



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-2501-0001		Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	Minor Subdivision		Planning Commission Date		May 13, 2025
Deadline for Action	Application Date		April 16, 2025	60 Days	June 15, 2025
	Date Extension Letter Mailed		April 16, 2025	120 Days	August 14, 2025
Location of Subject		421 Anderson Rd			
Applicant	The Jigsaw LLC		Contact	Bruce Carlson	
Agent			Contact		
Legal Description		010-2589-00020			
Site Visit Date		April 21, 2025	Sign Notice Date		April 25, 2025
Neighbor Letter Date		N/A	Number of Letters Sent		N/A

Proposal

Minor subdivision to create separate lots for two commercial developments.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-N	Undeveloped	Neighborhood Mixed Use
North	MU-C	Hotel/Clinic/Bank	Neighborhood Mixed Use/ Large Scale Commercial
South	R-1	Residential	Traditional Neighborhood/ Open Space
East	MU-N	Residential	Neighborhood Mixed Use
West	MU-N	Restaurant	Neighborhood Mixed Use

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. 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.

50-15.2-1 MU-N minimum lot area: 4,000 square ft for a one family dwelling, 2,500 sq ft per family for a two-family dwelling, and 500 sq ft per unit in multi-family; minimum lot frontage: 30 ft for one or two family and 50 ft for multi family.

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

Principle #8- Encourage mix of activities, uses, and densities. This development brings commercial uses to a space that is transitional between large scale retailers and residential neighborhoods.

Future Land Use: Neighborhood Mixed Use – A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

History: This area was re-platted in 2018 for future mixed-use development. The first two parcels in this plat are currently under development for a carwash and a fast-food restaurant.

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 parcels, Parcel 3-1 and Parcel 3-2, that will be created by the minor subdivision are both vacant with previous earthwork preparing them for future development.
2. Lots created by this subdivision are subject to the zoning requirements of the MU-N district in UDC Table 50-15.2-1. Parcel 3-1 is proposed to have 102.74' of frontage and a lot area of 21,379 sq/ft. Parcel 3-2 is proposed to have 510.27' of frontage and a lot area of 57,291 sq/ft. Both proposed parcels exceed the 50' minimum frontage and the 4,000 sq ft minimum lot area requirements.
3. Both parcels have access to gas, water and sanitary sewer utilities in the streets surrounding the site.
4. The proposed subdivision would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
5. No public, agency, or other City comments were received.
6. 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. 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.
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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PLSUP-2412-0029
PLSUP-2412-0030

Special Use Permits
421 Anderson Rd

Legend

- Zoning Boundaries
- Road or Alley ROW
- County Parcel Data

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.



CERTIFICATE OF SURVEY FOR:
Kimley-Horn and Associates

PROPOSED LEGAL DESCRIPTION:

Proposed Parcel 3-1

That part of Lot 2, Block 1, JIGSAW, St. Louis County, Minnesota lying easterly of and adjoining the following described line:

Commencing at the southwest corner of Lot 1, Block 1, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lots 1 and 2, a distance of 250.69 feet to the point of beginning of the line to be described; thence North 00 degrees 00 minutes 00 seconds East, a distance of 72.36 feet; thence North 21 degrees 59 minutes 16 seconds East, a distance of 161.17 feet to the northerly line of said Lot 2 and said line there terminating.

And lying westerly of and adjoining the following described line:

Commencing at the southwest corner of Lot 1, Block 1, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lots 1 and 2, a distance of 332.39 feet to the point of beginning of the line to be described; thence North 21 degrees 59 minutes 06 seconds East, a distance of 197.44 feet to the northerly line of said Lot 2 and said line there terminating.

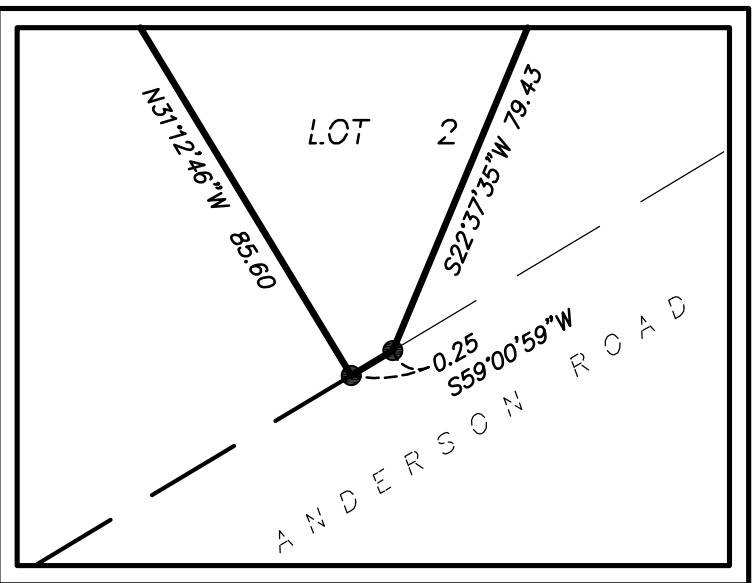
(Said Parcel 3-1 Contains 21,379 square feet or 0.49079 acres)

Proposed Parcel 3-2

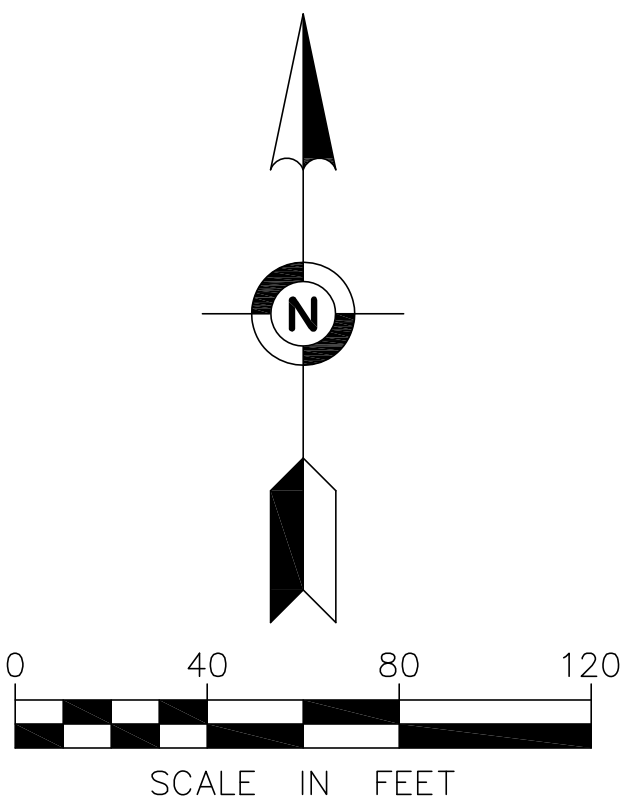
That part of Lot 2, Block 1, JIGSAW, St. Louis County, Minnesota lying easterly of and adjoining the following described line:

Commencing at the southwest corner of Lot 1, Block 1, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lots 1 and 2, a distance of 332.39 feet to the point of beginning of the line to be described; thence North 21 degrees 59 minutes 06 seconds East, a distance of 197.44 feet to the northerly line of said Lot 2 and said line there terminating.

(Said Parcel 3-2 Contains 57,291 square feet or 1.31522 acres)



DETAIL
NOT TO SCALE



- M 30 MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENT
- FOUND IRON MONUMENT INSCRIBED WITH LICENSE NUMBER AS NOTED
 - SET 1/2-INCH X 14-INCH IRON PIPE MARKED WITH LICENSE NUMBER 53536

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		SPK	NO.	DATE	DESCRIPTION
		DRAWN BY:			
		LS			
		PMD			
DRAWING NAME:		CHECKED BY:			
JOB NO. 42410		BY:			
FILE NO. 6011		CAT			

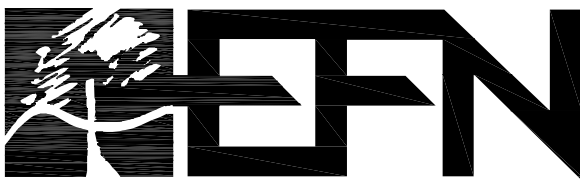
CERTIFICATE
OF SURVEY

SURVEY FOR:

Kimley-Horn and Associates

PROPERTY ADDRESS:

421 Anderson Road
Duluth, Minnesota 55811



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land surveyors since 1872

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