



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-2501-0002	Contact	Chris Lee, clee@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date		March 11, 2025
Deadline for Action	Application Date	January 28, 2025	60 Days	March 29, 2025
	Date Extension Letter Mailed	February 14, 2025	120 Days	May 28, 2025
Location of Subject	On Fountain Gate Drive, just north of Anderson Road			
Applicant	Dirt Inc.	Contact	Sherri Irving	
Agent		Contact		
Legal Description	010-3890-01010			
Site Visit Date	February 27, 2025	Sign Notice Date		N/A
Neighbor Letter Date	N/A	Number of Letters Sent		N/A

Proposal

Subdivide the property to create 4 separate lots.

Recommended Action: Approve with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Undeveloped	Urban Residential
North	R-1	Undeveloped	Urban Residential
South	R-1	Residential	Urban Residential
East	R-1	Undeveloped	Urban Residential
West	R-1	Undeveloped	Urban Residential

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.

50-14.5-1 R-1 minimum lot area: 4,000 square ft for a one family dwelling or average on block face, 2,000 sq ft per family for a two-family dwelling; minimum lot frontage: 40 ft for one or two family or average of developed lots on block face

and 20 ft for townhome.

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

Principle #1- Reuse Previously Developed Land- This subdivision will allow the applicant to divide a larger parcel to densify housing.

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.

History: The existing parcel was platted as part of the Randall’s Division of Duluth. The parcel has not been developed.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into 4 parcels. The land is owned by the applicant. The parcels are currently undeveloped with no structures present. The proposed parcels will be 56.25’ x 125’.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district. All parcels will meet the frontage and lot area requirements for the R-1 district.
3. All parcels have access to gas in Fountain Gate Drive; the applicant will need to bring sewer and water to service the parcels.
4. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
5. City Engineering commented that there is not water main or sanitary sewer serving these properties. No other public, agency, or other City comments were received.
6. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
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 minor subdivision 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.



PLSUB-2501-0002
 Minor Subdivision
 Fountain Gate Dr

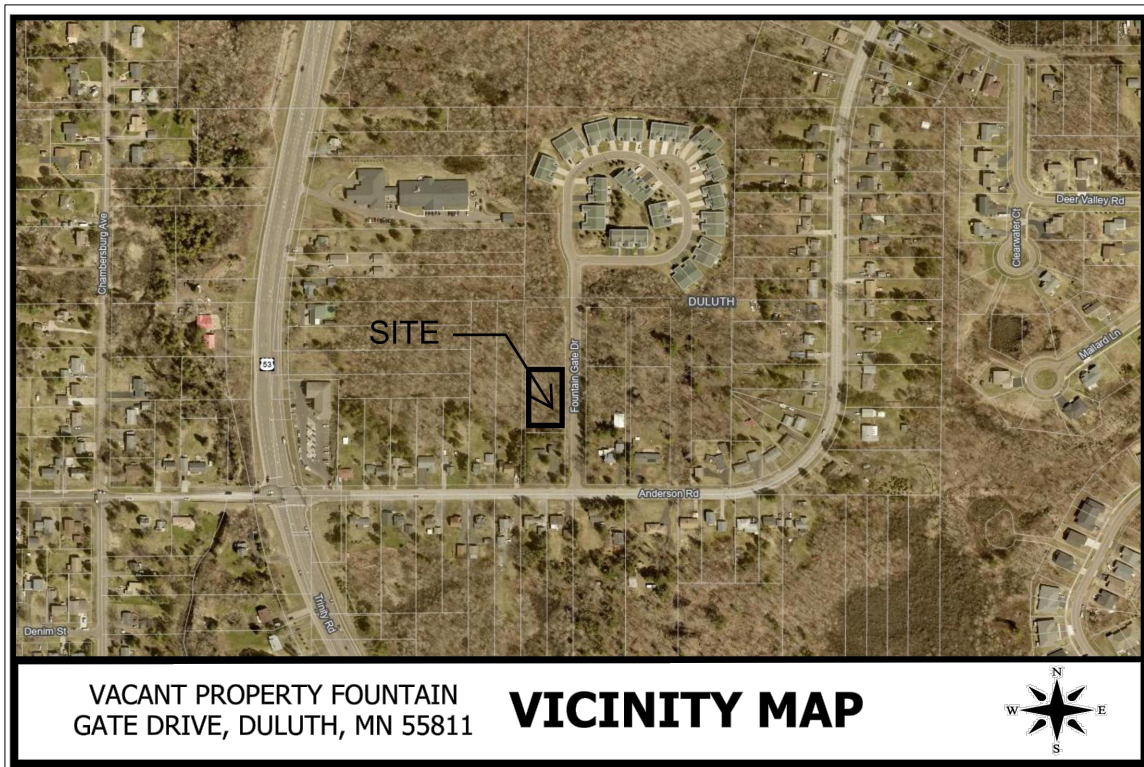


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, March 4, 2025. Source: City of Duluth





PARENT LEGAL DESCRIPTION FOR PARCEL NO. 010-3890-01010 PER DOCUMENT NO. 1500904
 Lots 9 through 17, Block 5, Randall's Division of Duluth, St. Louis County, Minnesota.






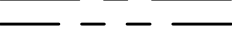





LEGAL DESCRIPTION FOR PARCEL A
 Lot 9 and Lot 10, and the Northerly 6.25 feet of Lot 11, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 7,031 Sq. Feet or 0.16 Acres.

LEGAL DESCRIPTION FOR PARCEL B
 Lot 11, EXCEPT the Northerly 6.25 feet thereof, Lot 12 and the Northerly 12.50 feet of Lot 13, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 7,031 Sq. Feet or 0.16 Acres.

LEGAL DESCRIPTION FOR PARCEL C
 Lot 13, EXCEPT the Northerly 12.50 feet thereof, Lot 14 and the Northerly 18.75 feet of Lot 15, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 7,031 Sq. Feet or 0.16 Acres.

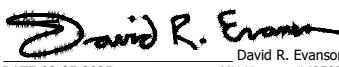

LEGAL DESCRIPTION FOR PARCEL D
 Lot 15, EXCEPT the Northerly 18.75 feet thereof, Lots 16 and 17, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 7,031 Sq. Feet or 0.16 Acres.

LEGEND

 BITUMINOUS SURFACE	 TREE/BRUSH LINE	 FOUND IRON PIPE
 SECTION SUBDIVISION LINE	 SET CAPPED REBAR RLS. NO. 49505	
 CENTER LINE		
 RIGHT OF WAY LINE		
 BOUNDARY LINE AS SURVEYED		
 EXISTING PLAT LINE		
 PROPOSED PARCEL LINE		
 CONCRETE CURB & GUTTER		

SURVEYOR'S NOTES

1. 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.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

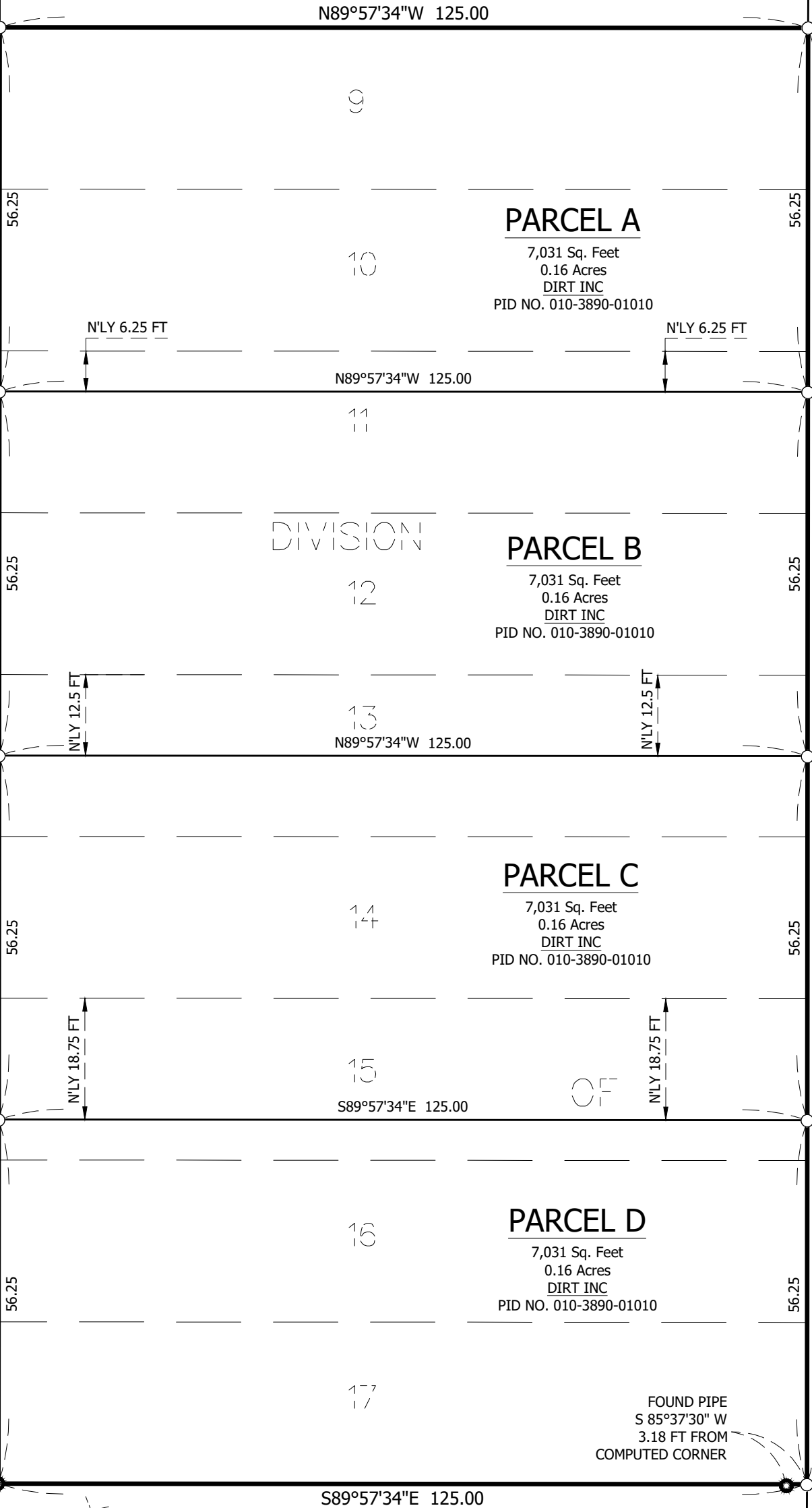
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  David R. Evanson MN License #49505 DATE:02-25-2025	CERTIFICATE OF SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM
	CLIENT:DIRT INC. ADDRESS:XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811 DATE:02-25-2025	REVISIONS: JOB NO:25-002	

AUDITOR'S PLAT OF TRINITY ROAD ACRES

ALLEY (NOT BUILT)
N00°03'00"E 225.00

WEST LINE OF RANDALL'S DIVISION OF DULUTH

RANDALL'S

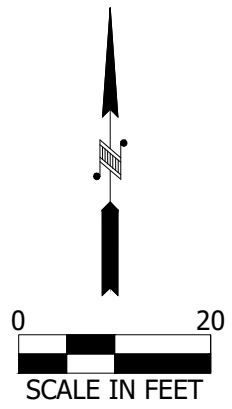


BLOCK

DULUTH



FOUNTAIN GATE DRIVE
(BESSEL AVE. PER PLAT)



CERTIFICATE OF SURVEY	
CLIENT: DIRT INC.	REVISIONS:
ADDRESS: XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811	
DATE: 02-25-2025	JOB NO: 25-002 SHEET 2 OF 2

ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM