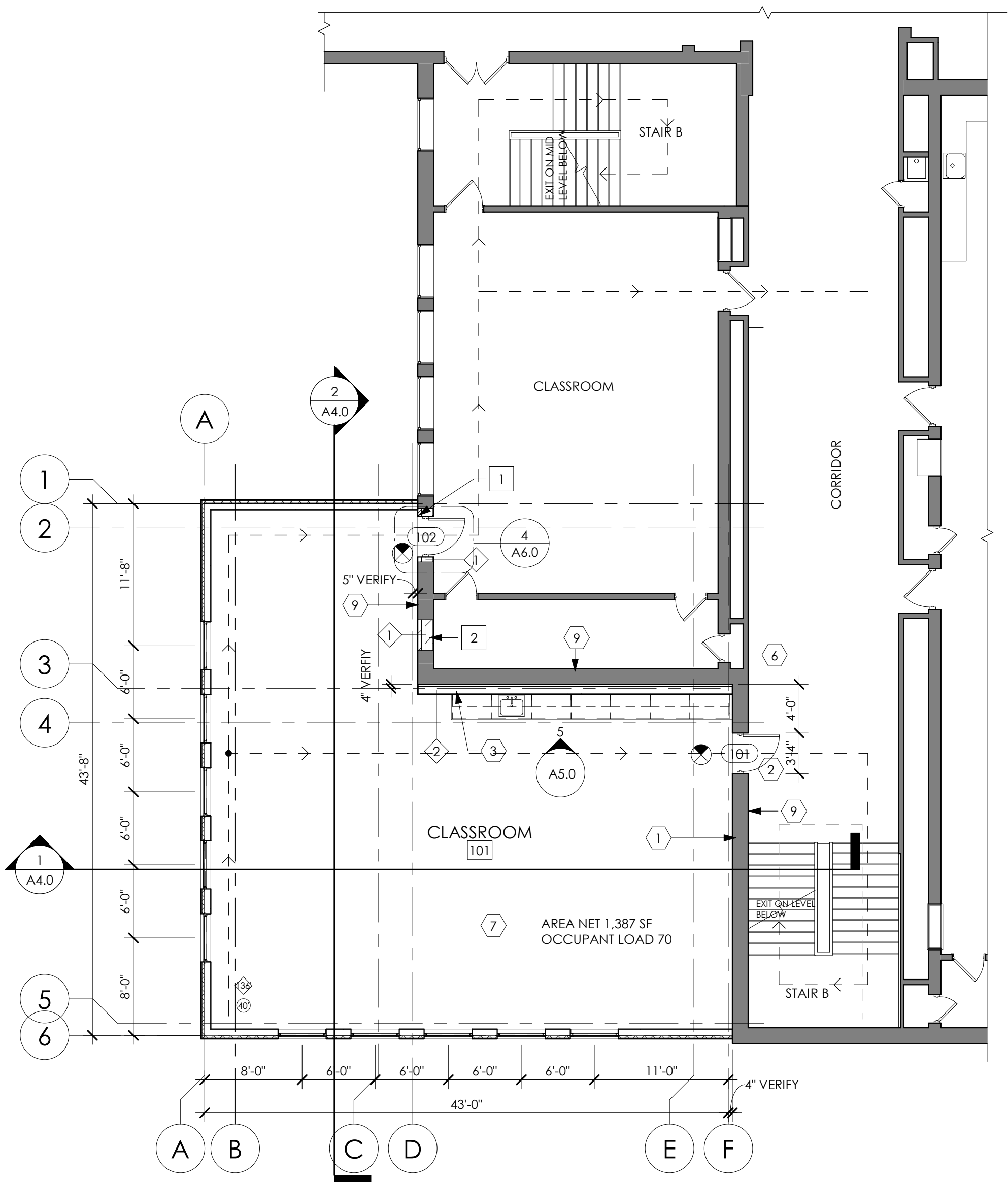
REVISIONS

SHEET NO.

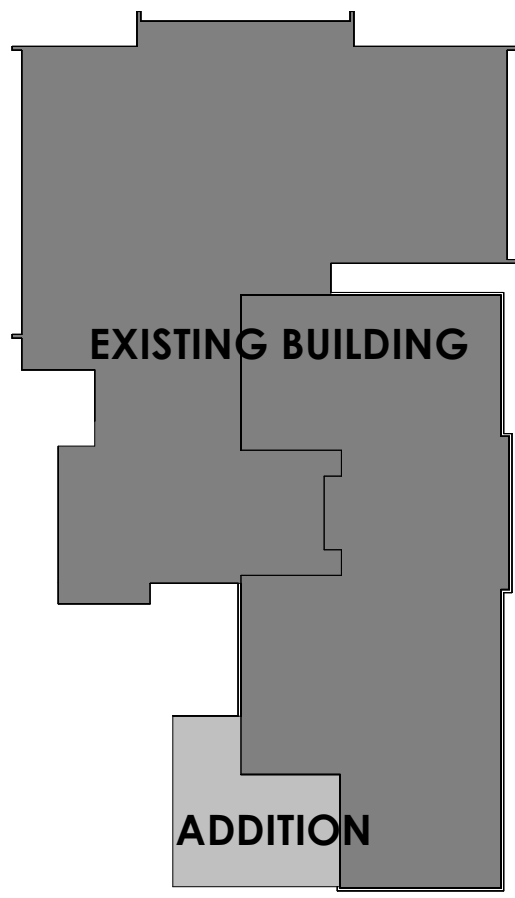
A2.0



① BASEMENT PARTIAL FLOOR PLAN
1/8" = 1'-0"



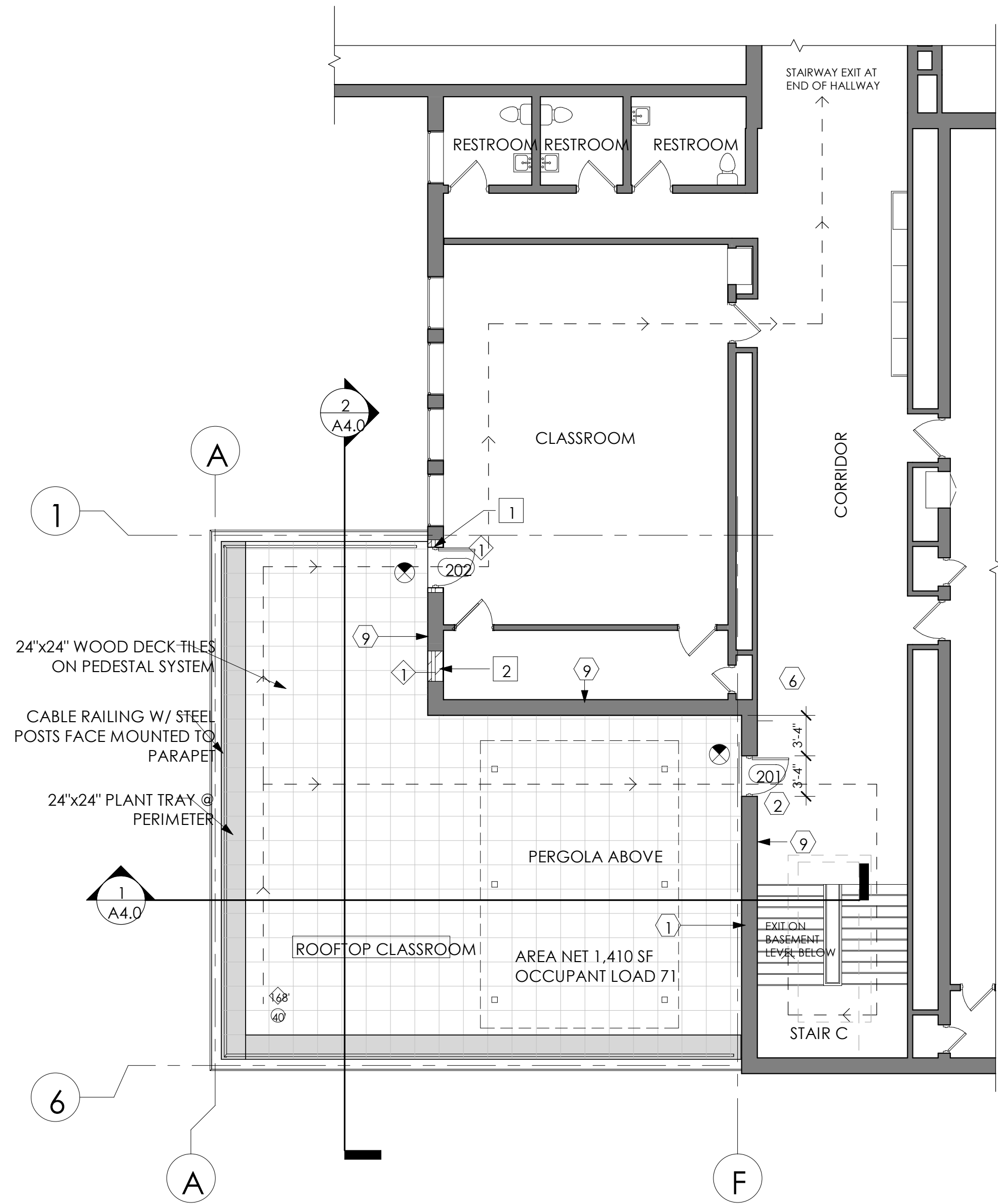
② LEVEL 1 PARTIAL FLOOR PLAN
1/8" = 1'-0"



KEY PLAN

GENERAL NOTES

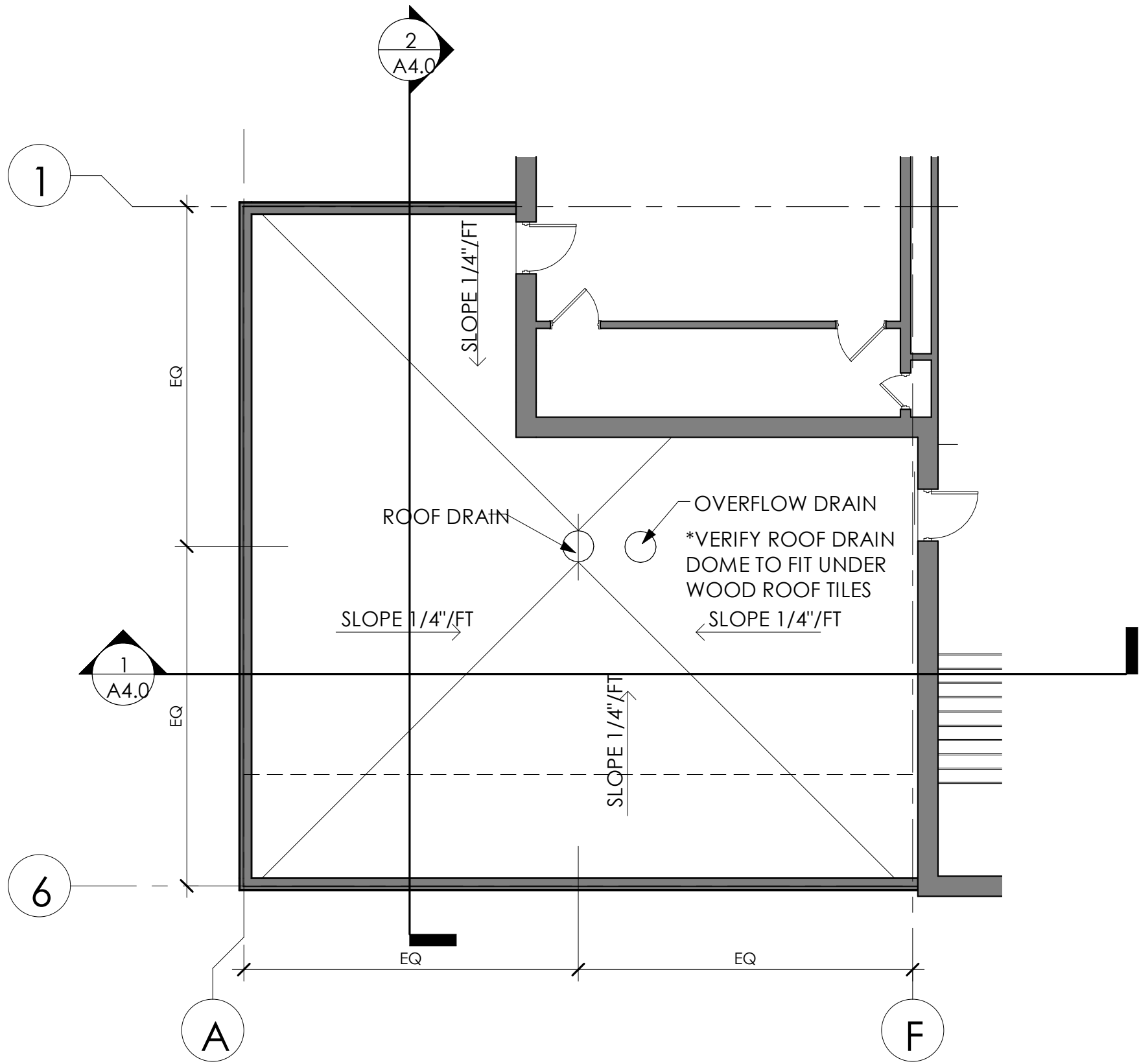
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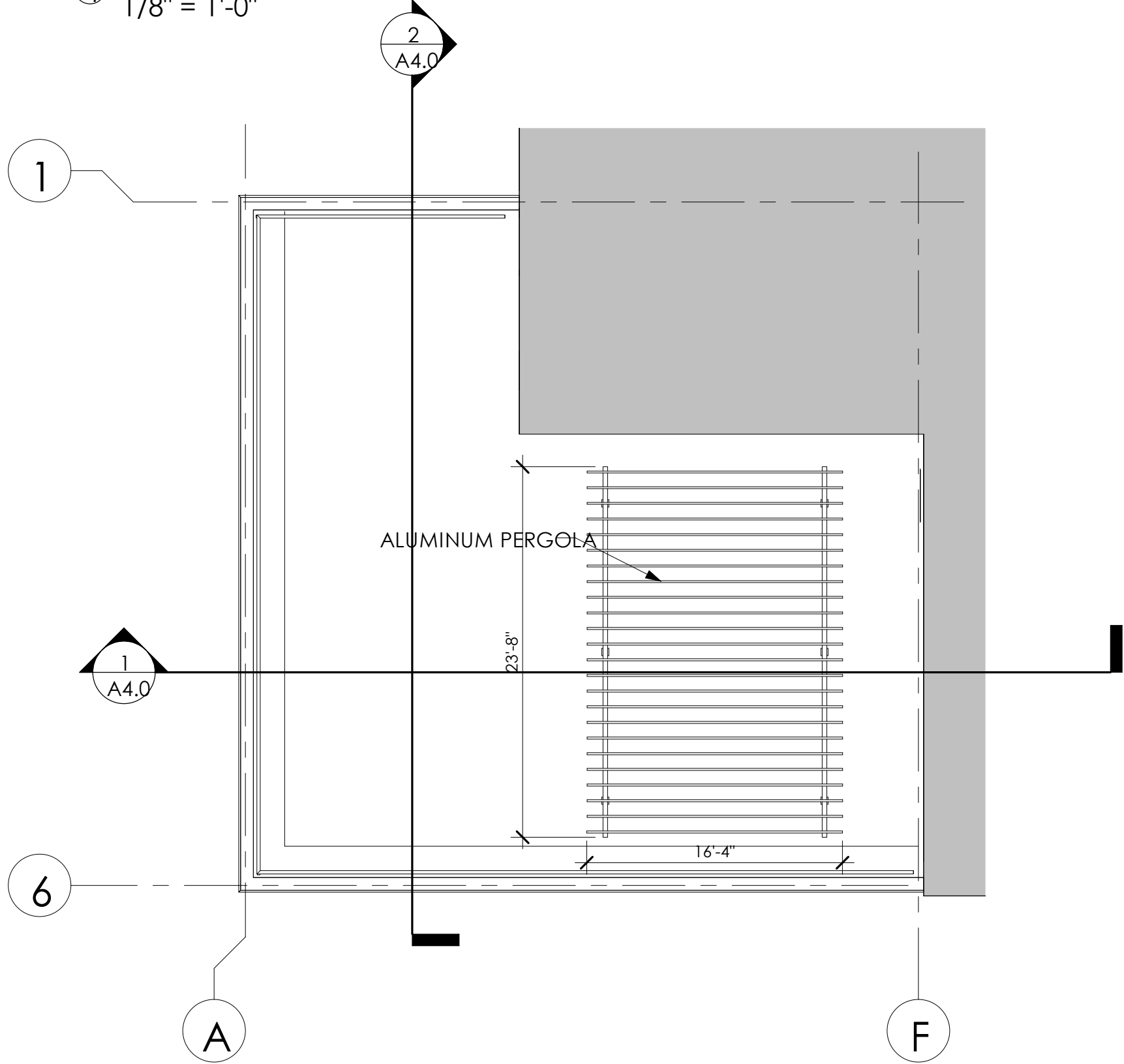
① LEVEL 2 PARTIAL FLOOR PLAN
1/8" = 1'-0"

DEMOLITION KEY NOTES

- REMOVE EXISTING WINDOW AND SILL BELOW.
- REMOVE EXISTING WINDOW.



④ ROOF DRAINAGE PLAN
1/8" = 1'-0"



② ROOF PLAN
1/8" = 1'-0"

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SIGNATURE *Ryan J. Arola* RYAN J. AROLA
DATE 09-27-2022 LICENSE NO. 52478

**MANY RIVERS MONTESSORI
CLASSROOM ADDITION**
110 WEST REDWING STREET
DULUTH, MINNESOTA

ISSUE DATE
09-27-2022

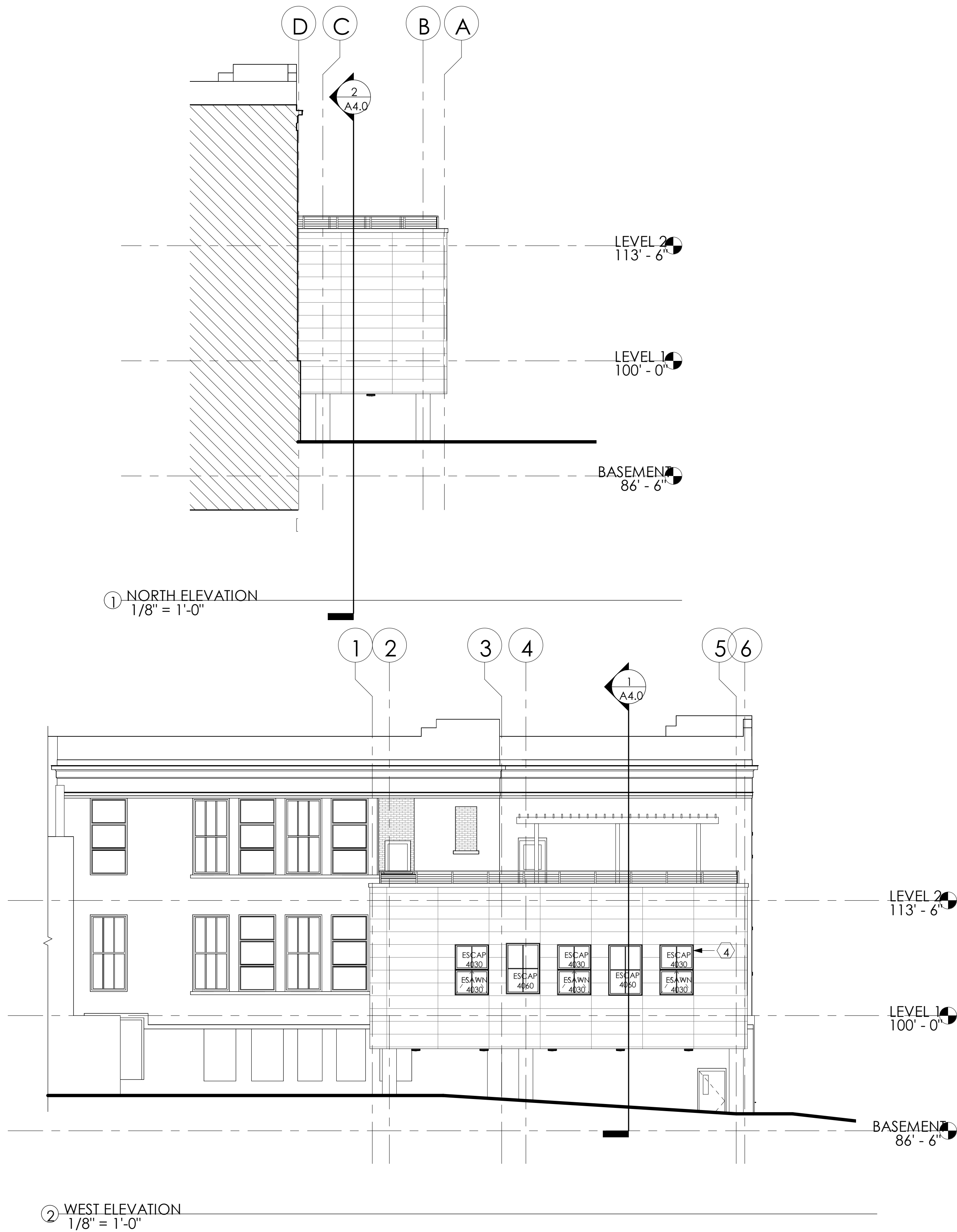
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A2.1

AROLA
ARCHITECTURE STUDIO, LLC
501 LAKE AVE. SOUTH - SUITE 205 - DULUTH, MINNESOTA 55802



DEMOLITION KEY NOTES 1

- 1 REMOVE EXISTING WINDOW AND SILL BELOW.
- 2 REMOVE EXISTING WINDOW.

WINDOW TYPES

MARVIN WINDOWS
ESSENTIAL COLLECTIONS - SIZES AS NOTED ON PLANS
FIXED CASEMENT AND AWNING AS NOTED ON PLANS
COLOR TBD
LOW E2 WITH ARGON GAS
INSECT SCREEN ON OPERABLE WINDOWS

KEYED NOTES 1

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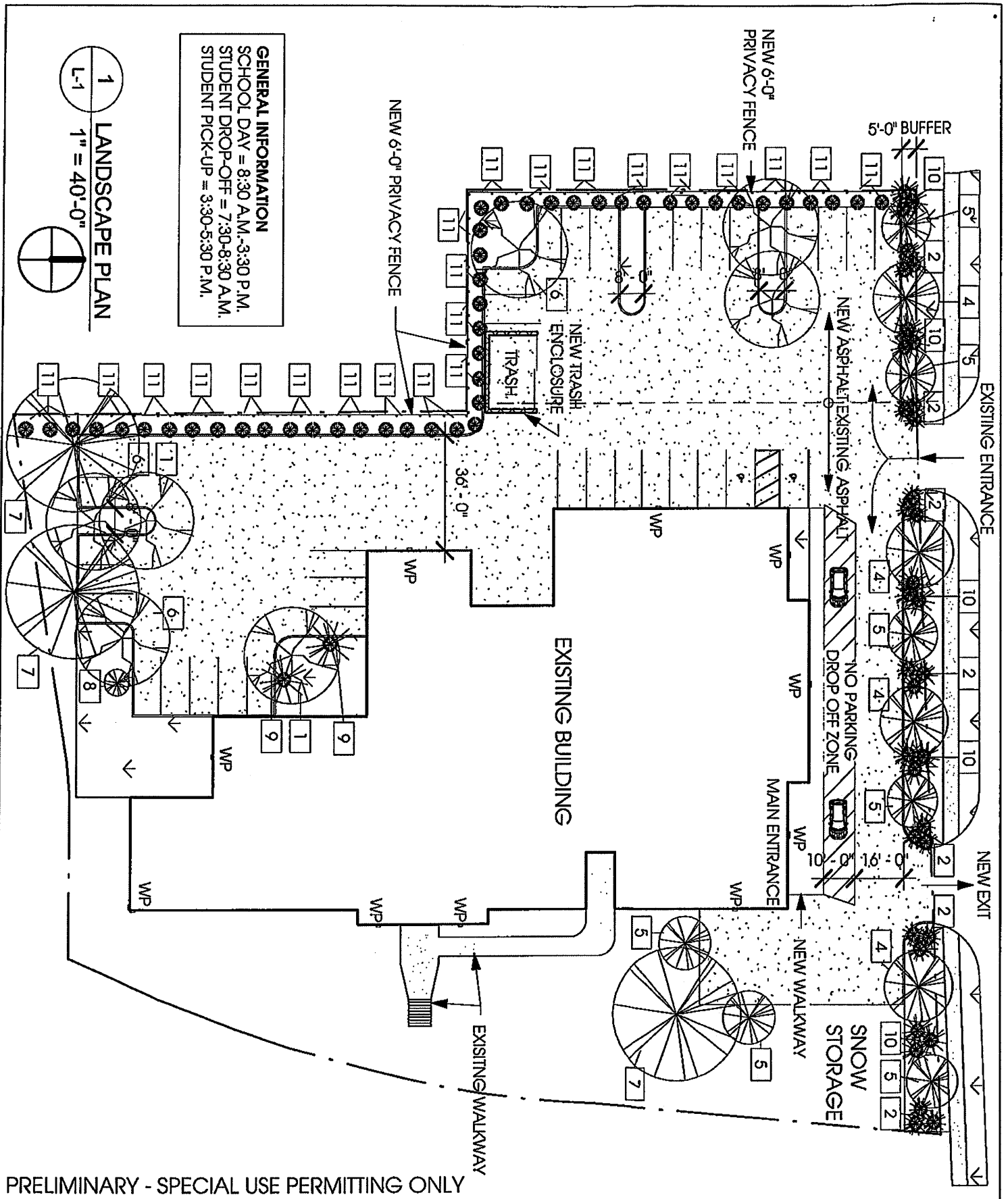
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A3.0

AROLA
ARCHITECTURE STUDIO, LLC
501 LAKE AVE. SOUTH - SUITE 205 - DULUTH, MINNESOTA 55802



PRELIMINARY - SPECIAL USE PERMITTING ONLY

COBB SCHOOL SPECIAL USE PERMIT REVIEW

110 W REDWING ST.
DULUTH, MN 55803

PROJECT NO:
1714

DRAWN BY:
EMK

CHECKED BY:
KPT



architecture
ADVANTAGE

2715 Piedmont Avenue • Duluth, Minnesota 55811
Phone: 218.724.5568 • Fax: 218.724.5569 • Email:
info@architectureadvantage.com

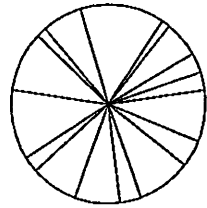
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8/8/2017

REVISIONS:

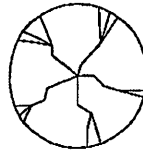
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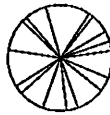
SYMBOL LEGEND



AMERICAN ELM (QUERCUS AMERICANA)



HONEY LOCUST (GLEDITSIA TRIACANTHOS)



RED MAPLE (ACER RUBRUM)



NORWAY MAPLE (ACER PLATANOIDES)



BURNING BUSH (EUONYMUS ALATUS)



ROYAL STAR MAGNOLIA (MAGNOLIA STELLATA)



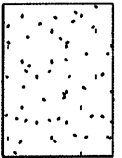
LILAC - COMMON WHITE (SYRINGA VULGARIS)



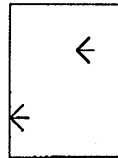
GREEN VELVET BOXWOOD (BUXUS GREEN VELVET)



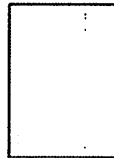
EXISTING WALL PACK TO REMAIN



NEW ASPHALT



GRASS



NEW WALKWAY



EXISTING WALKWAY

LANDSCAPE PLAN NOTES

PARKING LOT SIZE = 25,500 SF

INTERIOR LANDSCAPING REQUIREMENTS

10% MIN. INTERIOR PARKING ISLANDS = 2,550 SF
INTERIOR PARKING ISLANDS PROVIDED = 2,675 SF

30% MIN. TREE COVER = 7,650 SF
TREE COVER PROVIDED = 7,846 SF

REQUIRED TREES = 9 TREES
TREES PROVIDED = 11 TREES

STREET FRONTAGE LANDSCAPING

TOTAL STREET FRONTAGE: 292'-6"
REQUIRED TREES = 9
TREES PROVIDED = 9
REQUIRED LARGE SHRUBS = 36
LARGE SHRUBS PROVIDED = 36

PARKING REQUIREMENTS

(BASED ON 10-YR MAX. ENROLLMENT PROJECTION)
TOTAL 10-YEAR ENROLLMENT = 242 STUDENTS
DAYCARE: 1 PARKING STALL PER 5 PERSONS CARE CAPACITY
-102/5 = 20 PARKING STALLS REQUIRED
ELEMENTARY: 1 PARKING STALL PER 10 SEATS IN MAIN ASSEMBLY
-140/10 = 14 PARKING STALLS REQUIRED
TOTAL MIN. PARKING STALLS REQUIRED = 34 STALLS
TOTAL PARKING STALLS PROVIDED = 35 STALLS

COBB SCHOOL SPECIAL USE PERMIT REVIEW

110 W REDWING ST.
DULUTH, MN 55803

PROJECT NO:
1714

DRAWN BY:
Author

CHECKED BY:
Checker



architecture
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Phone: 218.724.5588 • Fax: 218.724.5589 Email:
info@architectureadvantage.com

RELEASE DATE:
05/08/17

REVISIONS:

SHEET NO.

L-2