



PLSUB-2601-0001

Minor Subdivision
90-00930 (Fountain Gate Dr)

Legend

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

Zoning

UDC Zoning

-  R-1 (Residential Traditional)
-  R-P (Residential Planned)

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Aerial Imagery Captured 2025

012500080
3906
TRINITY RD

389000700

R-P (Residential Plan)

177500001

1501
ANDERSON RD

012500130

R-1 (Residential Traditional)

389000930

Fountain Gate Dr

389001170

389001010
029 15 30 60 90
FOUNTAIN GATE DR Feet

Prepared by: City of Duluth Planning & Economic Development, February 2, 2026. Source: City of Duluth.





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-2601-0001	Contact	Christian Huelsman, chuelsman@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date	February 10, 2026	
Deadline for Action	Application Date	January 5, 2026	60 Days	March 6, 2026
	Date Extension Letter Mailed	January 9, 2026	120 Days	May 6, 2026
Location of Subject		3900 block of Fountain Gate Dr		
Applicant	Dirt Inc.	Contact	Sherri Irving	
Agent		Contact		
Legal Description	010-3890-00930			
Site Visit Date	N/A	Sign Notice Date	N/A	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal:

Subdivide the parcel to create 4 separate lots through a minor subdivision.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacant Land	Urban Residential
North	R-P	Vacant Land	Urban Residential
South	R-1	Vacant Land	Urban Residential
East	R-1	Vacant Land	Traditional Neighborhood
West	R-1	Vacant Land	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 feet for a one family dwelling, 2,000 square feet per family for a two-family dwelling, 2,500 square feet per unit for townhouses; minimum lot frontage: 40 feet for one or two family, and 20 feet for townhouses per family.

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

Governing Principle #5 - Promote reinvestment in neighborhoods.

New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Housing Policy #3 – Prioritize inclusive housing policies to reflect the city's social, cultural, economic, and historic diversity and development patterns.

This subdivision will allow the applicant to divide a larger parcel to promote housing and neighborhood design that encourages safety, supports interactions between neighbors, fosters a sense of community, and reduces social isolation.

Future Land Use: Urban Residential – Greatest variety of building types, connected to parks and open space, generating density of 8 units per acre and up.

History: The existing parcel was platted as part of Randall's Division of Duluth in 1894. The parcel has not previously 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 parcel currently contains no structures.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district. All parcels will satisfy the minimum area requirements contained in UDC Table 50-15.2.1
3. Parcels A, B, C, and D will have frontage on Fountain Gate Drive. The frontage of each proposed parcel will be 50 feet.
4. The proposed subdivision, if approved, will not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard. Dividing the parcel will create a 50' x 125' Parcel A, a 50' x 125' Parcel B, a 50' x 125' Parcel C, and a 50 x 125' Parcel D.
5. One City comment was received from the Public Works & Utilities Engineering Division, advising the applicant to discuss stormwater management requirements. No other City or agency 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.



PARENT LEGAL DESCRIPTION FOR PARCEL NO. 010-3890-00930 PER DOCUMENT NO. 1093699
LOTS 1 THRU 8, BLOCK 5, RANDALL'S DIVISION OF DULUTH

LEGAL DESCRIPTION FOR PARCEL A

Lot 1 and Lot 2, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Lot 3 and Lot 4, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL C

Lot 5 and Lot 6, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL D

Lot 7 and Lot 8, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGEND



BITUMINOUS SURFACE

- — — SECTION SUBDIVISION LINE
- — — CENTER LINE
- — — RIGHT OF WAY LINE
- — — BOUNDARY LINE AS SURVEYED
- — — EXISTING PLAT LINE
- — — PROPOSED PARCEL LINE
- — — CONCRETE CURB & GUTTER

- ◆ FOUND CAPPED REBAR
- SET CAPPED REBAR RLS. NO. 49505

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
 DATE: 11-04-2025
 MN License #49505

CERTIFICATE OF SURVEY

CLIENT: DIRT INC.

REVISIONS:

ADDRESS: XXXX FOUNTAIN GATE DRIVE
DULUTH, MN 55811

DATE: 11-04-2025 JOB NO: 25-339 SHEET 1 OF 2

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

RANDALL'S

LAPLACE ST.

(NOT BUILT)

N89°57'34"W 125.00

PARCEL A

6,250 Sq. Feet

0.14 Acres

DIRT INC

PID NO. 010-3890-00930

50.00

50.00

S89°57'34"E 125.00

ALLEY (NOT BUILT)

PARCEL B

6,250 Sq. Feet

0.14 Acres

DIRT INC

PID NO. 010-3890-00930

N00°03'00"E 200.00

N00°03'00"E 200.00

S89°57'34"E 125.00

DIVISION DIVISION

WEST LINE OF RANDALL'S DIVISION OF DULUTH

PARCEL C

6,250 Sq. Feet

0.14 Acres

DIRT INC

PID NO. 010-3890-00930

N00°03'00"E 200.00

N00°03'00"E 200.00

N89°57'34"W 125.00

OF

PARCEL D

6,250 Sq. Feet

0.14 Acres

DIRT INC

PID NO. 010-3890-00930

S89°57'34"E 125.00

S89°57'34"E 125.00

S89°57'34"E 125.00

DULUTH

33

0 20
SCALE IN FEET

CERTIFICATE OF SURVEY

CLIENT:DIRT INC.

REVISIONS:

ADDRESS:XXXX FOUNTAIN GATE DRIVE
DULUTH, MN 55811

DATE:11-04-2025

JOB NO:25-339 SHEET 2 OF 2

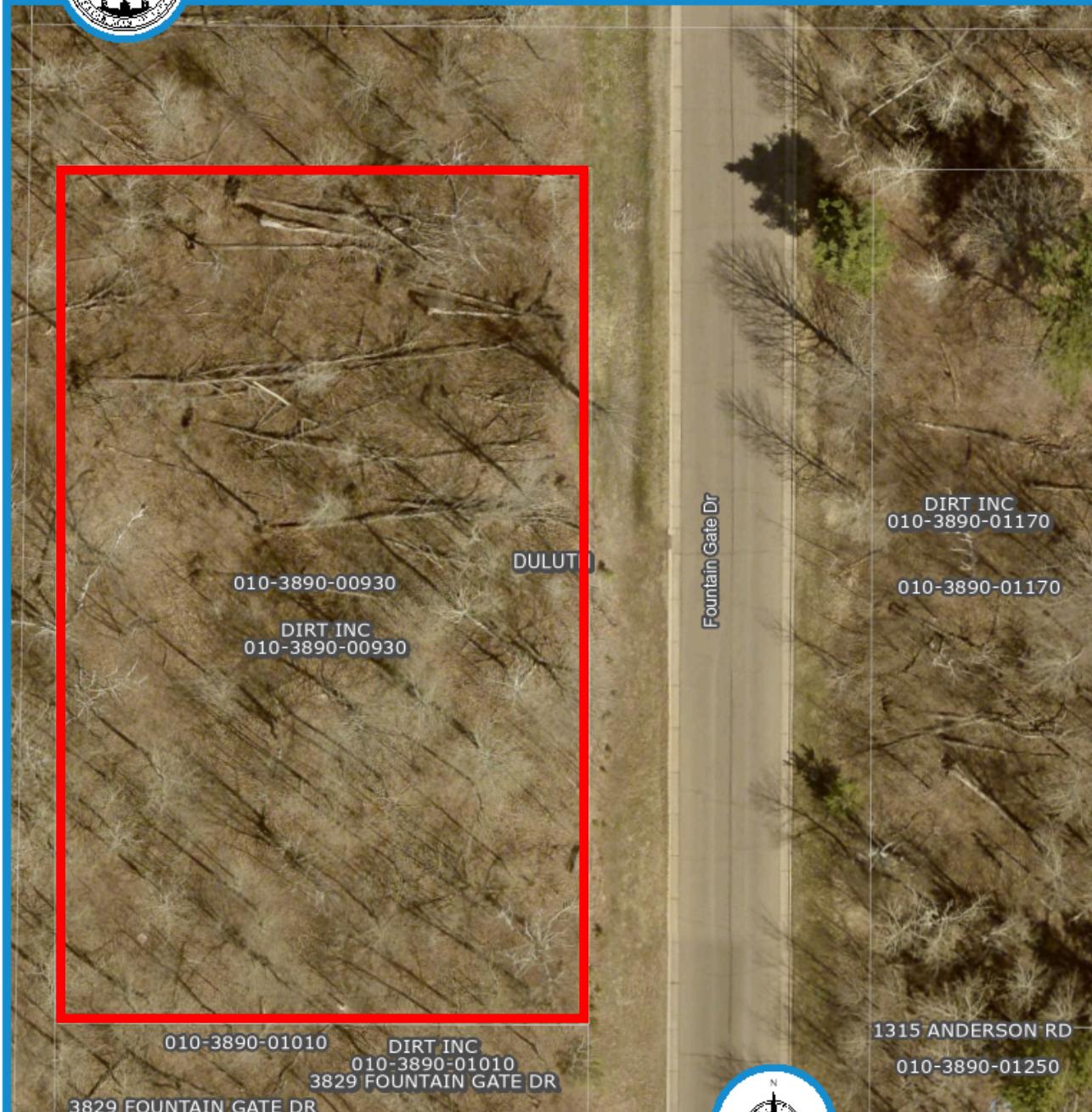
ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW. ALTALANDSURVEYDULUTH.COM

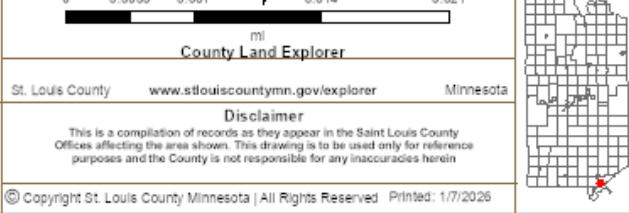


County Land Explorer

St. Louis County, Minnesota



DIRT INC

BEFORE PARCEL SPLITMap created using County Land Explorer
www.stlouiscountymn.gov/explorer



County Land Explorer

St. Louis County, Minnesota



DIRT INC

AFTER PARCEL SPLIT

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer

0 0.0035 0.007 0.014 0.021

mi
County Land Explorer

St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County
Offices affecting the area shown. This drawing is to be used only for reference
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