



Staff Report for PLSUB-2603-0002

Application Information:

Application Type: Final Plat

Location of Subject: 2029 Trinity Rd

Legal Description: 010-2890-00170 & 010-4620-00020

Applicant: LSC Flats LLC

Applicant Contact: n/a

Agent: Titanium Partners

Agent Contact: Daniel Fanning

Staff Contact: Reina Owecke, rowecke@duluthmn.gov

Deadline for Action:

Application Date: March 9, 2026

Date Extension Letter Mailed: April 17, 2026

60 Days: May 8, 2026

120 Days: July 7, 2026

Site Visit Date: April 29, 2026

Sign Notice Date: April 28, 2026

Neighbor Letter Date: April 22, 2026

Number of Letters Sent: 5 Letters

Proposal:

Approval of the final plat to move the parcel line between the WILLARD AND PIPER’S DIVISION and the LINCOLN PARK GARDENS SECOND DIVISION plats. Note that this is a combined preliminary and final plat process.

Recommended Action:

Staff recommends that the Planning Commission approve the final plat with conditions.

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 of the UDC):

- 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) Demonstrated that all required improvements have been installed or that (a) the application 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.

Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Institutional	Institutional
North	MU-I	Institutional	Institutional
South	R-1	Undeveloped	Open Space
East	MU-I	Undeveloped	Institutional
West	MU-I	Undeveloped	Institutional, Open Space

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

Governing Principle #8 – Encourage Mix of Activities, Uses, and Densities – This project will provide opportunities for a diversity of activity with the integration of multi-family housing.

Governing Principle #11 – Consider Education Systems in Land Use Actions - This project supports and provides housing for students attending a local college.

Housing Policy #2 – Provide Affordable, Attainable Housing Opportunities – This boundary line adjustment will create a buildable parcel which will hold a multi-family development and create residential units in a high demand market.

Housing Policy #4 – Improve the Quality of the City’s Housing Stock and Neighborhoods – The project will provide a lot for a new residential development and improve the City’s housing stock.

Future Land Use:

- Institutional – Applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

Zoning:

- Mixed Use-Institutional (MU-I) – The MU-I district is established to provide for the unique development needs and impacts of major medical, educational and research institutional development. The intent is to give institutional land-owners the flexibility to plan and develop their facilities while ensuring that surrounding neighborhoods are protected from adverse impacts such as traffic, overshadowing buildings, noise and unexpected expansion of institutional uses into residential areas.

History: The existing parcel has never been developed upon and has remained vacant. An unmaintained parking lot currently exists on the parcel.

Review and Discussion Items:

Staff finds:

1. This is a combined preliminary and final plat process as it was determined that the proposal was of small size and minor importance. The final plat was submitted after staff reviewed the associated concept plan, which is intended to replace the preliminary plat review.
2. Request: The applicant is seeking Planning Commission approval of a final plat. The proposal is to move the parcel line between the WILLARD AND PIPER’S DIVISION and the LINCOLN PARK GARDENS SECOND DIVISION plats. The boundary line adjustment will create a larger Lot 2. The proposed lot sizes and widths conform to the MU-I district dimensional standards. Lot frontage will continue to exist along Lake Superior College Dr, even though it is private, as the MU-I district has no minimum frontage standards.
3. Character of the Area: The parking area was previously used by adjacent Lake Superior College. The proposed residential development will support the adjacent institutional use. The remainder of the site is surrounded by wooded areas and Miller Creek.

4. Area Transportation System: Lake Superior College Drive is a private road and is primarily used to access Lake Superior College campus. A transit route serves this area and connects users to the mall, Lincoln Park, and downtown.
5. Site Access: The final plat does not propose any new right-of-way dedication. Lake Superior College Drive is a 30' wide private road and will be the primary access to the site.
6. Natural Features: The site is largely wooded with the surrounding area undeveloped. The property is relatively flat along the frontage but steeply drops to the rear. The site is north of Miller Creek. The southernmost corner of the site is within the shoreland buffer for Miller Creek but well outside of the 150' setback requirement for structures and impervious surface.
7. Wetlands: There are no identified wetlands on the site.
8. Tree Inventory and Replacement Plans: A tree inventory and replacement plan has been submitted. Tree replacements are not required at this time as only three trees of interest and eight special trees are proposed to be removed. The submitted tree replacement plan will be updated to reflect any changes.
9. Utilities: The applicant will be connecting to existing utilities across and along US Hwy 53/Trinity Road. A utility easement will be dedicated for these extensions.
10. Storm Water: A stormwater management plan was submitted by the applicant and was reviewed by the City's Engineering Department in accordance with the UDC and Engineering Guidelines. A MS4 Statement of Compliance will be signed to ensure operation and maintenance of the stormwater system. A Memorandum of Understanding will be required for the installation of public utilities.
11. Conformance with UDC and State Statute: The final plat is consistent with the comprehensive land use plan designation of this site, which is institutional; allowing for adjacent areas to support the use with related commercial, office uses, and residential uses. The final plat is located in an area of the City with adequate police, fire, and emergency facilities to service the anticipated multi-family residential development. Staff finds that the final plat conforms to the requirements of Section 50-37.5 of the UDC and is consistent with all applicable requirements of MSA 462.358 and Chapter 505.
12. The final plat will not result in adverse material impacts to surrounding properties as the associated proposed project will support the adjacent institutional use, is buffered from other neighboring residential properties by significant wooded areas and will complete any mitigation required as part of permitting.
13. A development agreement is not required at this time as public infrastructure is not proposed.
14. 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 with the following conditions:

1. The final plat must be recorded prior to any lots being sold and building permits issued. The approval will lapse if the final plat is not recorded within two years after the plat is approved.
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 action; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.

Staff Report Map for PLSUB-2603-0002:

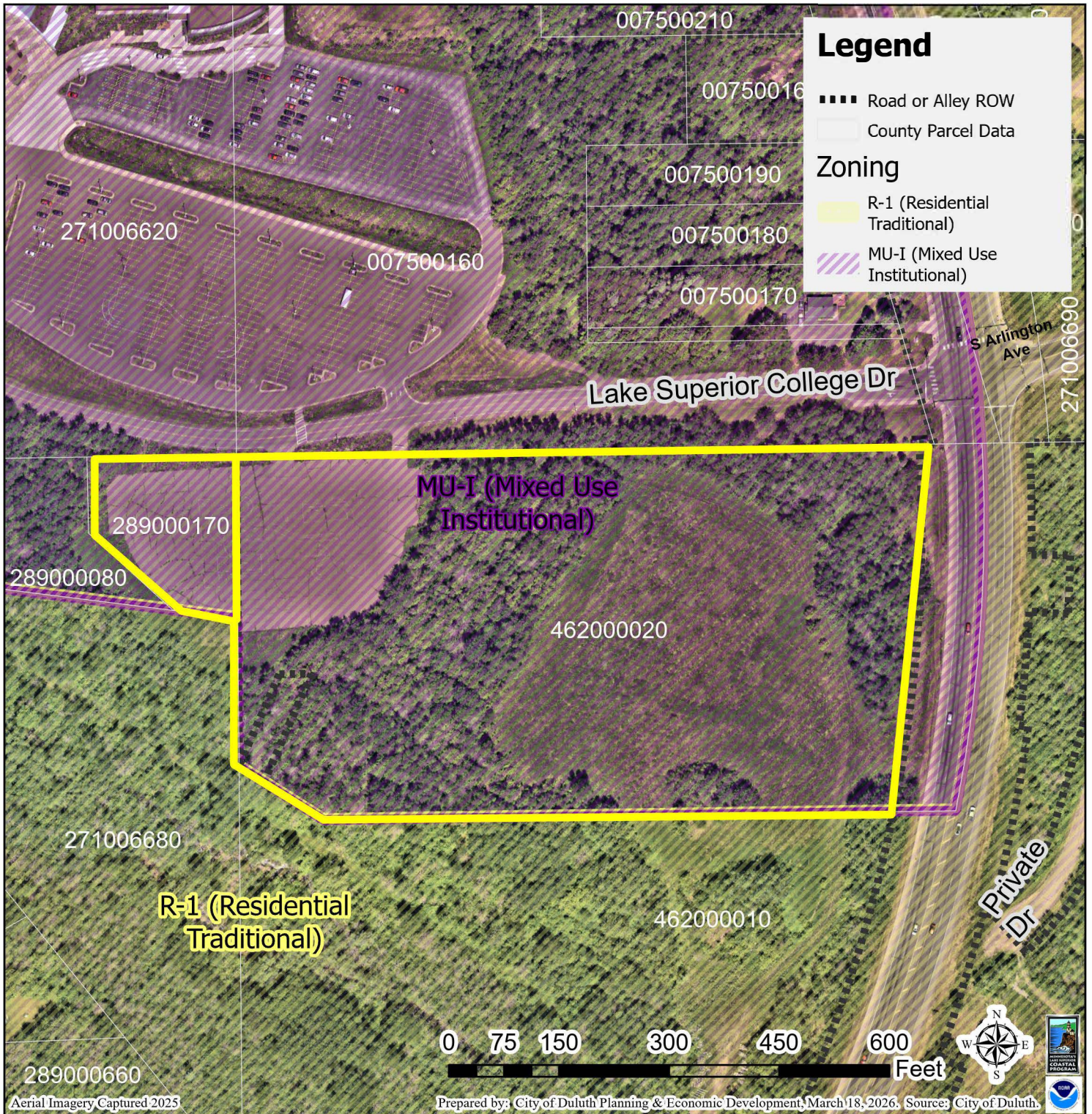



Figure 1.

Aerial imagery captured in 2025, showing Parcels #010-2890-00170 & 010-4620-00020 along the southern side of Lake Superior College Drive.

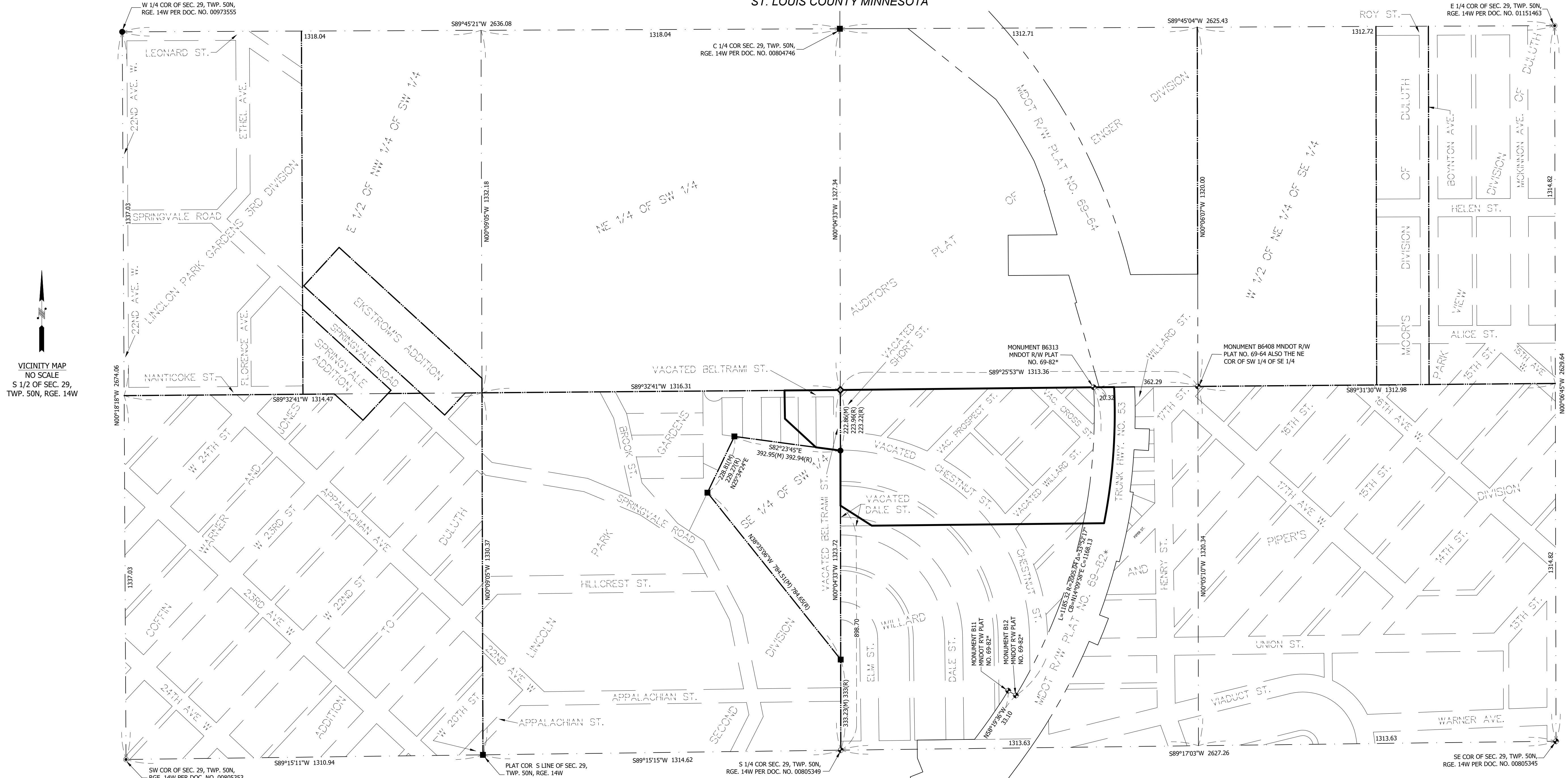
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.



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LOCATED IN PART OF BLOCK 2, LINCOLN PARK GARDENS, SECOND DIVISION, PART OF BLOCK 3 AND 8, ALL OF BLOCKS 5, 6 AND 7, WILLARD AND PIPER'S DIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN

ST. LOUIS COUNTY MINNESOTA



KNOW ALL PERSONS BY THESE PRESENTS: That LSC FLATS, LLC, a Minnesota limited liability company, owners of the following property:

CERTIFICATE OF TITLE NO. 362114
All that part of WILLARD AND PIPER'S DIVISION, in the SW1/4 of SE1/4 Section 29 Township 50 North of Range 14 West, which lies West of the Trinity Road and North of a line 500.00 feet distant from and parallel to the North line of said plat (Line B), and NE of a line drawn between a point on the West line of said SW1/4 of SE1/4, 75.00 feet North of Line B, and a point on Line B 115.00 feet East of the West line of said SW1/4 of SE1/4 (Line A).

CERTIFICATE OF TITLE NO. 362115
That part of Lots 10, 11 and 12, Block 2 and Vacated Beltrami Street Adjacent to said Lots all in the Plat of LINCOLN PARK GARDENS SECOND DIVISION, described as follows: Beginning at the Northeast corner of said Plat; thence on an assumed bearing of South 89 degrees 34 minutes 40 seconds West, along the North line of said Plat, 204.86 feet; thence South 00 degrees 55 minutes 32 seconds East, 104.37 feet; thence South 47 degrees 15 minutes 24 seconds East, 154.86 feet to the South line of said Block 2; thence South 82 degrees 23 minutes 34 seconds East, along last said line and its Easterly extension thereof, 90.53 feet to the East line of said Plat; thence North 00 degrees 04 minutes 33 seconds West, along last said line 222.96 feet to the point of beginning. Said Lots 10, 11 and 12, Block 2 Lincoln Park Gardens Second Division are SUBJECT to such easements and servitudes as are incident to the reservation of the mineral estate by the State of Minnesota effected by deed recorded in the office of the Register of Deeds as Microfilm Document No. 56840.
EXCEPT all minerals and mineral rights in all of the above described lands.

Have caused the same to be surveyed and platted as TRINITY ROAD APARTMENTS 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 LSC Flats, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this ____ day of _____, 2026.

LSC Flats, LLC, a Minnesota limited liability company

Brian Forcier, the Manager of LSC Flats, LLC, a Minnesota limited liability company

STATE OF MINNESOTA
COUNTY OF ST LOUIS

This instrument was acknowledged before me on this ____ day of _____, 2026 by Brian Forcier, the Manager of LSC Flats, LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota.

_____, My Commission Expires _____

Notary Printed

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, _____ County, Minnesota.

_____, My Commission Expires _____

Notary Printed

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 _____, 2026.

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 _____, 2026.

Nick C. Stewart
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 2026 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this ____ day of _____, 2026.

Nancy Nilsen
County Auditor

Deputy

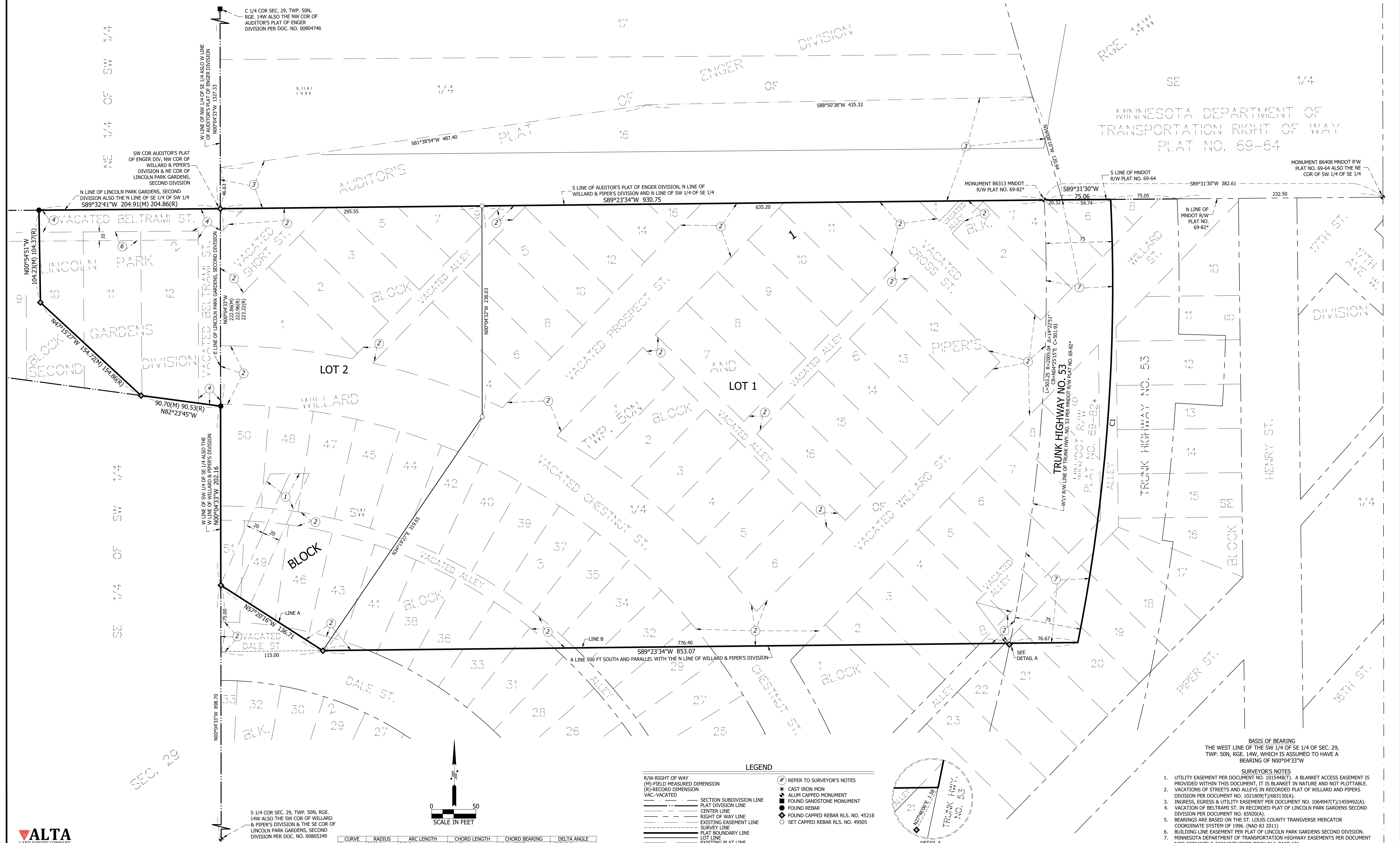
ST. LOUIS COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of TRINITY ROAD APARTMENTS was filed in this office of the Registrar of Titles for public record on this ____ day of _____, 2026 at ____ o'clock ____ M., as Document No. _____ affecting Certificate(s) of Title No. 362114 & 362115.

Wendy Levitt
Registrar of Titles

Deputy

LOCATED IN PART OF BLOCK 2, LINCOLN PARK GARDENS, SECOND DIVISION, PART OF BLOCK 3 AND 8, ALL OF BLOCKS 5, 6 AND 7, WILLARD AND PIPER'S DIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY MINNESOTA



MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 69-64

BASIS OF BEARING
THE WEST LINE OF THE SW 1/4 OF SE 1/4 OF SEC. 29, TWP. 50N, RGE. 14W, WHICH IS ASSUMED TO HAVE A BEARING OF N00°04'33"W

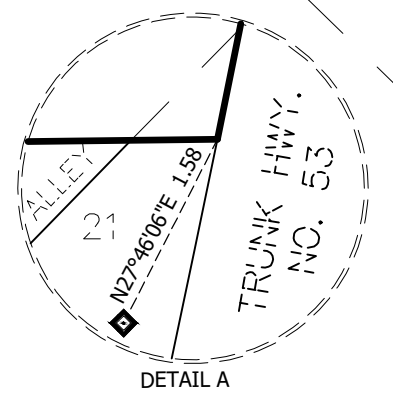
- SURVEYOR'S NOTES**
- UTILITY EASEMENT PER DOCUMENT NO. 101548(T). A BLANKET ACCESS EASEMENT IS PROVIDED WITHIN THIS DOCUMENT, IT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - VACATIONS OF STREETS AND ALLEYS IN RECORDED PLAT OF WILLARD AND PIPERS DIVISION PER DOCUMENT NO. 1021809(T)/683130(A).
 - INGRESS, EGRESS & UTILITY EASEMENT PER DOCUMENT NO. 1064947(T)/1459492(A).
 - VACATION OF BELTRAMI ST. IN RECORDED PLAT OF LINCOLN PARK GARDENS SECOND DIVISION PER DOCUMENT NO. 65920(A).
 - BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
 - BUILDING LINE EASEMENT PER PLAT OF LINCOLN PARK GARDENS SECOND DIVISION.
 - MINNESOTA DEPARTMENT OF TRANSPORTATION HIGHWAY EASEMENTS PER DOCUMENT NO'S 88098(T) & 22364(T)/DEED BOOK 914, PAGE 631.

LEGEND

- R/W-RIGHT OF WAY
- (M)-FIELD MEASURED DIMENSION
- (R)-RECORD DIMENSION
- VAC.-VACATED
- SECTION SUBDIVISION LINE
- PLAT DIVISION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- SURVEY LINE
- PLAT BOUNDARY LINE
- LOT LINE
- EXISTING PLAT LINE

REFER TO SURVEYOR'S NOTES

- CAST IRON MON
- ALUM CAPPED MONUMENT
- FOUND SANDSTONE MONUMENT
- FOUND REBAR
- FOUND CAPPED REBAR RLS. NO. 45218
- SET CAPPED REBAR RLS. NO. 49505



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	2080.04	502.84	501.62	N04°14'20"E	13°51'04"