

LEGAL DESCRIPTION
PARCEL I.D. - 010-2710-03500
CITY OF DULUTH
SECTION 12 TOWNSHIP 50 RANGE 14
NE 1/4 OF SE 1/4 EX 5 17/100 ACRES AT SW CORNER

SINGLE FAMILY
DEVELOPMENT
(+/- 2 ACRES)

CREEK/ WETLAND/ TREE/ WILDLIFE HABITAT
PRESERVATION AREA & OPEN SPACE (+/- 4.2 AC)

50' CREEK BUILDING
SETBACK

INTERNAL
PARCEL LINES

TOWNHOME DEVELOPMENT
(+/- 2.8 ACRES; FINAL
LOCATIONS TO BE DETERMINED
DURING PROJECT DESIGN)

PEDESTRIAN ACCESS
(FOR RESIDENTS, CLUB
MEMBERS, EMPLOYEES &
GUESTS OF CLUB)

SPORT COURT &
PEDESTRIAN PLAZA

AREA TO BE REZONED
(13.4 ACRES)

OPEN SPACE
(2.2 ACRES)

LEGAL DESCRIPTION
PARCEL I.D. - 010-3275-00032
PLAT NAME: MISQUAH DIVISION DULUTH
DESCRIPTION: ELY 43 FT

PROPOSED BED AND
BREAKFAST FOR "PLAY
& STAY" (MIN. 1.2 AC)

NORTHLAND COUNTRY
CLUB PROPERTY LINE

NORTHLAND
COUNTRY CLUB

GENERAL DEVELOPMENT
SHORELAND AREA, TYP.

SUPERIOR STREET

LEGAL DESCRIPTION
PARCEL I.D. - 010-2710-03550
CITY OF DULUTH
SECTION 12 TOWNSHIP 50 RANGE 14
PART OF SE 1/4 OF SE 1/4 BEGINNING AT A POINT 695 38/100 FT E
OF NW CORNER RUNNING THENCE E 377 89/100 FT THENCE S 344
63/100 FT THENCE NWLY AT AN ANGLE OF 108 DEG 13 3/4 MIN 285
FT THENCE NWLY 276 62/100 FT TO POINT OF BEGINNING

PROPOSED REZONING INFORMATION

PROPOSED GENERAL USE OF THE PROPERTY IS FOR SINGLE FAMILY & DUPLEX/ TOWNHOME OWNERSHIP; A COUPLE UNITS WILL BE USED AS "PLAY & STAY" FOR THE CLUB (UNDER THE BED & BREAKFAST MODEL - UDC 50-20.3.F)

PROPERTY TO BE REZONED	13.4 AC
CURRENT ZONING	R-1
PROPOSED ZONING	R-P
PROPOSED SINGLE-FAMILY LOTS	4
PROPOSED TOWNHOMES	11 (22 UNITS TOTAL)
PROPOSED BED AND BREAKFAST	2 (4 UNITS TOTAL); 1.2 AC
UNITS IN SHORELAND (MAX.)	13
RESIDENTIAL SITE AREA	4.8 AC (69%)
COMMON OPEN SPACE	6.4 AC (48%)
MAX BUILDING HEIGHT	30 FT



LANDSCAPE ARCHITECTURE

+ ASSOCIATES

WWW.SASLANDARCH.COM

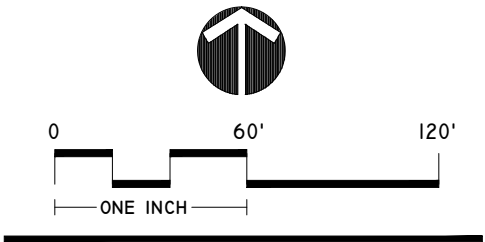
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ISSUE RECORD/REVISION

PURPOSE	DATE

NORTHLAND
COUNTRY CLUB
3901 E. SUPERIOR ST.
DULUTH, MINNESOTA



SHEET KEY

SHEET TITLE
REZONING MAP

DATE: 7/9/2025

DRAWN BY: LWS

CHECKED BY: LWS

PROJECT NUMBER
17200

SHEET NUMBER
C-1