



CITY OF DULUTH

Community Planning Division

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File Number	PL 19-007	Contact	Chris Lee, 720-5304	
Type	Minor Subdivision-RLS	Planning Commission Date	March 12, 2019	
Deadline for Action	Application Date	January 31, 2019	60 Days	April 1, 2019
	Date Extension Letter Mailed	February 21, 2019	120 Days	May 31, 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 37,401 square feet and the division will create a 18,227 square foot parcel (A) and a 19,201 square foot parcel (B).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Open Space	Open Space
North	R-1	Residential	Traditional Neighborhood
South	R-1	Open Space	Open Space
East	R-1	Open Space	Open Space
West	R-1	Open Space	Open Space

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 – Open Space: High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls. Examples include: city parks and recreation areas, primary viewsheds, shorelands of the lake and streams, wetlands and floodplains, and high-value habitat.

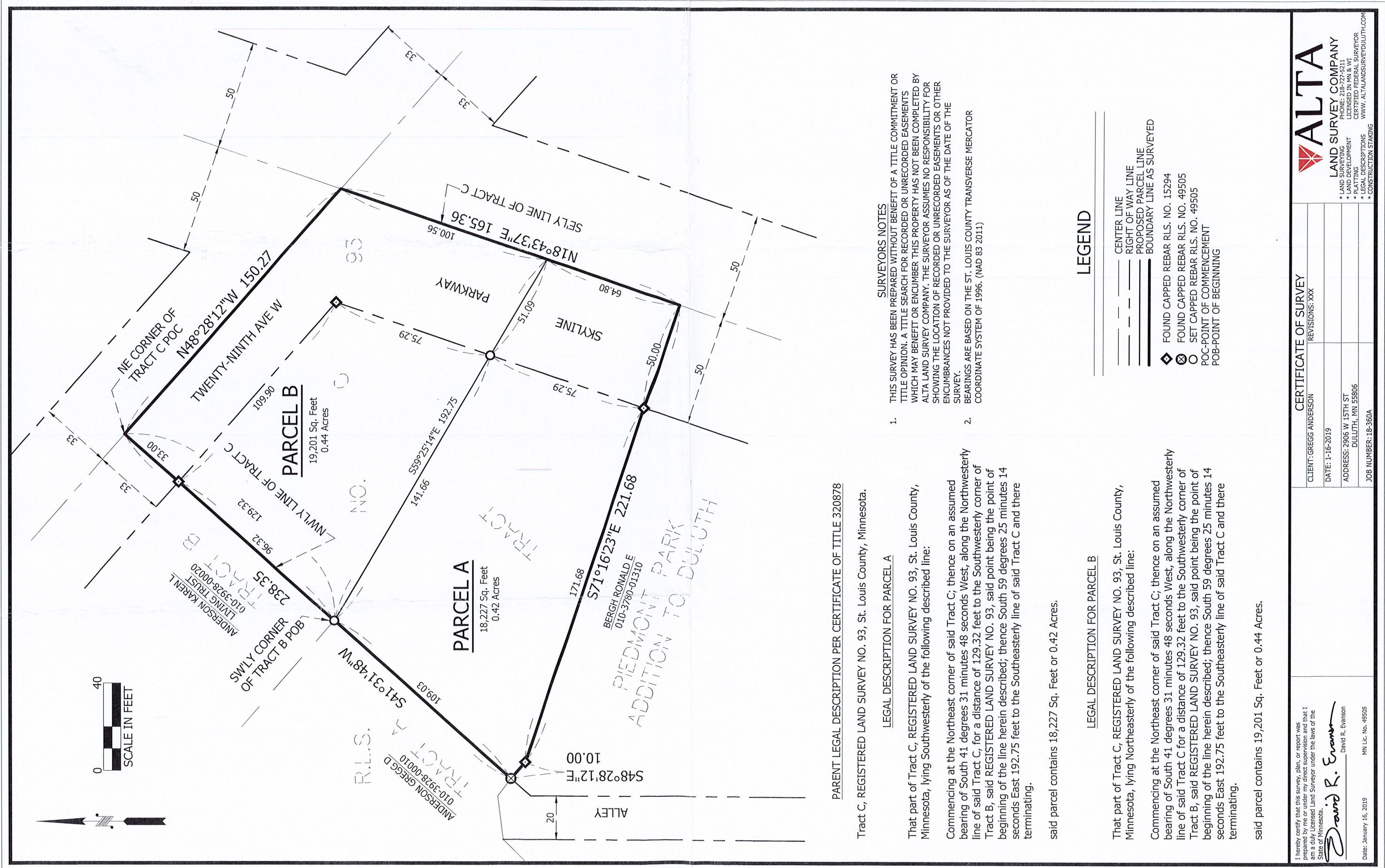
Review and Discussion Items

1. Applicant is requesting a Minor Subdivision to divide a single lot into two lots. Both lots are currently undeveloped and the applicant is proposing to keep them vacant for viewshed protection. 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.





PL 19-007: Minor Sub.
2906 W 15th St



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