



CITY OF DULUTH

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 19-003	Contact	Chris Lee, 720-5304
Type	Minor Subdivision-RLS	Planning Commission Date	March 12, 2019
Deadline for Action	Application Date	January 15, 2019	60 Days March 16, 2019
	Date Extension Letter Mailed	February 21, 2019	120 Days May 15, 2019
Location of Subject	2906 W 15 th St		
Applicant	Gregg Anderson	Contact	
Agent		Contact	
Legal Description	See attached		
Site Visit Date	February 22, 2019	Sign Notice Date	February 26, 2019
Neighbor Letter Date	N/A	Number of Letters Sent	N/A

Proposal

Applicant is requesting a Minor Subdivision to divide one platted lot into two lots. The current parcel is 57,342 square feet and the division will create a 15,658 square foot parcel (A) and a 41,713 square foot parcel (B).

	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	Open Space	Open Space
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	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. The planning commission shall approve the application if it determines that the application:

- (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.

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

Governing Principle #1 - Reuse previously developed lands. Directs investment to sites which have the potential to perform at a higher level than their current state.

Governing Principle #8 – Encourage a mix of activities, uses, and densities.

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 and neighborhood extensions, and new traditional neighborhood areas.

The current lot is 57,342 square feet and contains a 3,986 square foot single-family residence built in 1994. In 2010, RLS No. 93 was created for the property.

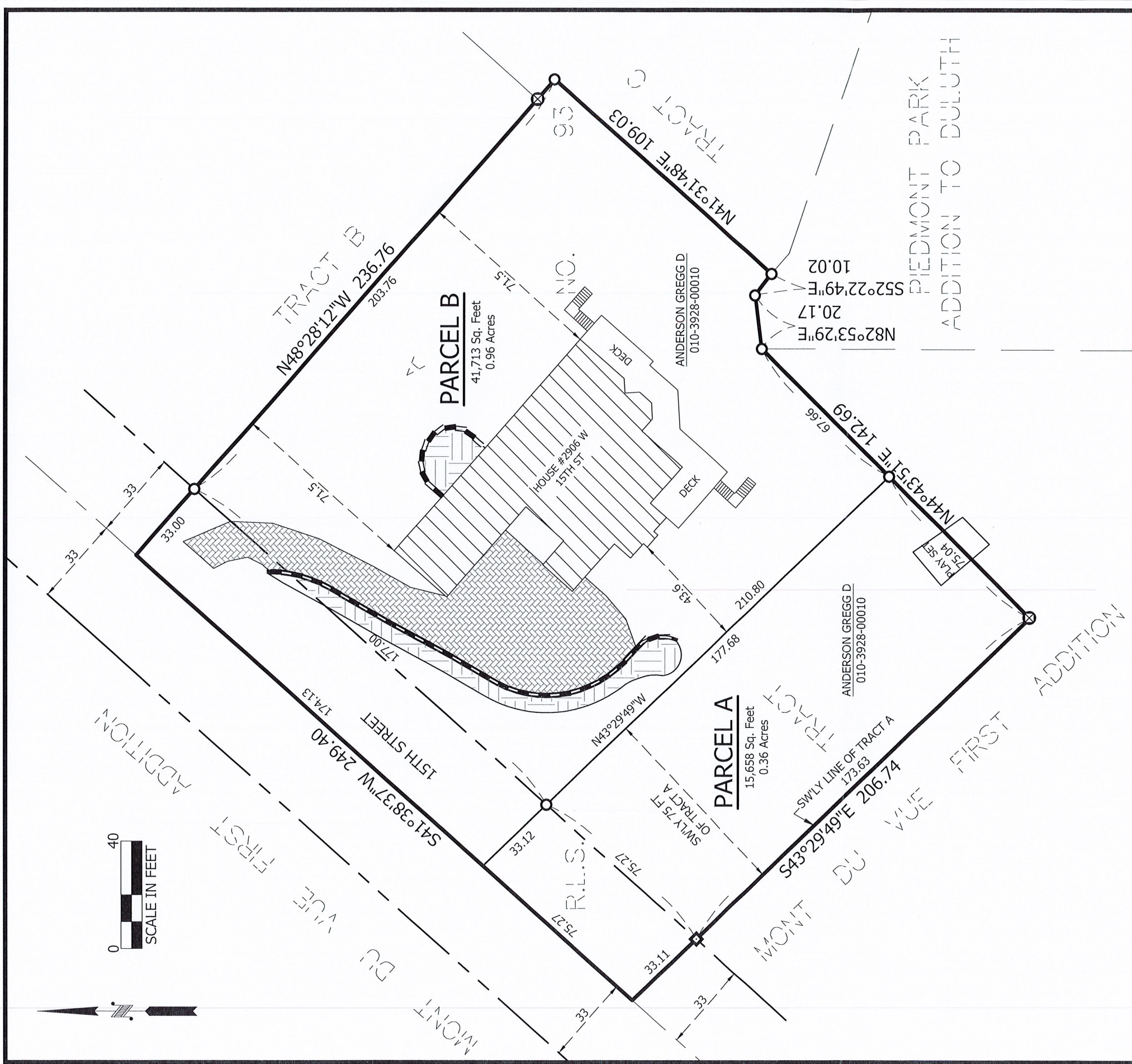
Review and Discussion Items

1. Applicant is requesting a Minor Subdivision to divide a single lot into two lots. One lot will contain the existing home and the other will remain building for a future home on the property. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
2. One comment was received regarding a private covenant on the property, but has no bearing on staff recommendation for this minor subdivision. No additional public, agency, or City comments were received.
3. No existing platted right of way is being proposed to be vacated with this proposal.
4. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
5. 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 subject to 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.



SURVEYORS 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. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.

LEGEND

- | | | | |
|--|--------------------|--|-----------------------------------|
| | LANDSCAPED SURFACE | | CENTER LINE |
| | PAVER SURFACE | | RIGHT OF WAY LINE |
| | EXISTING BUILDINGS | | PROPOSED PARCEL LINE |
| | | | BOUNDARY LINE AS SURVEYED |
| | | | FOUND CAPPED REBAR RLS. NO. 15294 |
| | | | FOUND CAPPED REBAR RLS. NO. 14374 |
| | | | SET CAPPED REBAR RLS. NO. 49505 |

PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE 320876

Tract A, REGISTERED LAND SURVEY NO. 93, St. Louis County, Minnesota.

LEGAL DESCRIPTION FOR PARCEL A

The Southwesterly 75.00 feet of Tract A, REGISTERED LAND SURVEY NO. 93, according to the recorded survey thereof, St. Louis County, Minnesota, Except: the Southwesterly 75.00 feet thereof.

Said parcel contains 15,658 Sq. Feet or 0.36 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Tract A, REGISTERED LAND SURVEY NO. 93, according to the recorded survey thereof, St. Louis County, Minnesota, Except: the Southwesterly 75.00 feet thereof.

Said parcel contains 41,713 Sq. Feet or 0.96 Acres.

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

Date: January 7, 2019

MN Lic. No. 49505

CERTIFICATE OF SURVEY

REVISIONS: XXX

CLIENT: GREGG ANDERSON

DATE: 1-7-2019

ADDRESS: 2906 W 15TH ST
DULUTH, MN 55806

JOB NUMBER: 18-360



LAND SURVEY COMPANY
PHONE: 218-727-5211
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PL 19-003: Minor Sub.
2906 W 15th St

Legend

Gas Main

Water Main

Hydrant

Sanitary Sewer Mains

CITY OF DULUTH

WLSSD; PRIVATE

Sanitary Sewer Forced Main

Storage Basin

Pump Station

Storm Sewer Mains

Storm Sewer Pipe

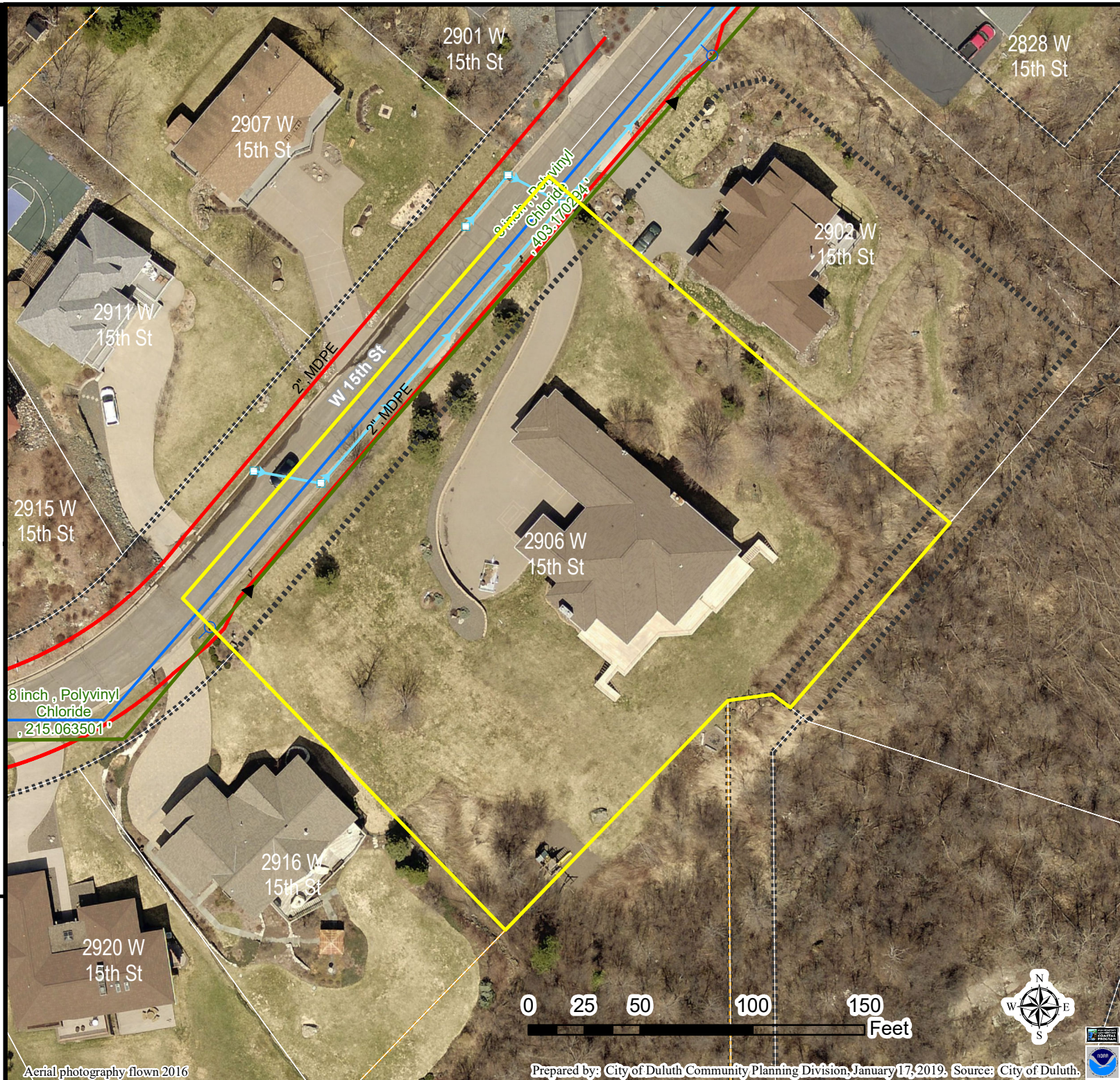
Storm Sewer Catch Basin

Road or Alley ROW

Easement Type

Utility Easement

Other Easement



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Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, January 17, 2019. Source: City of Duluth.



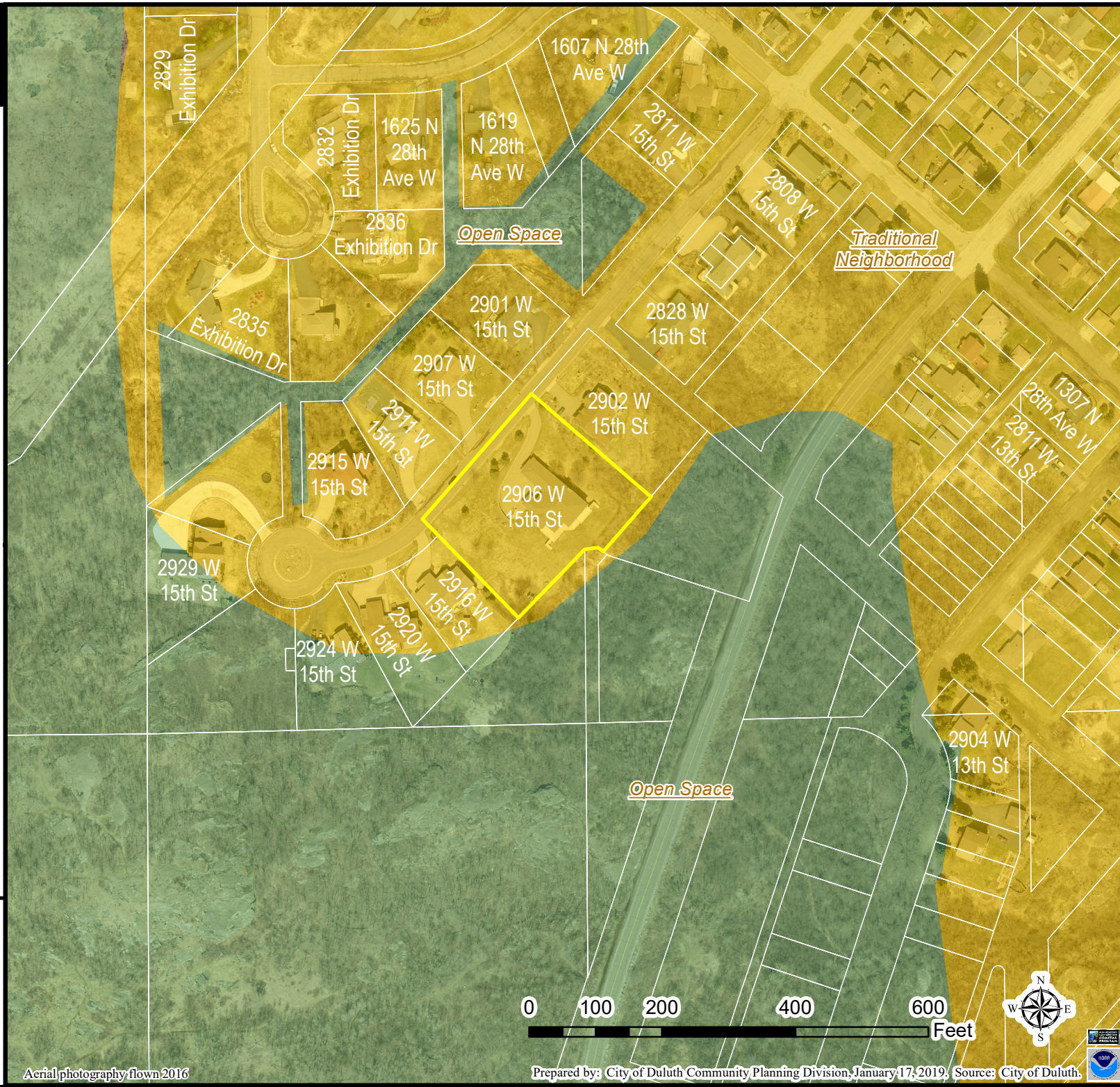
PL 19-003: Minor Sub.
2906 W 15th St

Legend

- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional

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Aerial photography flown 2016



0 100 200 400 600 Feet



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