



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-2507-0009		Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	Minor Subdivision		Planning Commission Date		September 9, 2025
Deadline for Action	Application Date		July 18, 2025	60 Days	September 16, 2025
	Date Extension Letter Mailed		August 18, 2025	120 Days	November 15, 2025
Location of Subject		106 E 9 th St			
Applicant	Adam Kent		Contact		
Agent			Contact		
Legal Description		010-1350-06460			
Site Visit Date		August 10, 2025	Sign Notice Date		N/A
Neighbor Letter Date		N/A	Number of Letters Sent		N/A

Proposal

Subdivide the existing parcel to create two buildable parcels.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Restaurant	Traditional Neighborhood

Summary of Code Requirements:

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5.D.1. Minor Subdivision. The planning commission shall approve the application if it determines that: (a) The lot or lots to be subdivided or combined have frontage on an improved public street; (b) Each proposed lot meets the minimum zoning requirements of the district that it is in; (c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and (d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

50-14.5-1 R-1 minimum lot area: 4,000 square ft for a one family dwelling, 2,000 sq ft per family for a two-family dwelling, and 2,500 sq ft for a townhouse unit; minimum lot frontage: 40 ft for one or two family and 20 ft for townhomes.

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

Principle #1- Reuse previously developed lands. This subdivision provides the opportunity for infill residential development within an existing neighborhood on land that has been impacted by the surrounding residential development.

Future Land Use: Traditional Neighborhood – Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth 's older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas.

History: The existing home and attached garage that will remain on Parcel B were built in 1965. The detached garage was built in 2007. A shed currently exists on Parcel A.

Review and Discussion Items:

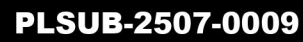
Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. The land is owned by the applicant. The proposed Parcel B is occupied by a house with attached garage and an detached garage. Parcel A is occupied by a shed.
2. The shed is not a principal structure and may not remain as the only structure on Parcel A. The applicant has expressed a willingness to remove the shed from Parcel A. Staff recommends that approval of this minor subdivision be conditioned on the removal of the shed from Parcel A.
3. Lots created by this subdivision are subject to the zoning requirements of the R-1 district in UDC Table 50-14.5-1. Parcels A and B will meet minimum frontage and lot area requirements.
4. Both parcels have access to gas, water and sanitary sewer utilities in the streets surrounding the site.
5. The proposed subdivision would not make the parcels or existing structures non-conforming due to lot frontage, lot area, setbacks or similar bulk standard.
6. No public, agency, or other City comments were received.
7. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the Planning Review with the following conditions:

1. Prior to recording the minor subdivision, evidence that the shed has been removed from Parcel A must be submitted to the Land Use Supervisor.
2. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



Minor Subdivision
106 E 9th St

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.

Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.



EAST 9TH STREET

DULUTH

BLOCK

PARCEL A
KENT ADAM A & FINIFROCK
KENT MICHAELA LEIGH
PID NO. 010-1350-06460
7,018 Sq. Feet
0.16 Acres

12
SHED 12

PARCEL B
KENT ADAM A & FINIFROCK
KENT MICHAELA LEIGH
PID NO. 010-1350-06460
14,036 Sq. Feet
0.32 Acres

HOUSE #106

DECK

GARAGE

ALLEY

LEGEND



CONCRETE SURFACE



GRAVEL SURFACE



PAVER SURFACE



EXISTING BUILDINGS

(M)-FIELD MEASURED DIMENSION
(R)-RECORD DIMENSION

CONCRETE CURB & GUTTER

TREE/BRUSH LINE

ROCK WALL

RETAINING WALL

FENCE LINE

OVERHEAD UTILITIES

CENTER LINE

RIGHT OF WAY LINE

BOUNDARY LINE AS SURVEYED

EXISTING PLAT LINE

PROPOSED PARCEL LINE

GAS METER

POST/BOLLARD

FOUND T-STAKE MONUMENT

SET CAPPED REBAR RLS. NO. 49505

GUY ANCHOR

UTILITY POLE

0 20
SCALE IN FEET

PARENT LEGAL DESCRIPTION PER DOCUMENT NO. 1097171

Lots 20, 22 and 24, Block 118, DULUTH PROPER THIRD DIVISION, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota.

LEGAL DESCRIPTION FOR PARCEL A

Lot 24, Block 118, DULUTH PROPER THIRD DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.

Said parcel contains 7,018 Sq. Feet or 0.16 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Lots 20 and 22, Block 118, DULUTH PROPER THIRD DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.

Said parcel contains 14,036 Sq. Feet or 0.32 Acres.

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

David R. Evanson
David R. Evanson
MN License #49505

DATE:07-11-2025

CERTIFICATE OF SURVEY

CLIENT:ADAM KENT

REVISIONS:

ADDRESS:106 E 9TH ST.
DULUTH, MN 55805

DATE:07-11-2025

JOB NO:25-203

SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY

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