

**City of Duluth
Planning Division**

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An Equal Opportunity Employer

ACTION OF THE CITY OF DULUTH PLANNING COMMISSION

Date: April 10, 2012

Applicant:
Globe Duluth Enterprises
5910 Fremont Street
Duluth, MN 55807

Location: 1003 Minnesota Avenue

PID#: 010-4400-01980

Planning Commission File Number:
PL 12-028

Proposal Requested: To build a 55-room, 3-story hotel at the Harbor Cove Marina.

The above matter came for hearing before the City of Duluth Planning Commission ("Commission") on Tuesday, April 10, 2012, notice of said hearing having been given to all interested parties in accordance with Section 50-37.9 of the Duluth Legislative Code. The applicants appeared and presented their request to the Commission. The Commission also received a report from Planning Division Staff. All other parties interested in the matter were given an opportunity to be heard. The Commission now makes the findings and conclusions:

Findings of Fact:

- 1) Building elevations and site plans demonstrate compliance with the dimensional and design requirements of the MU-W district. Exact calculations relating to the transparency requirement in 50-15.6.E will be verified at the time of building permit application.
- 2) Property is in a General Development Shoreland and a 100-year flood plain; prior to construction, applicants will need a shoreland permit and will need to demonstrate compliance with any flood plain and stormwater requirements.
- 3) All requirements of UDC sections 50-23 (Connectivity and Circulation), 50-24 (Parking and Loading), 50-25 (Landscaping and Tree Preservation), 50-26 (Screening, Walls and Fences), 50-29 (Sustainability Standards), 50-30 (Building Design Standards) and 50-31 (Exterior Lighting) will be met or exceeded by this project's plans. Applicant is providing more parking (without exceeding parking maximums) and more trees than required, and is providing a sidewalk connection to Minnesota Avenue.
- 4) Applicant will need to apply for and receive a sign permit for any signage on the property, per UDC Section 50-27.
- 5) Comments received from City Engineering indicated that the developer has completed a potable water supply study and is working with Engineering staff regarding site utilities.

Conclusions:

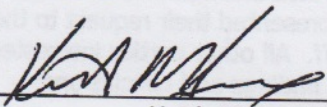
- A. The request is in harmony with the purposes and intent of the UDC.
- B. The request is consistent with the comprehensive plan.
- C. The request will allow reasonable use of the land.

Decision: Resolved that the Planning Review for a 3-story, 55-room hotel at Harbor Cove Marina be approved with the following conditions:

- 1) The project be limited to, constructed, and maintained according to documents drawn by bdp architects, as follows: Site Plan with Grading Plan, dated March 1, 2012; Preliminary Landscape Plan, Revised March 30, 2012; Lighting Plan E1.0; and attached building elevations and lighting specifications.
- 2) Project will demonstrate compliance with transparency requirements in Section 50-15.6.E or apply for and receive a variance from these requirements.
- 3) Plant materials to be chosen from the UDC Species List in effect at the time of construction.
- 4) Applicant apply for and receive shoreland permit prior to construction, and demonstrate compliance with any applicable flood plain and stormwater requirements.
- 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 administrative approval shall constitute a variance from the provisions of Chapter 50.
- 6) The applicant comply with lighting standards in Section 50-31 in effect on April 10, 2012.

Decided at Duluth, Minnesota, on April 10, 2012.

BY ORDER OF THE CITY PLANNING COMMISSION



Keith Hamre, Secretary

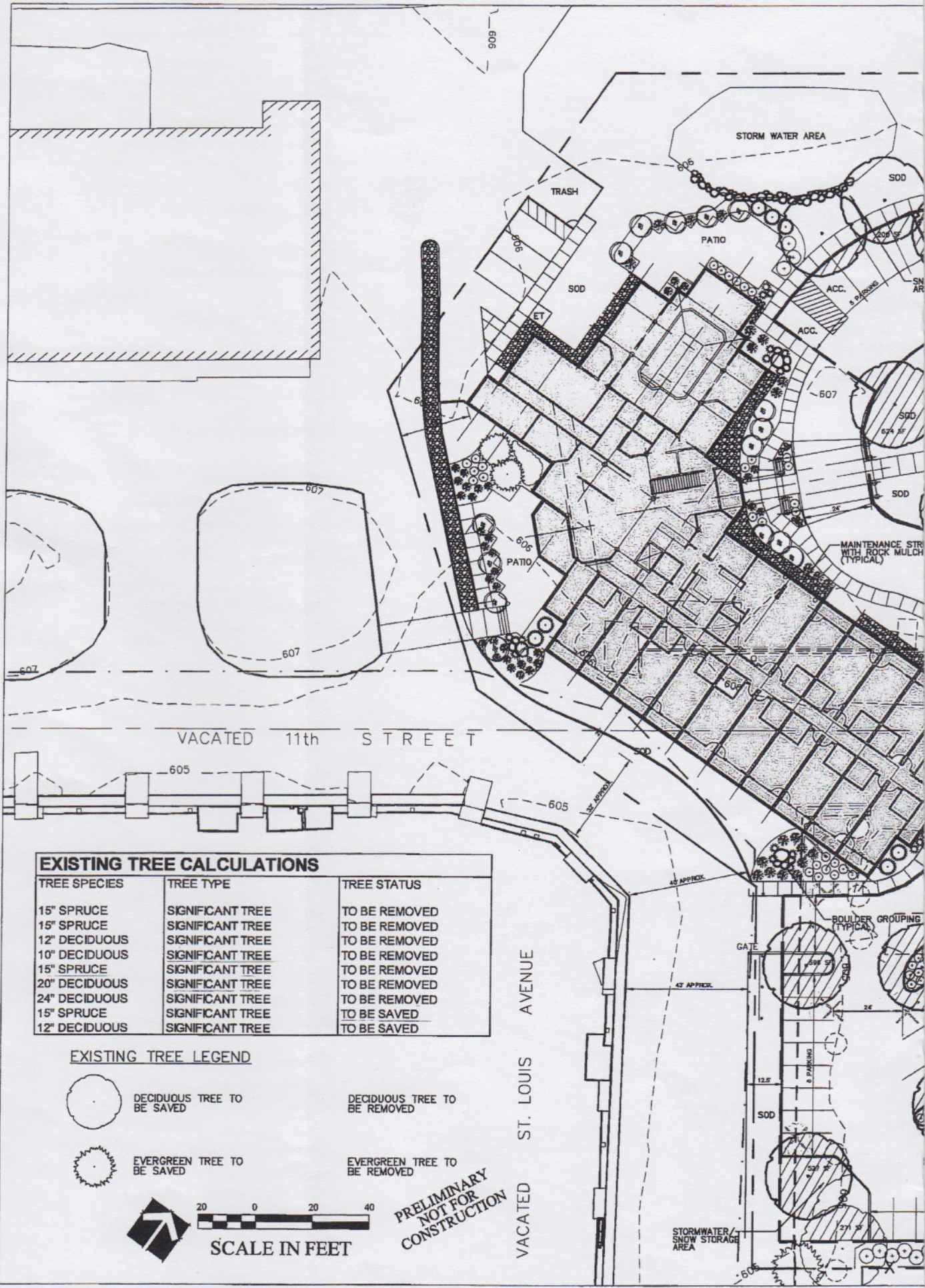
Please note:

Plan reviews approved by the Planning Commission shall lapse if the project or activity authorized by the review is not begun within 1 year of the permit date. The building official may extend this period one time for a period of up to 1 year if the property owner presents a written request showing the reasons for the delay was outside the owner's control (UDC Sec. 50-37.1.N).

NOTICE OF RIGHT TO APPEAL

Any person aggrieved by, or any department of the city affected by, any decision of the Commission may appeal the decision of the Commission to the Duluth City Council pursuant to Section 50-37.10(4) of the Duluth Legislative Code. The appeal must be filed with the city clerk within 10 days of the decision. The appeal should be addressed to the council and specify the grounds for the appeal. The fee for an appeal is \$350.00. The appeal fee must be tendered when the appeal is filed.

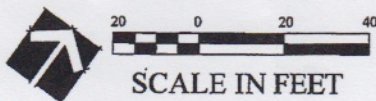
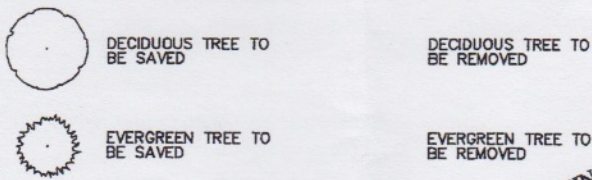
c: Wayne Dahlberg; bdp architects; Building Safety Division



EXISTING TREE CALCULATIONS

| TREE SPECIES | TREE TYPE | TREE STATUS |
|---------------|------------------|---------------|
| 15" SPRUCE | SIGNIFICANT TREE | TO BE REMOVED |
| 15" SPRUCE | SIGNIFICANT TREE | TO BE REMOVED |
| 12" DECIDUOUS | SIGNIFICANT TREE | TO BE REMOVED |
| 10" DECIDUOUS | SIGNIFICANT TREE | TO BE REMOVED |
| 15" SPRUCE | SIGNIFICANT TREE | TO BE REMOVED |
| 20" DECIDUOUS | SIGNIFICANT TREE | TO BE REMOVED |
| 24" DECIDUOUS | SIGNIFICANT TREE | TO BE REMOVED |
| 15" SPRUCE | SIGNIFICANT TREE | TO BE SAVED |
| 12" DECIDUOUS | SIGNIFICANT TREE | TO BE SAVED |

EXISTING TREE LEGEND

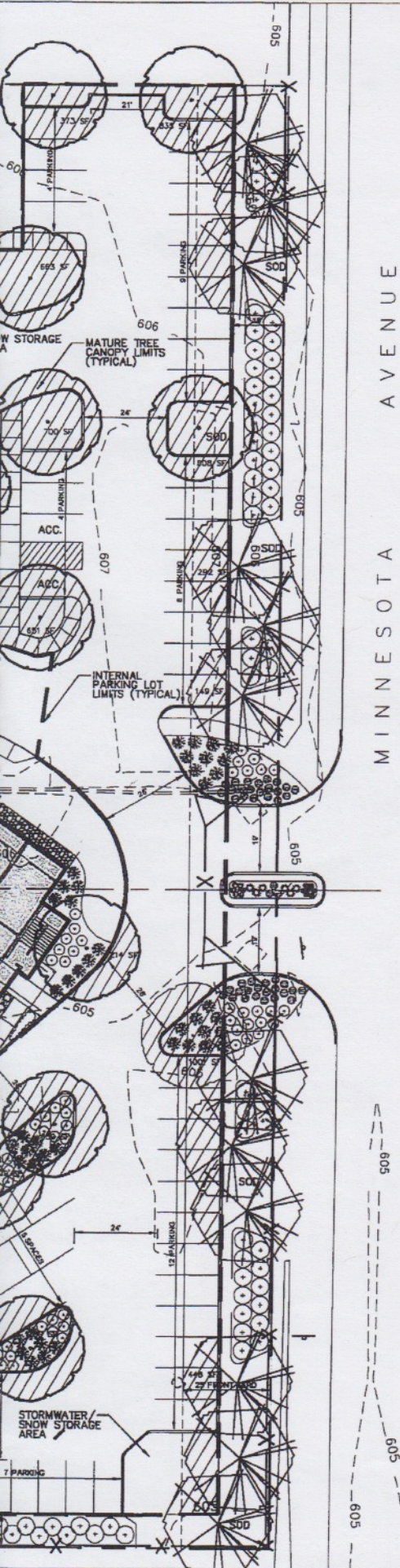


SCALE IN FEET

PRELIMINARY
NOT FOR
CONSTRUCTION

VACATED ST. LOUIS AVENUE

STORMWATER/
SNOW STORAGE
AREA



MINNESOTA AVENUE

LEGEND



LARGE DECIDUOUS TREE TYPE 'A'

LARGE DECIDUOUS TREE TYPE 'B'

LARGE DECIDUOUS SHRUB

SMALL DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL TREE

EVERGREEN TREE

ORNAMENTAL GRASS

ALL SHRUB PLANTING BEDS TO INCLUDE 3" - 4" SHREDDED HARDWOOD MULCH WITH LANDSCAPE FABRIC

ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS/TREES ARE TO BE SODDED

CALCULATIONS

PARKING LOT SIZE: 33,791 SF

LINEAR FOOTAGE: 422 LF

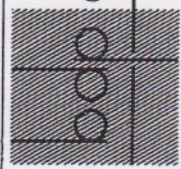
TREES: 1 TREE/35 FT. LINEAR FRONTAGE
 REQUIRED: 12 TREES
 PROVIDED: 12 TREES

SHRUBS: 3 LARGE SHRUBS/25 FT. LINEAR FRONTAGE
 REQUIRED: 51 LARGE SHRUBS
 PROVIDED: 51 LARGE SHRUBS

INTERIOR LANDSCAPING: 33,791 SF PARKING AREA
 REQUIRED: 15% AREA = 5,069 SF
 PROVIDED: 5,260 SF

1 TREE/300 SF INTERNAL LANDSCAPE AREA
 REQUIRED: 17 TREES
 PROVIDED: 17 TREES

MINIMUM 30% TREE CANOPY REQUIRED
 REQUIRED: 10,137 SF
 PROVIDED: 10,209 SF



bop architects up

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 Email: info@sassdetroit.com

SHEET TITLE
 PRELIMINARY
 LANDSCAPE
 PLAN

HARBOR COVE MARINA HOTEL
 1003 MINNESOTA AVENUE
 DULUTH, MINNESOTA

PROJECT NO.: 10112
 DRAWN BY: MARCH 2012
 CHECKED BY:

SHEET NO.
 SHEET NO.