



Planning & Development Division
Planning & Economic Development Department

Room 160
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Duluth, Minnesota 55802

218-730-5580

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File Number	PL 23-179	Contact	John Kelley	
Type	Minor Subdivision	Planning Commission Date		November 14, 2023
Deadline for Action	Application Date	October 3, 2023	60 Days	December 2, 2023
	Date Extension Letter Mailed	October 19, 2023	120 Days	January 31, 2024
Location of Subject		PID # 010-0400-00420 – 407 Stroll Avenue		
Applicant	Duluth Rental Depot LLC	Contact	Dean Jablonsky	
Agent		Contact		
Legal Description		See Attached		
Site Visit Date		Sign Notice Date	N/A	
Neighbor Letter Date		Number of Letters Sent	N/A	

Proposal

Applicant is requesting a Minor Subdivision to divide one vacant parcel into two lots in the Duluth Heights neighborhood. Both parcels will have frontage on Stroll Avenue.

Recommended Action: Approval 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	Vacant land	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: (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.A. R-1 minimum lot area: 4,000 square feet; minimum lot frontage: 40 feet.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):**Principle #1**

Reuse previously developed lands. Directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and transit, fire, and police services.

Future Land Use: Traditional Neighborhood - Characterized by grid or connected street pattern... Limited commercial, schools, churches, and home businesses... Includes many of Duluth 's older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas.

History: The site is made up of one vacant parcel. There was a house located on the property but was torn down in 2014. The parcel is located in the Duluth Heights neighborhood. The underlying plat is "Central Acres 2nd Division."

Review and Discussion Items

Staff finds that:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two lots. The land is owned by the applicant.
2. The subdivision will create lots that meet the zoning requirements of the R-1 district. Minimum lot area in the R-1 district is 4,000 square feet. Each lot will meet the minimum lot area requirements.
3. The parcels have the required street frontage along Stroll Avenue. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
4. No public, agency, or other City comments were received.
5. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
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 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.



PL 23-179
Minor Subdivision
PID # 010-0400-00420

Legend
Zoning Boundaries

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 2016

040000670
315 E
MYRTLE ST

040000430

314 E
LOCUST ST

040000690
321
STROLL
AVE

427
STROLL 040000425
AVE

040000420
**R-1 (Residential
Traditional)**

0 12.5 25 50 75
Feet



Prepared by: City of Duluth Community Planning Division, May 3, 2019, Source: City of Duluth.

420
STROLL
AVE
040000410

408
STROLL
AVE
040000395

040000390
326
STROLL
AVE

