



PLANNING COMMISSION AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, September 18, 2024 @ 6:00 PM

The public is invited to attend these meetings in person
Attend by Phone: 1-844-992-4726 Meeting Access Code: 2481 688 2311

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. **Call To Order**

2. **Roll Call**

___ M. Duval ___ J. Grunenwald ___ J. Norwood ___ D. Peterson ___ T. Stenglein ___ D. Gorham
___ Vacant

3. **Pledge of Allegiance**

4. **Approval Of Agenda - Voice Vote**

5. **Approval Of Minutes**

A. **Draft Minutes from August 21st, 2024 Meeting**

6. **New Business**

A. **Consider Variance Request for 1306 Chicago Ave - Duplex**

7. **Unfinished Business**

A. **Discuss Building Design Standards**

8. **Public Forum**

Time allocated for citizens to bring matters not on the agenda to the attention of the Commission -
Time limits may be imposed

9. **Staff Reports**

(Verbal: Any Updates since Packet)

10. **Commission Member Reports**

11. **Adjourn**

Visit the City's Website at www.ci.brainerd.mn.us

MISSION

"Provide high quality, cost effective public services and leadership in creating a sustainable city"

PLANNING COMMISSION
Wednesday, August 21, 2024
6:00 pm

#1 Call to Order

Planning Commission Chair Gorham called the meeting of the Brainerd Planning Commission to order at 6:00 pm in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Norwood, Peterson, Stenglein, and Gorham. Commissioners Duval, Francis, and Grunenwald were noted as absent. Also noted as present was Community Development Director Kramvik.

#3 Pledge of Allegiance

Commissioner Peterson opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND NORWOOD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND STENGLEIN, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JULY 17, 2024 MEETING.

#6 Unfinished Business

6a. Hold Public Hearing for Proposed Ordinance Regulating Garage Requirements for Residential Housing Units

Community Development Director Kramvik explained that the ordinance includes the suggestions for changes brought forth from the previous Commission meeting.

The Chair opened the public hearing at 6:02 pm.

No one came forward.

The Chair closed the public hearing at 6:03 pm.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE REGULATING GARAGE REQUIREMENTS FOR RESIDENTIAL HOUSING UNITS.

#7 New Business

7a. Consider Conditional Use Permit Amendment at 703 Oak Street to Construct an Outdoor Playground at the Current Childcare Facility

Community Development Director Kramvik gave the details of the request to construct a playground at the 703 Oak Street childcare facility. The playground will be 50' x 50' with a privacy fence along the residential side and chain link with slats around the remainder of the area. A permanent play structure along with weatherproof storage boxes will be in the play area.

The Chair opened the public hearing at 6:06 pm.

The Chair recognized Maci Barrett, Childcare Director at the YMCA, spoke about the need to add a play area to avoid crossing the street to the main facility playground. She also explained the parking and drop off/pick up plan.

The Chair closed the public hearing at 6:10 pm.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND NORWOOD TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT AMENDMENT FOR 703 OAK STREET AS PRESENTED.

Members Norwood, Peterson, and Gorham voted "aye". No member voted "nay". Member Stenglein abstained from voting. The Chair declared the motion carried.

7b. Hold Public Hearing for Proposed Ordinance Prohibiting Outdoor Storage for Crypto Mining and Similar Uses

Community Development Director Kramvik gave a brief review of the proposed ordinance to prohibit outdoor storage for crypto mining and similar uses. He explained some general cleanup of section 515-3-30 was also needed to amend some incorrect code references.

The Chair opened the public hearing at 6:12 pm.

The Chair recognized Sarah Thiesse, 11687 Oakridge Rd., who thanked the Commission and staff for the work put into this ordinance. She indicated she has been approached by other cities to help them for the same situation.

The Chair recognized Karen Thiesse, 12437 Oakridge Rd., who stated the Just for Krypto site that is currently operating does emit noise from the cooling fans and are heard at her home, which is only $\frac{3}{4}$ of a mile away.

The Chair closed the public hearing at 6:14 pm.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE PROHIBITING OUTDOOR STORAGE FOR CRYPTO MINING AND SIMILAR USES AS PRESENTED.

7c. Review and Provide Direction for Building Design Standards

Community Development Director Kramvik went through the topics regarding design standards. Commission discussion took place on each item.

Some of the proposed changes are as follows:

- Possibly allow ADU's for rental properties
- Less design requirements for the front façade/front entrance façade
- The minimum unit size of 400 SF seems too small; remain at 500 SF
- Increase the number of multifamily units from 5+ to 10+ to require the incorporation of balconies, covered porches, staggered wall patterns
- Item 2d. and 4a. shown in the packet should have been red lined to show areas deleted

Staff will draft an ordinance to be reviewed at the September meeting.

#8 Public Forum

The Chair opened the public forum at 7:10 pm.

No one came forward.

The Chair closed the public forum at 7:10 pm.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- City Council approved the award of the state funding for affordable housing to Habitat for Humanity for the construction of three new homes in Brainerd.
- City Council passed the ordinance to prohibit camping in the City.
- City Council approved the extension of the River to Rail incentive policy to include more properties along Washington Street and South 6th Street; now known as the Central Business District

#10 Commission Member Report

Commissioner Stenglein announced MnDOT will be holding a workshop to discuss the Highway 210 project on September 10th. She also stated the next Rosenmeier Forum will be discussing homelessness, which is taking place September 17th. Commissioner Stenglein attended the groundbreaking at the Creekside Community 12-plex.

Commissioner Norwood would like to have more discussion regarding AI, crypto mining, and similar uses.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON,
DULY CARRIED, TO ADJORN AT 7:20 PM.

Don Gorham, Planning Commission Chair

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: September 18th, 2024

RE: Consider Variance Request for a Duplex at 1306 Chicago Ave

REQUEST

PUBLIC HEARING. Variance request is to adjust the property line, to split PID#'s 41250957 and #41250959 into two equal parcels in order to construct a duplex. A variance is required as the proposed parcels would exceed the lot maximum frontage of 60' and would be under the minimum lot size requirement of 5,000 SQFT. The proposed building would also require a variance from the front yard setback.

With a variance, the property can be split administratively pending approval of a property maintenance and party wall agreement provided by the applicant and submitted to the city attorney for his review and comment. The agreement shall ensure the maintenance and upkeep of the structure and the lots to meet minimum city standards. The agreement is to be filed with the Crow Wing County recorder's office as a deed restriction against the title of each unit lot.

CONTEXT

Parcel Number: 41250957 and 41250959

Zoning District: Traditional Neighborhood 1 (TN-1) District

Property Area: Approximately 4,374 SQFT each

Adjacent Uses: North: Residential Duplex
East: Empty Lot
South: Residential Duplex
West: Residential Single-Family home

Adjacent Zoning: North: TN-1 (Traditional Neighborhood 1) District
East: TN-1 (Traditional Neighborhood 1) District
South: TN-1 (Traditional Neighborhood 1) District
West: TN-1 (Traditional Neighborhood 1) District



AERIAL MAP

FINDINGS OF FACT – VARIANCE

1. The property at 1306 Chicago Ave., Brainerd, MN 56401 is in a TN-1 (Traditional Neighborhood 1) District. Zoning Ordinance [515-3 Allowed Uses. Appendix A: Table of Uses](#) allows for duplexes as a permitted use in the TN-1 District.
2. [Table 515-2-8.1. TN-1 Dimensional Standards – Density, Lot Size, Coverage and Height Standards](#)
 - a. Lot Size (minimum) – 5,000 SQFT (Requesting 4,374 SQFT)
 - b. Lot Frontage (range) – 50-60' (Requesting 62.5')
 - c. Density (range) – 4-9 DU/AC
 - d. Front Yard Setback (range) – 20' minimum/30' maximum (Requesting 13')
 - e. Side Yard Setback – 5'/15' corner
 - f. Rear Yard Setback – 20'
 - i. *The proposed parcels would be split into two equal parcels with a 62.5-foot lot width and a lot size of 4,374 square feet.*
 - ii. *The applicant is also requesting a variance from the front and rear yard setbacks. As proposed, the building is set back 13 feet from the front yard property line with a distance of 20 feet from the garage. A 20-foot driveway is sufficient to park a vehicle.*
 1. *Note: If the duplex were to be constructed on one parcel, the southern property line would become the side yard property line rather than the rear property line and would only require a 5-foot setback. This variance request, if approved, would create a greater*

separation between the two structures and allow for the proposed duplex to maintain a 20-foot rear yard setback.

3. [Table 515-4-12.3 Parking Space Minimum](#)

- a. Attached Single-Family Dwellings, Accessory Dwelling Units, Multi-Family and Manufactured Homes within Manufactured Home Parks: Studios = one (1) space per dwelling unit and two (2) bedrooms = two (2) spaces per dwelling unit.
 - i. *Each proposed unit would have one off-street parking space in the garage and one space in the driveway. This satisfies the requirement for each two-bedroom unit.*

4. [Section 515-5-4.B.3](#), General Provisions and Evaluation Criteria. – Variances shall only be permitted:

- a. When they are in harmony with the general purposes and intent of the ordinance and:
 - i. The TN-1 Zoning District is intended to provide a compact, pedestrian-oriented mix of residential uses. This district reinforces the existing pattern of small, connected lots, blocks and streets and supports future development or redevelopment that is consistent with this pattern.
 - 1. *Zoning Ordinance [515-3 Allowed Uses. Appendix A: Table of Uses](#) allows for duplexes as a permitted use in the TN-1 District. The consolidation of an unusable parcel of land will help create greater residential density in the neighborhood.*
- b. When the variances are consistent with the Comprehensive Plan.
 - i. Housing: Goal 1: “Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.” Policy 2: Expand home ownership and rental opportunities through rehabilitation and new construction. Policy 5: “Ensure an adequate supply of quality and affordable housing units for current and future residents.”
 - 1. *The proposed duplex will immediately be a rental and will help increase the supply of quality affordable housing units in Brainerd. By allowing the property split, the parcel may provide home ownership opportunities in the future.*

- c. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.

5. [Section 515-5-4.B.4](#), Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.;

- a. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
 - i. *Parcel 41250957 is 1,750 square feet and is unusable for construction. The combination of the two parcels allows for the construction of a single level duplex with an attached garage.*
 - ii. *Due to the proximity of wetland to the east of the property, it would not be in the best interest of the developer to build a split-level house.*
 - iii. *The setback variance request is the result of this property being on the corner of a major thoroughfare in Brainerd. The developer originally proposed the driveway coming off 13th Street SE. The City Engineer did not approve the plan*

as the driveway would be placed too close to the intersection. The building was then orientated to face Chicago Avenue.

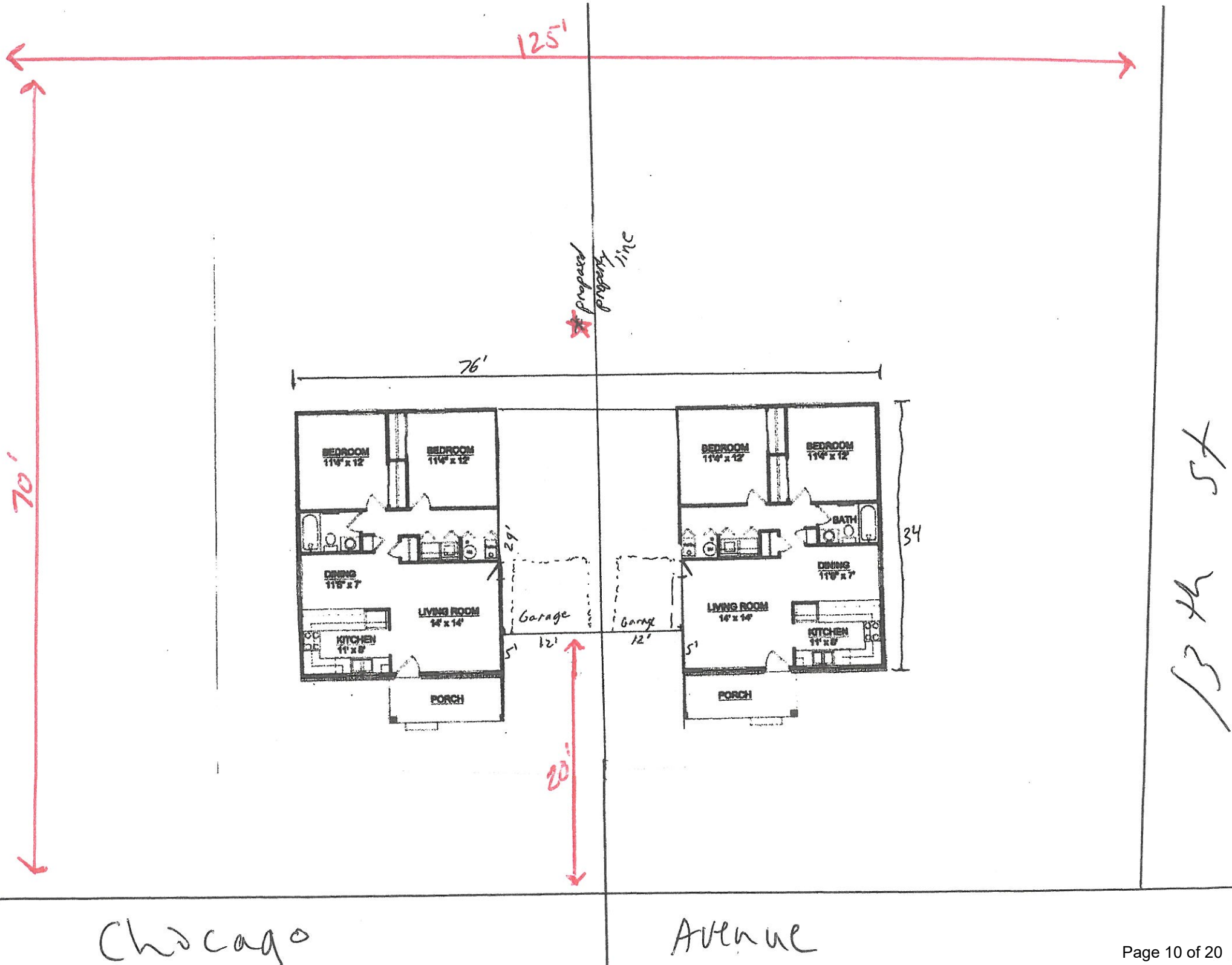
- b. The variance, if granted, will not alter the essential character of the locality.
 - i. *This variance, if granted, will not substantially alter the character of the locality as their other duplexes on the adjacent properties.*
 - c. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
 - i. *In this case, the practical difficulties are not an economic consideration alone. The developer originally proposed a front-loaded duplex off 13th St SE but was denied after a conversation with the City Engineer. The building would have been able to meet setbacks with the original plan.*
6. [Section 515-5-4. B.5](#), The Commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- a. *Staff recommends approval of the variance requests contingent upon a property maintenance and party wall agreement provided by the applicant and submitted to the city attorney for his review and comment. Legal review fees incurred by the City are to be paid by the developer.*

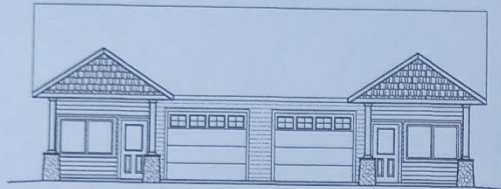
As of this writing, a member of the public contacted the Community Development Department regarding this request and had no concerns.

STAFF RECOMMENDATION

Staff recommends approval of the variance requests with the following conditions:

- 1) contingent upon a property maintenance and party wall agreement provided by the applicant and submitted to the city attorney for his review and comment. Legal review fees incurred by the City are to be paid by the developer.
- 2) Staff approves final elevation drawings consistent with Section 515-4 General Building Development and Design Standards prior to issuance of the building permit.





1 PRELIMINARY NORTH ELEVATION
3/16" = 1'-0" ON 24 X 36 PAPER



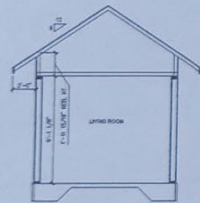
2 PRELIMINARY WEST ELEVATION
3/16" = 1'-0" ON 24 X 36 PAPER



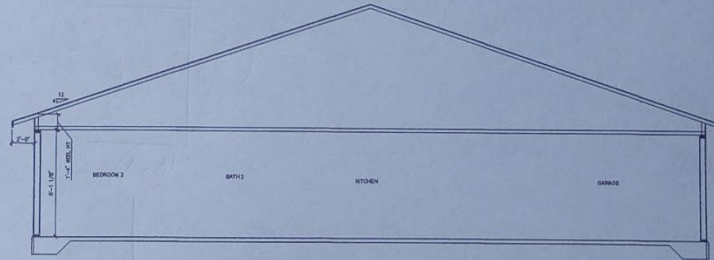
3 PRELIMINARY SOUTH ELEVATION
3/16" = 1'-0" ON 24 X 36 PAPER



4 PRELIMINARY EAST ELEVATION
3/16" = 1'-0" ON 24 X 36 PAPER



5 PRELIMINARY SECTION
1/4" = 1'-0" ON 24 X 36 PAPER



6 PRELIMINARY SECTION
1/4" = 1'-0" ON 24 X 36 PAPER

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

7-12-24
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
SUPERVISION AND THAT I AM A LICENSED ARCHITECT
UNDER THE LAWS OF THE
STATE OF MINNESOTA
DATE: 7-12-24
L.I.C. # 45743
TRAVIS MILLER

PETRIE DUPLEX PROJECT

1306 CHICAGO AVE.
BRainerd, MN



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Community Development Department

City Hall – 501 Laurel Street Brainerd, MN 56401

218-828-2307

www.ci.brainerd.mn.us

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
REZONING	☐ (\$350.00)	☐ (\$500.00)
VARIANCE	☒ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
ZONING TEXT AMENDMENT	☐ (\$250.00)	☐ (\$400.00)

PROPERTY ADDRESS: 1306 Chicago Av. Brainerd

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy)

Property Owner Name: Daniel & Jennifer Petrie

Street Address: 4284 Sandbar Trl City: Brainerd State: MN Zip Code 56401

Phone Number: 218-252-0439 Fax: _____ E-mail: firestarhomeimprovements@yahoo.com

Applicant Name: (If different than Property Owner) _____

Street Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____ E-mail: _____

Description of Request: We are requesting to move the property line over to split PID # 41250957 and PID # 41250959 in two equal parcels of land.
Also requesting a variance from front & rear yard setbacks.

[Signature]
Property Owner Signature

6-27-24
Date

Dan Petrie Jen Petrie
(Please print name)

[Signature]
Applicant Signature

Date

(Please print name)

(OVER)

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Daniel & Jennifer Petrie, 4284 Sandbar Trl, Brainerd has submitted a request for variances at 1306 Chicago Ave., Brainerd, MN 56401 to adjust the property line, to split PID#'s 41250957 and #41250959 into two equal parcels in order to construct a duplex. A variance is required as the proposed parcels would exceed the lot maximum frontage and would be under the minimum lot size requirement. The proposed building would require variances from the front and rear yard setbacks. The properties included in this application are described as:

*Davis Addition to the City of Brainerd
Lot 14 Block 9 and Lot 10 Block 9
Parcel #: 41250957 and # 41250959
Section 025, Township 045, Range 031*

The property is located in a TN-1 District (Traditional Neighborhood 1).

A copy of the proposed site plan is on file for review at the Community Development Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, September 18, 2024, in the Council Chambers at Brainerd City Hall, 501 Laurel Street, to consider the Conditional Use Permit request.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 5th day of September, 2024



James L. Kramvik
Community Development Director

Publication Date: September 7, 2024



MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: September 18th, 2024

RE: Review and Provide Direction for Building Design Standards

INTRODUCTION

At the June 20th Planning Commission meeting, the Commission directed staff to begin reviewing Section 515-4 General Building Development and Design Standards as well as considering the Commercial Corridor District for mixed-use development. The new Zoning Code was adopted July 18th of 2022 and since adoption, staff has encountered situations where the new code has worked well and other instances that potentially hindered development. The purpose of this review is to ease the burden of development while creating stronger language to ensure new construction conforms with existing neighborhoods.

The Planning Commission reviewed ideas at the August 21st Planning Commission meeting and provided direction to staff. Staff has included potential language below for consideration by the Planning Commission.

SITE DESIGN STANDARDS AND SETBACKS

[515-2-6 Contemporary Neighborhood 1 \(CN-1\)](#)

Lot Dimensions		
A	Lot Size (range) Density (range)	10,000 SF – 21,780 SF <u>(21,780+ SF requires CUP)</u> 3 – 5 DU/AC
C	Lot Frontage on All Roads (range)	<u>75'-70'-90' 100' (100'+ requires CUP)</u>
Other Standards		
K	Garage	<u>Must be setback behind façade of principal structure a minimum of 5' If front loaded, must extend no further than 5' beyond the façade into the front yard or side yard (corner).</u>

515-2-7 Contemporary Neighborhood 2 (CN-2)

Lot Dimensions		
A	Lot Size (range) Density (range)	Up to 15,000 SF <u>5,000 SF – 15,000 SF (15,000+ SF requires CUP)</u> 4 – 12 DU/AC
C	Lot Frontage on All Roads (range)	65' – 80' maximum <u>50' – 80' (80'+ requires CUP)</u>
Principal Building & Attached Accessory Building Standards		
E	Side Yard Setback (minimum)	10'-5' /20' corner
Other Standards		
K	Garage	Must be setback behind façade of principal structure a minimum of 5' <u>If front loaded, must extend no further than 5' beyond the façade into the front yard or side yard (corner).</u>

515-2-8 Traditional Neighborhood 1 (TN-1)

Lot Dimensions		
A	Lot Size (range) Density (range)	5,000- 7,500 <u>10,500</u> SF <u>(10,500+ SF requires CUP)</u> 4 – 9 DU/AC
C	Lot Frontage on All Roads (range)	50'- 60 <u>75'</u> <u>(75'+ requires CUP)</u>
Other Standards		
K	Garage	If front loaded, must be <u>inline or</u> setback behind façade of principal structure. a minimum of 5'

515-2-9 Traditional Neighborhood 2 (TN-2)

Lot Dimensions		
A	Lot Size (minimum) Density (range)	4,000 – <u>21,000</u> SF <u>(21,000+ SF requires CUP)</u> 9 – 20 DU/AC (20+ DU/AC requires CUP)
C	Lot Frontage on All Roads (minimum)	45'
Other Standards		
K	Garage	If front loaded, must be <u>inline or</u> setback behind façade of principal structure. a minimum of 5'

ACCESSORY DWELLING UNITS

Brainerd City Code 425.3002

(e) Accessory Dwelling Units permitted by the Zoning Administrator shall only be licensed as rental dwellings if ~~the primary structure is owner-occupied and~~ the accessory dwelling unit complies with all other conditions of this ordinance and those set forth in Sections 400 and 515 of the City Code.

515-4 GENERAL BUILDING, DEVELOPMENT AND DESIGN STANDARDS.

515-4-2 Building Design Standards.

A. Single-Family Detached Residential Structure Standards.

1. All single-family detached dwellings in the Rural Living, Garden Living, Contemporary Neighborhood and Traditional Neighborhood Base Zoning Districts shall meet the following design criteria:

~~c. Building orientation on lots shall match the predominant orientation of other buildings along the block front.~~ Building primary entrance shall be orientated towards a public street.

g. Front façade shall incorporate two of the following design elements:

_____ i. porch (enclosed or non-enclosed)

_____ ii. covered entry

_____ iii. window shutters

_____ iv. alternative siding patterns

_____ v. brick/ stone

B. Attached Single-Family Residential Structures (duplex, triplex, fourplex).

2. Attached single-family dwelling units shall have a minimum finished habitable floor area of ~~five~~ four hundred (~~500~~400) square feet.

4. Any conversion of an existing single-family detached residential structure into a duplex, triplex or fourplex shall meet the lot and dimensional requirements of the Base Zoning District for the total number of units. Such conversion shall also comply with the following standards:

a. All conversions shall require a conditional use permit and comply with all standards of the Base Zoning District. ~~be subject to a Sketch Plan review, which shall be reviewed and approved by the Zoning Administrator. If the proposed conversion does not comply with any standards of the Base Zoning District the conversion shall be denied.~~

C. Multi-family attached dwelling units (5 dwelling units or more): All multi-family buildings constructed within the City shall conform to the following:

3. Multifamily dwelling units shall incorporate balconies, covered porches, or staggered wall patterns.

Examples



5. ~~Building Materials~~. Attached single-family dwelling units shall be designed to create visual interest through a variety of materials, colors, textures, installation direction or other characteristics ~~that create articulation either between units or floors~~. The exterior of the principal structure must be finished with materials that are typical of single-family construction. All edges, fasteners, and other structural elements must be finished and/or covered.

a. Building common entrance or unit entrances shall be orientated towards a public street.

b. Front façade shall incorporate two of the following design elements:

i. porch (enclosed or non-enclosed)

ii. covered entry

iii. window shutters

iv. alternative siding patterns

v. brick/ stone

D. Commercial Use Design Construction Standards. All buildings constructed within TN-2, TN-3, CC, TC, ME, PSP and GC Zoning Districts shall conform to the following:

4. Exterior Building Materials – For all business and commercial districts.

a. New buildings constructed in the CC, TN-2, TN-3, ME, GC, PSP, and TC Zoning Districts should be consistent with the character of surrounding structures. Typical and permitted materials include: brick, dimensioned stone, or their replicas, rock face block, decorative concrete panels, stone, stucco, wood, glass, or Exterior Finish Installation (EFIS). Material such as metal panels, window trim, flashing, accent features and the like that make up the exterior of a building shall not exceed twenty-five (25) percent unless allowed upon approval of a Conditional Use Permit.

i. Metal siding with exposed fasteners shall be prohibited.

E. Industrial Use Design Construction Standards. All buildings constructed within the General Industrial Zoning Districts shall conform to the following:

2. Exterior Building Materials.

b. Any structure in the Industrial District ~~within three hundred (300) feet of adjacent to~~ Business T.H. 371, T.H. 210, T.H. 25, T.H. 18, Oak Street, or County Road 3 shall comply with the Commercial Exterior Building Material Standards established in the preceding Subsection [D].

515-4-6 Accessory Buildings, Uses and Equipment.

E. Industrial Accessory Building Use.

1. Industrial accessory buildings shall not exceed ~~thirty-one-hundred~~ (10030) percent of the gross floor space of the principal building and shall comply with the standards established in the Base Zoning District.

OTHER ITEMS

- 1) Transparency. A minimum of 75 percent of the front facade between two and eight feet above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space. A minimum of 25 percent of the windows shall have views directly into and out of the ground floor occupied space. (Duluth Zoning Code). Staff recommends applying this to the MS District, TC Overlay District, and CC District.
- 2) Allow mixed-use development in the Commercial Corridor District similar to the Mainstreet District which prohibits ground floor residential units.