



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PLSUB-2411-0007		Contact	Chris Lee, clee@duluthmn.gov	
Type	Final Plat		Planning Commission Date		March 27, 2025
Deadline for Action	Application Date		November 26, 2024	60 Days	January 25, 2025
	Date Extension Letter Mailed		December 20, 2024	120 Days	May 25, 2025 (extended)
Location of Subject		Adjacent to Harbor Highlands Drive, west side of Harbor Highlands Neighborhood			
Applicant	Duluth HRA		Contact	Jill Keppers	
Agent	One Roof Community Housing		Contact	Debbie Freeman	
Legal Description		PIN: 010-3920-00020			
Site Visit Date	December 20, 2024		Sign Notice Date		N/A
Neighbor Letter Date	N/A		Number of Letters Sent		N/A

Proposal:

Approval of the final plat of HARBOR HIGHLAND FIRST ADDITION to provide for platting a 3.3 acre unplatted parcel into 24 lots and 1 outlot.

Staff Recommendation: Approval of the final plat, subject to included conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-P	Vacant/Undeveloped	Urban Residential
North	R-P	Vacant/Undeveloped	Open Space/Urban Residential
South	R-P	Residential	Urban Residential
East	R-P	Undeveloped	Urban Residential
West	MU-P	Residential	Open Space

Summary of Code Requirements:

The planning commission shall approve the application, or approve it with modifications if it determines that the application meets the following criteria (Section 50-37.5.H.3):

- (a) Is consistent with all applicable requirements of MSA 462.358 and Chapter 505;
 - (b) Is consistent with the terms and provisions of the preliminary plat approval for the property;
 - (c) Demonstrates that all required improvements have been installed or that (a) the applicant has signed a development agreement committing to construct those improvements within 2 years after approval of the final plat and (b) adequate security for the construction of the required improvements has been posted with the City pursuant to Section 50-37.1.P.
- Once approved, the applicant shall file the plat in the office of the County Recorder within two years or the approval will lapse per Section 50-37.5.H.4.

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

Governing Principles

The following Imagine Duluth 2035 Governing Principles should be considered when reviewing the request:

- Governing Principle #7 – Create and maintain connectivity. A condition of the preliminary plat approval of this subdivision was to provide the potential for road and pedestrian connection for Lake Avenue.
- Housing Policy #2 - Provide affordable, attainable housing opportunities. These parcels are creating homes in a high demand market.
- Housing Policy #4 – Improve the quality of the city’s housing stock and neighborhoods. This subdivision will provide building lots for new housing development for targeted income levels.

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.

Zoning

Residential Planned (R-P): The R-P district is established to provide a flexible development option for residential projects that integrate creative site design, provide a variety of housing types, provide unique on-site amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district.

Site History

This area is part of the Harbor Highlands Traditional Neighborhood Development (TND). This TND was initially approved in November 2002 with its most recent amendments made in July 2022. On August 20, 2024, the Preliminary Plat of Harbor Highlands First Addition approved by Planning Commission (PLSUB-2406-0003).

Review and Discussion Items:

Staff Finds:

- 1) The proposal will plat 3.3 acres of unplatted land to form a new plat called the Harbor Highlands First Addition that consists of 24 residential building lots.
- 2) At the August 20, 2024, Planning Commission Meeting, Commissioners asked about the history, lot size, and ownership. The property is owned by the Duluth HRA but has given One Roof the rights to develop the property for housing.
- 3) The Planning Commission’s approval of the Preliminary Plan was conditioned on the following:
 - a) Prior to undertaking any site work, the following conditions shall be met:
 - i. The development agreement and final plat shall be recorded;
 - ii. All necessary permits shall be obtained;
 - iii. Erosion control measures shall be installed and inspected by appropriate city officials;
 - b) The development agreement must be recorded prior to the Planning Commission President and Secretary signing the Final Plat.
 - c) A proposed Lake Avenue connection to the Incline Village site. Applicant has failed to meet the condition; the current landowner, Duluth HRA, has stated the property has a HUD declaration of trust over the property that prevents this from being platted as right-of-way at this time. Staff has reviewed the current conditions on the property and recommends approval of the final plat.
- 4) The final plat is consistent with the comprehensive land use plan designation of this site, which is urban residential allowing a mix of densities and uses. The final plat is located in an area of the city with adequate police, fire, and emergency facilities to serve the anticipated housing development. Staff finds that, other than the items addressed above and referenced in the recommendations below, the preliminary plat conforms to the requirements of Sec 50-37.5. and is consistent with all applicable requirements of MSA 462.358 and Chapter 505.
- 5) As required under UDC Sec. 50-37.5.H.3.c., Applicant will sign a development agreement committing to the construction of unfulfilled conditions within two years after the approval of the final plat.
- 6) No citizen or City comments have been received to date.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the final plat subject to the following conditions:

1. The Planning Commission President shall not sign the plat until the development agreement has been approved by City Council and signed by the applicant.
2. 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.



PLSUB-2411-0007
Final Plat
010-3921-00020

Legend



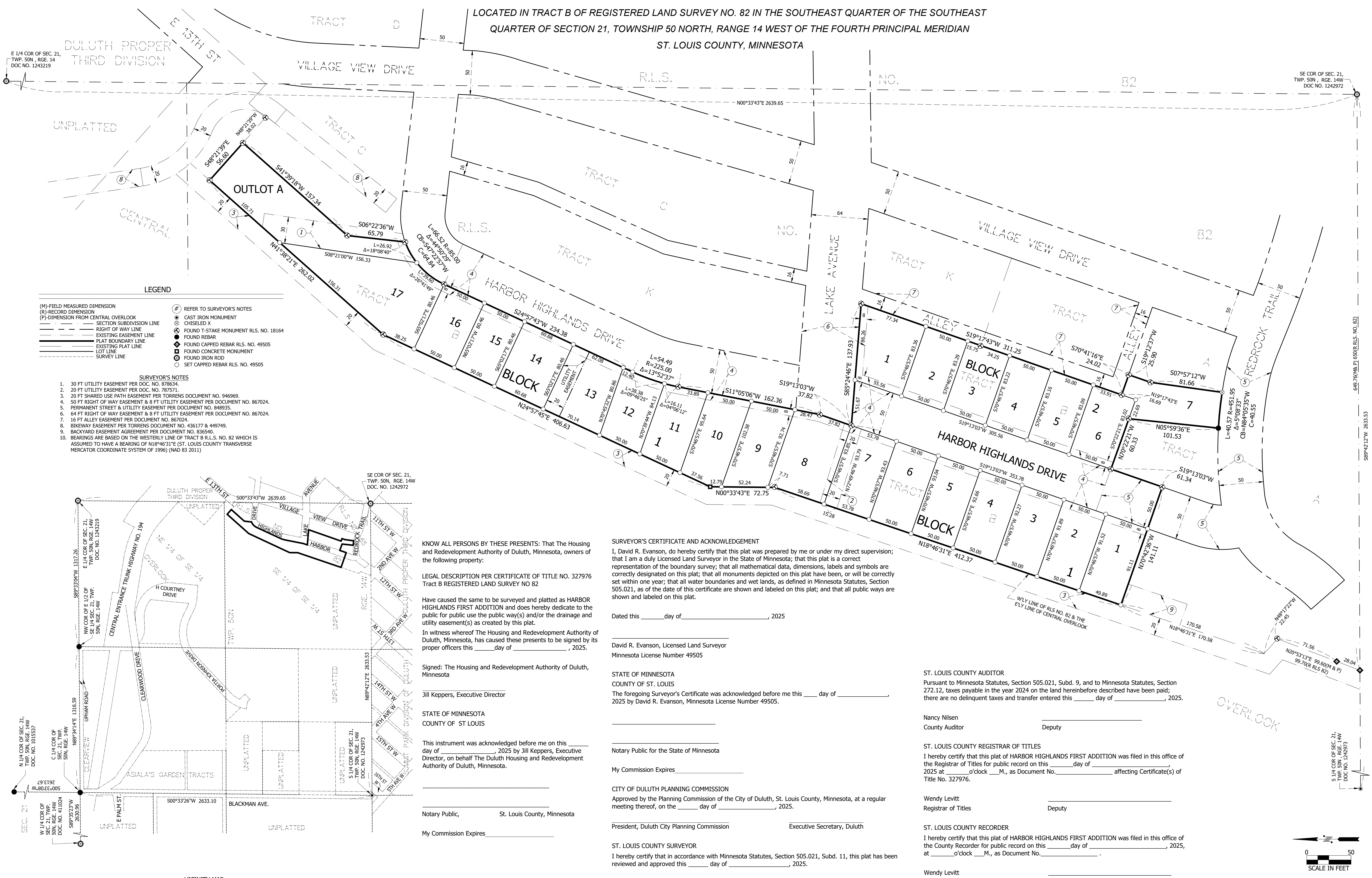
Zoning Boundaries



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.

PLAT OF HARBOR HIGHLANDS FIRST ADDITION

LOCATED IN TRACT B OF REGISTERED LAND SURVEY NO. 82 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY, MINNESOTA



LEGEND

- (M) - FIELD MEASURED DIMENSION
- (R) - RECORD DIMENSION
- (P) - DIMENSION FROM CENTRAL OVERLOOK
- SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PLAT BOUNDARY LINE
- EXISTING PLAT LINE
- LOT LINE
- SURVEY LINE
- ⊕ REFER TO SURVEYOR'S NOTES
- ⊗ CHISELED X
- ⊙ FOUND T-STAKE MONUMENT RLS. NO. 18164
- ⊙ FOUND REBAR
- ⊙ FOUND CAPPED REBAR RLS. NO. 49505
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ FOUND IRON ROD
- SET CAPPED REBAR RLS. NO. 49505

SURVEYOR'S NOTES

- 30 FT UTILITY EASEMENT PER DOC. NO. 878634.
- 20 FT UTILITY EASEMENT PER DOC. NO. 787571.
- 20 FT SHARED USE PATH EASEMENT PER TORRENS DOCUMENT NO. 946969.
- 50 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- PERMANENT STREET & UTILITY EASEMENT PER DOCUMENT NO. 848935.
- 64 FT RIGHT OF WAY EASEMENT & 8 FT UTILITY EASEMENT PER DOCUMENT NO. 867024.
- 16 FT ALLEY EASEMENT PER DOCUMENT NO. 867024.
- BIKEWAY EASEMENT PER TORRENS DOCUMENT NO. 436177 & 449749.
- BACKYARD EASEMENT AGREEMENT PER DOCUMENT NO. 836540.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF TRACT B R.L.S. NO. 82 WHICH IS ASSUMED TO HAVE A BEARING OF N18°46'31"E (ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996) (NAD 83 2011)

KNOW ALL PERSONS BY THESE PRESENTS: That The Housing and Redevelopment Authority of Duluth, Minnesota, owners of the following property:

LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 327976 Tract B REGISTERED LAND SURVEY NO 82

Have caused the same to be surveyed and platted as HARBOR HIGHLANDS FIRST ADDITION and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof The Housing and Redevelopment Authority of Duluth, Minnesota, has caused these presents to be signed by its proper officers this _____ day of _____, 2025.

Signed: The Housing and Redevelopment Authority of Duluth, Minnesota

Jill Keppers, Executive Director

STATE OF MINNESOTA
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this day of _____, 2025 by Jill Keppers, Executive Director, on behalf The Duluth Housing and Redevelopment Authority of Duluth, Minnesota.

Notary Public, St. Louis County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT
I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025

David R. Evanson, Licensed Land Surveyor
Minnesota License Number 49505

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2025 by David R. Evanson, Minnesota License Number 49505.

Notary Public for the State of Minnesota

My Commission Expires _____

CITY OF DULUTH PLANNING COMMISSION
Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the _____ day of _____, 2025.

President, Duluth City Planning Commission _____ Executive Secretary, Duluth _____

ST. LOUIS COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2025.

Nick C. Stewart
County Surveyor _____ Deputy _____

ST. LOUIS COUNTY AUDITOR
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2024 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this _____ day of _____, 2025.

Nancy Nilsen
County Auditor _____ Deputy _____

ST. LOUIS COUNTY REGISTRAR OF TITLES
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the Registrar of Titles for public record on this _____ day of _____, 2025 at _____ o'clock _____ M., as Document No. _____ affecting Certificate(s) of Title No. 327976.

Wendy Levitt
Registrar of Titles _____ Deputy _____

ST. LOUIS COUNTY RECORDER
I hereby certify that this plat of HARBOR HIGHLANDS FIRST ADDITION was filed in this office of the County Recorder for public record on this _____ day of _____, 2025, at _____ o'clock _____ M., as Document No. _____.

Wendy Levitt
County Recorder _____ Deputy _____



VICINITY MAP
NO SCALE
SE 1/4 OF SEC. 21, TWP. 50N, RGE. 14W

