



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 19-187	Contact	Chris Lee, clee@duluthmn.gov	
Type	Special Use Permit	Planning Commission Date		February 11, 2020
Deadline for Action	Application Date	December 19, 2019	60 Days	February 17, 2020
	Date Extension Letter Mailed	December 21, 2019	120 Days	April 17, 2020
Location of Subject		808 East 2 nd Street		
Applicant	Nick Christensen	Contact		
Agent		Contact		
Legal Description		Parcel ID Number 010-3830-0590		
Site Visit Date		January 31, 2020	Sign Notice Date	January 28, 2020
Neighbor Letter Date		January 28, 2020	Number of Letters Sent	42

Proposal

The applicant is proposing the creation of a hotel through the addition of six units that are being built into the existing multi-use commercial building. This hotel will provide furnished units marketed to patients and employees of nearby hospitals. As such, it will function similarly to an extended stay hotel."

Staff Recommendation

Staff recommends that planning commission approve the special use permit with conditions noted below.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-N	Office/Residential	Urban Residential
North	MU-N	Residential	Urban Residential
South	MU-N	Residential	Urban Residential
East	MU-N	Residential	Urban Residential
West	MU-N	Residential	Urban Residential

Summary of Code Requirements

UDC Section 50-37.10. Special Use Permits: 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.

- 1) The application is consistent with the Comprehensive Land Use;
- 2) The application complies with all applicable provisions of this Chapter; including without limitations to any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area.
- 3) Without limiting the previous criteria, the Commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community.

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

Governing Principle #4 – Support economic growth sectors: Emerging and growing economic sectors add economic, cultural, and social diversity. This includes visitor services. Encourage and foster locally owned and entrepreneurial ventures to enhance the economic base

Future Land Use – Urban Residential: Greatest variety of residential 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.

- History: The structure is currently used as an office on the street front along with 2 apartment units in the upper floor.

Review and Discussion Items

Staff finds that:

- 1.) Per UDC Section 50-41.8, a hotel must have a reception desk staffed at all times when the units are being rented as hotel units. The applicant's real estate office is located within the building, and this office will also provide staffing for the hotel. During hours when the office is closed a manager will be on call.
- 2.) UDC Sec. 50-24 (Parking and loading). This site is less than 10,000 square feet and is not required to provide off-street parking. (50-24.1)
- 3.) UDC Sec. 50-25 (Landscaping and Tree Preservation). The applicant is not providing any additional new landscaping to the property. The structure occupies most of the lot and does not provide space for landscaping.
- 4.) UDC Sec. 50-26 (Screening, Walls and Fences). Garbage and recycling will be stored inside an existing shed with no exterior dumpsters on the site; no fences are proposed; and no rooftop or ground-mounted mechanicals will be used.
- 5.) UDC Sec. 50-28 (Stormwater). No exterior site improvements are proposed, so no stormwater treatment is required
- 6.) UDC Sec. 50-29 (Sustainability Standards) and 50-30 (Building Design Standards). These requirements do not apply for this project.
- 7.) UDC Sec. 50-31 (Exterior Lighting). All lighting over 900 lumens must be full cut-off fixtures that meet UDC requirements. Applicant will need to submit a plan indicating the location of building mounted lighting along with schematics to show fixtures are UDC compliant prior to receiving a building permit
- 8.) No public, agency, or City comments have been received.
- 9.) UDC Section 50-37.1.N states that an approved Special Use Permit will expire if the project or activity authorized by the permit has not begun within one year.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission approve the Special Use Permit, subject to the following requirements:

- 1.) The project shall be limited to, constructed, and maintained according to the site plan dated 12/19/2019.
- 2.) Applicant will submit a lighting plan and schematics demonstrating that lighting is UDC compliant, prior to receiving a building permit.
- 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 review; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

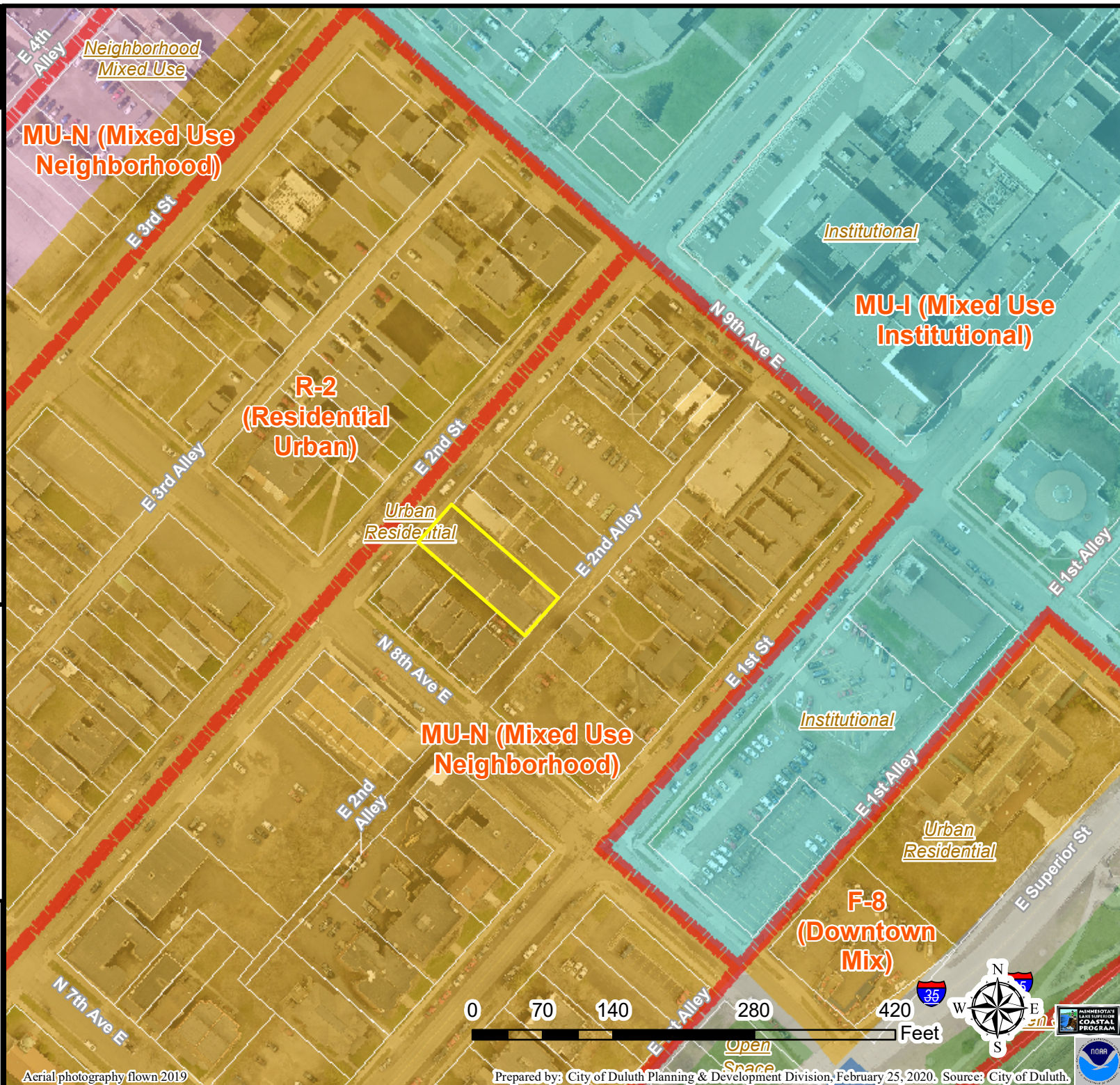


PL 19-187
SUP

Legend

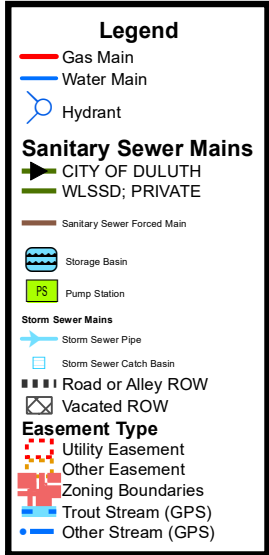
- Zoning Boundaries
- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial 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

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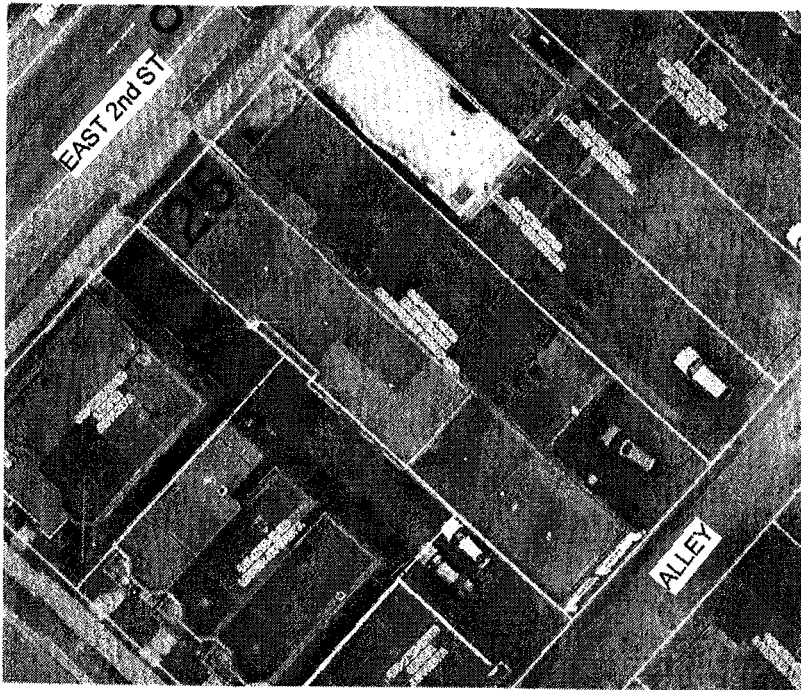


PL 19-187: SUP
808 E 2nd St



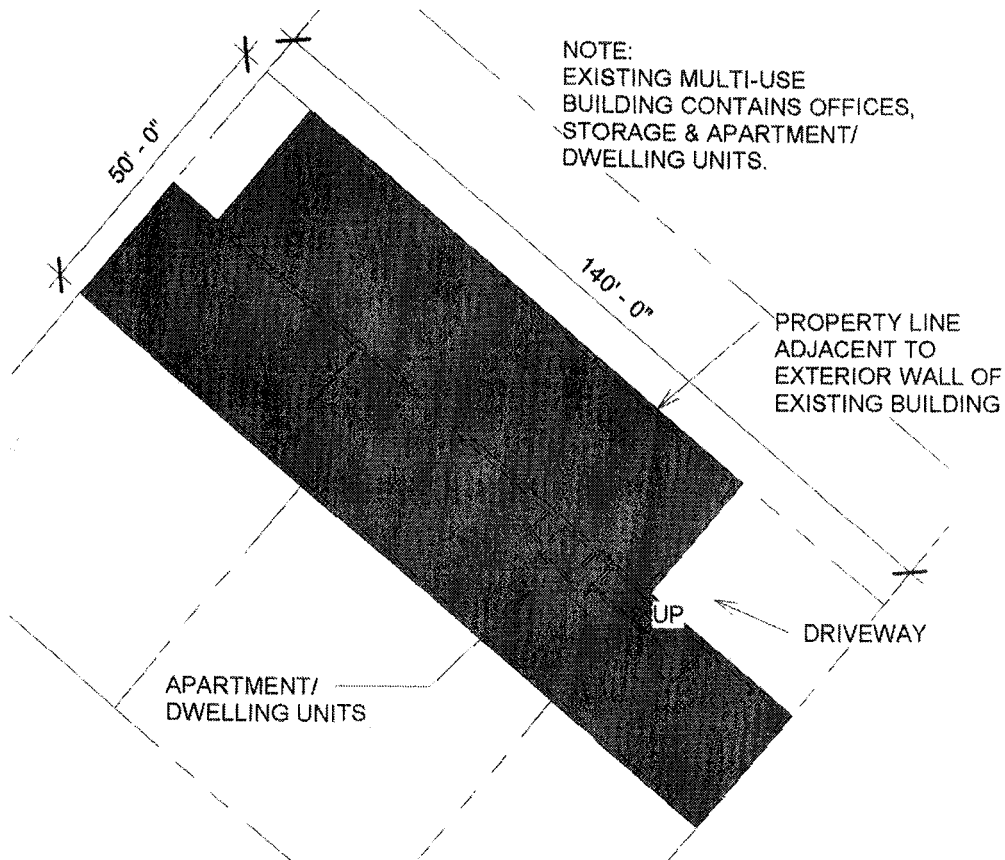
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The Site is very narrow, with the existing building set adjacent to the lot lines on two sides. Parking is on the street. Access to overhead doors from the adjacent alley does not provide permanent parking.

SITE OVERVIEW



SITE PLAN

1/32" = 1'-0"

KIRKAUS LLC

Clarity

Brightness

Brilliant!

218-728-4826

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Robert Aho, AIA
4540 Carey Rd
Duluth, MN 55803

Nick Christensen
Mixed Use Building
Apartments
808 E 2nd St
Duluth, MN

CONSTRUCTION
DOCUMENTS

DATE: 12/17/2019

JOB NO.: 18010

DRAWN BY: RA

REVISED:

APPROVED BY: RA

SHEET:

SUP

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