

City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
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An Equal Opportunity Employer

William Burns  
1000 U.S. Bank Place  
130 W. Superior Street  
Duluth, MN 55802-4766

RE: Plan Review for Lakehead Marina/Island Inn and Suites (PL 11-080)

Mr. Burns,

On June 1, 2011, the Duluth Planning Commission approved the application for MU-W Plan Review of the Lakehead Marina Hotel at 1000 Minnesota Avenue. Section 50-37.1.N.4 of the UDC has a provision for lapsing of approvals:

Approved planning reviews, zoning permits, special use permits, interim use permits, concurrent use of street permits, sidewalk use permits and variances shall lapse if the project or activity authorized by the permit or variance 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

In your correspondence of April 20, 2012, you indicate three reasons why the delay of this project was outside of your clients' control.

As Interim Planning Manager (and acting as the "building official" for purposes of this section of the UDC), I am authorizing a one year extension of the UDC. Approval of the Plan Review for PL 11-080 will lapse unless the project is not begun by June 1, 2013.

Let me know if you have any questions.

Respectfully,

Keith Hamre  
Interim Planning Manager

**SITE PLAN KEYED NOTES:**

- ① ASPHALT PAVING.
- ② GREEN AREA
- ③ EXISTING CONCRETE PAVING.
- ④ NEW BUILDING FOOTPRINT AND COLUMNS.
- ⑤ NEW BUILDING AILING, ABOVE (SHOWN DASHED).
- ⑥ CONCRETE CURB. SEE CIVIL FOR LOCATIONS & DETAILS.
- ⑦ PERMEABLE PAVERS AND YELLOW PAINT STRIPING AT ALL PARKING SPACES.
- ⑧ LOADING AND DROP-OFF AREAS NEAR HOTEL ENTRANCE.
- ⑨ EXISTING FENCE.
- ⑩ EXISTING RETAINING WALL.
- ⑪ ACCESSIBLE PARKING SPACES WITH THE APPROPRIATE ACCESS AISLES, ACCESSIBLE PARKING SIGNS AND PAINTED ACCESSIBLE PARKING SYMBOL TO MEET ALL GOVERNING CODES.
- ⑫ NOT USED.
- ⑬ LIGHT STANDARD, SEE LIGHTING PLAN.
- ⑭ ROLLING SECURITY GATE PER HOMELAND SECURITY SPECIFICATIONS.
- ⑮ DECORATIVE FENCE PER UDC 50.21 AND HOMELAND SECURITY REQUIREMENTS.
- ⑯ ENTRANCE MONUMENT AND HOTEL SIGNAGE PER UDC 50.26, UDC 50.21 AND HOMELAND SECURITY REQUIREMENTS.
- ⑰ 4' HIGH DECORATIVE LIGHT BOLLARD.
- ⑱ CLEAR AREA PROTECTION OF SITE DISTANCES ZONE PER CODE 50-25.21.

**SITE PLAN INFORMATION:**

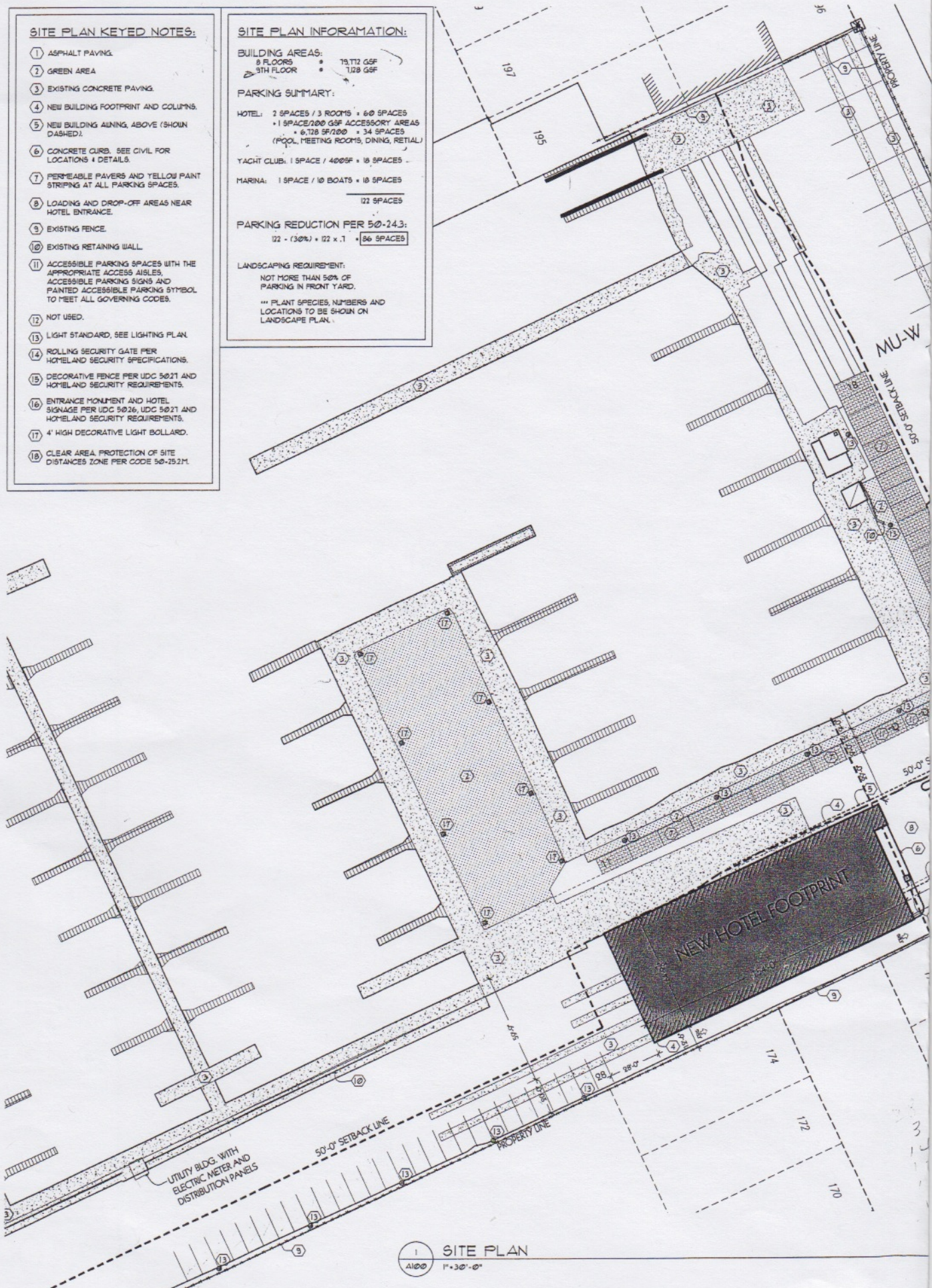
**BUILDING AREAS:**  
 8 FLOORS • 79,112 GSF  
 3TH FLOOR • 7,128 GSF

**PARKING SUMMARY:**  
 HOTEL: 2 SPACES / 3 ROOMS • 60 SPACES  
 + 1 SPACE/100 GSF ACCESSORY AREAS  
 + 6,128 SF/200 • 34 SPACES  
 (POOL, MEETING ROOMS, DINING, RETAIL)

YACHT CLUB: 1 SPACE / 400SF • 18 SPACES  
 MARINA: 1 SPACE / 10 BOATS • 18 SPACES  
 122 SPACES

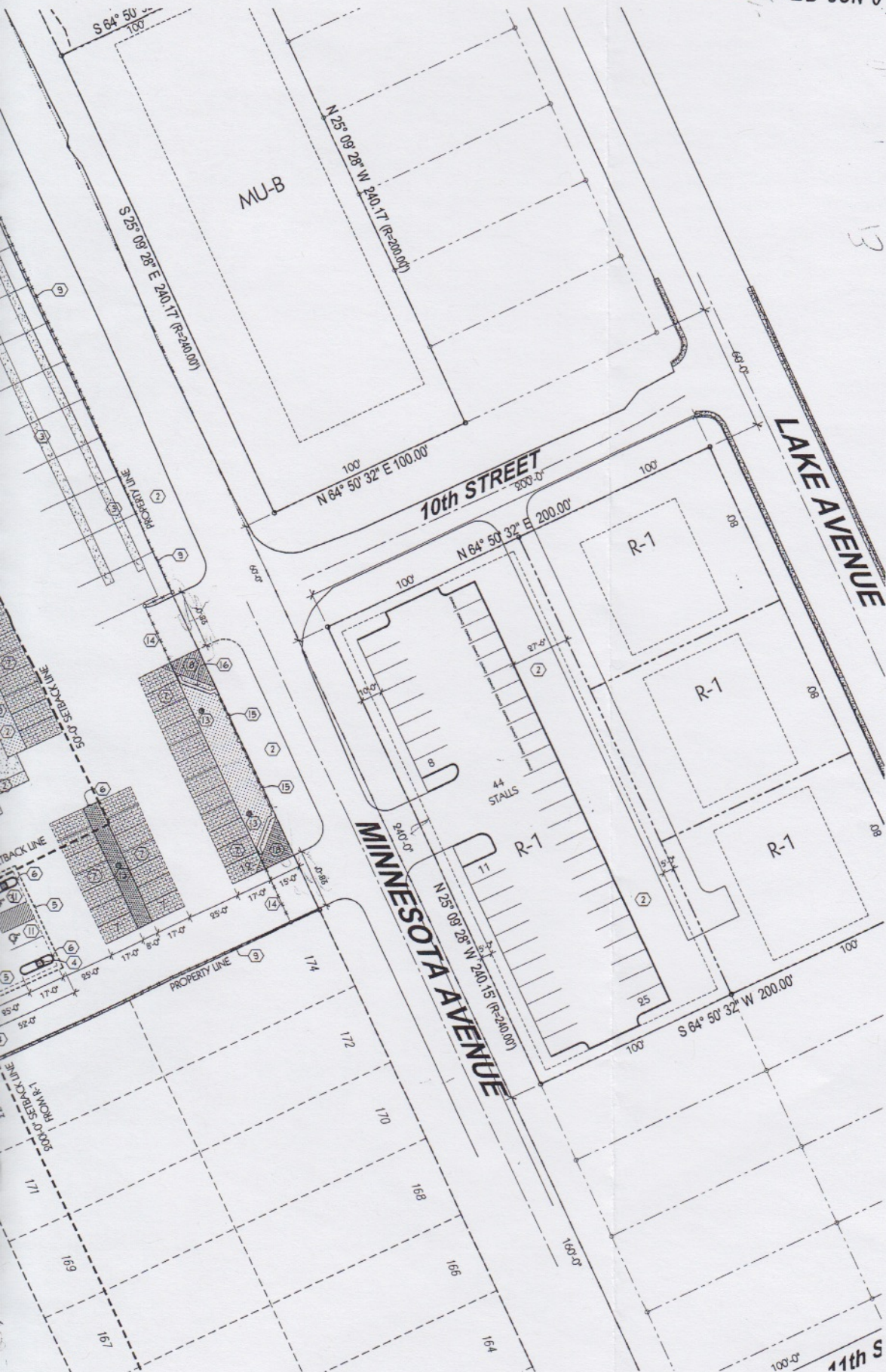
**PARKING REDUCTION PER 50-24.3:**  
 122 - (30%) = 122 x .7 = 86 SPACES

**LANDSCAPING REQUIREMENT:**  
 NOT MORE THAN 50% OF PARKING IN FRONT YARD.  
 \*\*\* PLANT SPECIES, NUMBERS AND LOCATIONS TO BE SHOWN ON LANDSCAPE PLAN.



1 SITE PLAN  
 1" = 30'-0"

RECEIVED JUN 0 1 2011



**SRA**  
 SPIRIDES REINERS ARCHITECTS, INC.

4900 WEST OLD SHAWORE ROAD  
 SUITE 220  
 BLOOMINGTON, MINNESOTA 55437  
 PH: 959.996.9662  
 FX: 959.996.9663  
 WWW.SRA-ARCHITECTS.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONDITIONS ARE ON UNDEVELOPED LAND AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: ERIC A. REINERS  
 REG. NO.: AA  
 DATE: REG. NO. 98376

ISSUE	PRELIMINARY SCHEMATIC
11.19.2010	PROJING PACKAGE
19.8.2010	CITY PRELIMINARY REVIEW MEET
4.13.2011	CITY REVIEW MEETING
6.1.2011	CITY SUBMITAL

**PARK POINTE INN**  
**at LAKEHEAD**  
**BOAT BASIN**  
 1000 MINNESOTA AVENUE  
 DULUTH, MINNESOTA

• SITE PLAN

PROJECT NO: 09-085  
 DRAWN BY: M.Z.  
 CHECKED BY: E.R.

**A100**

