



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PL 20-008	Contact	John Kelley, jkelley@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date		March 10, 2020
Deadline for Action	Application Date	January 27, 2020	60 Days	March 27, 2020
	Date Extension Letter Mailed	February 13, 2020	120 Days	May 26, 2020
Location of Subject		3912 West 6 th Street & 3910 W 6 th Street		
Applicant	Susan R. Hall	Contact	N/A	
Agent	N/A	Contact	N/A	
Legal Description		See attached		
Site Visit Date	March 6, 2020	Sign Notice Date		N/A
Neighbor Letter Date	N/A	Number of Letters Sent		N/A

Proposal

The applicant is requesting a Minor Subdivision of an existing single tax parcel with two single-family dwellings into two tax parcels each retaining a home. Access to the parcels will be through the frontage of 3910 West 6th Street (Parcel A) and 3912 West 6th Street (Parcel B).

Recommended Action:

Approve Minor Subdivision with conditions.

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

Summary of Municipal Planning Act & City 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 #5 –Promote reinvestment in neighborhoods

Governing Principle #8 - Encourage mix of activities, uses, and densities

The minor subdivision is consistent with promoting reinvestment in neighborhoods by allowing a large lot with two single-family dwellings to be subdivided and creating a second lot. The new lot has an existing dwelling unit on the property, which will provide additional housing and generate tax dollars for the City of Duluth.

Future Land Use:

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, neighborhood extensions, and new traditional neighborhood areas.

History:

3910 West 6th Street (Parcel A) – The 560 square foot single-family dwelling was built in 1950.

3912 West 6th Street (Parcel B) – The 1,020 square foot single-family dwelling was built in 1911.

Review and Discussion Items

Staff finds that:

1. The property and adjacent lots were originally platted as 25-foot wide parcels. The applicant's lot was combined at some point and is made up of two 25-foot wide lots and one 12.5-foot wide lot. As noted above two homes were constructed on the parcel.
2. The applicant is requesting a Minor Subdivision to divide the 8,300 square foot parcel into two parcels. Parcel A will be 26.20' x 132.34' and will be approximately 3,500 square feet with a 560 square foot house and a garage. Parcel B will be 36.30' x 132.33' and contains approximately 4,800 square feet with a 1,020 square foot home.
3. The applicant has also applied for variances to the minimum lot frontage, lot area and side yard setbacks to create the two parcels with single family homes to promote availability of housing in Duluth.
4. The applicant has stated that their intent is to sell Parcel B and use the funds to complete renovations to the home on Parcel A. In the property's current configuration as one parcel with two homes, banks will not lend money to a buyer. The minor subdivision will allow more lending opportunities for purchase of the home to be sold.
5. Access to the parcels will be via frontage along West 6th Street with a garage access from the west 6th street alley. The applicant is also seeking an administrative adjustment to occupy more than 40% of the rear yard area for Parcel B to construct a garage for off street parking.
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 application PL 20-008 subject to the following conditions:

1. Approval of Minor Subdivision is contingent upon the approval of the application (PL 20-009) for variances.

2. 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.
3. 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 20-009
Variance
Zoning Map

Legend

- Gas Main
- Water Main
- Hydrant

Sanitary Sewer Mains

- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main

- Storage Basin
- Pump Station

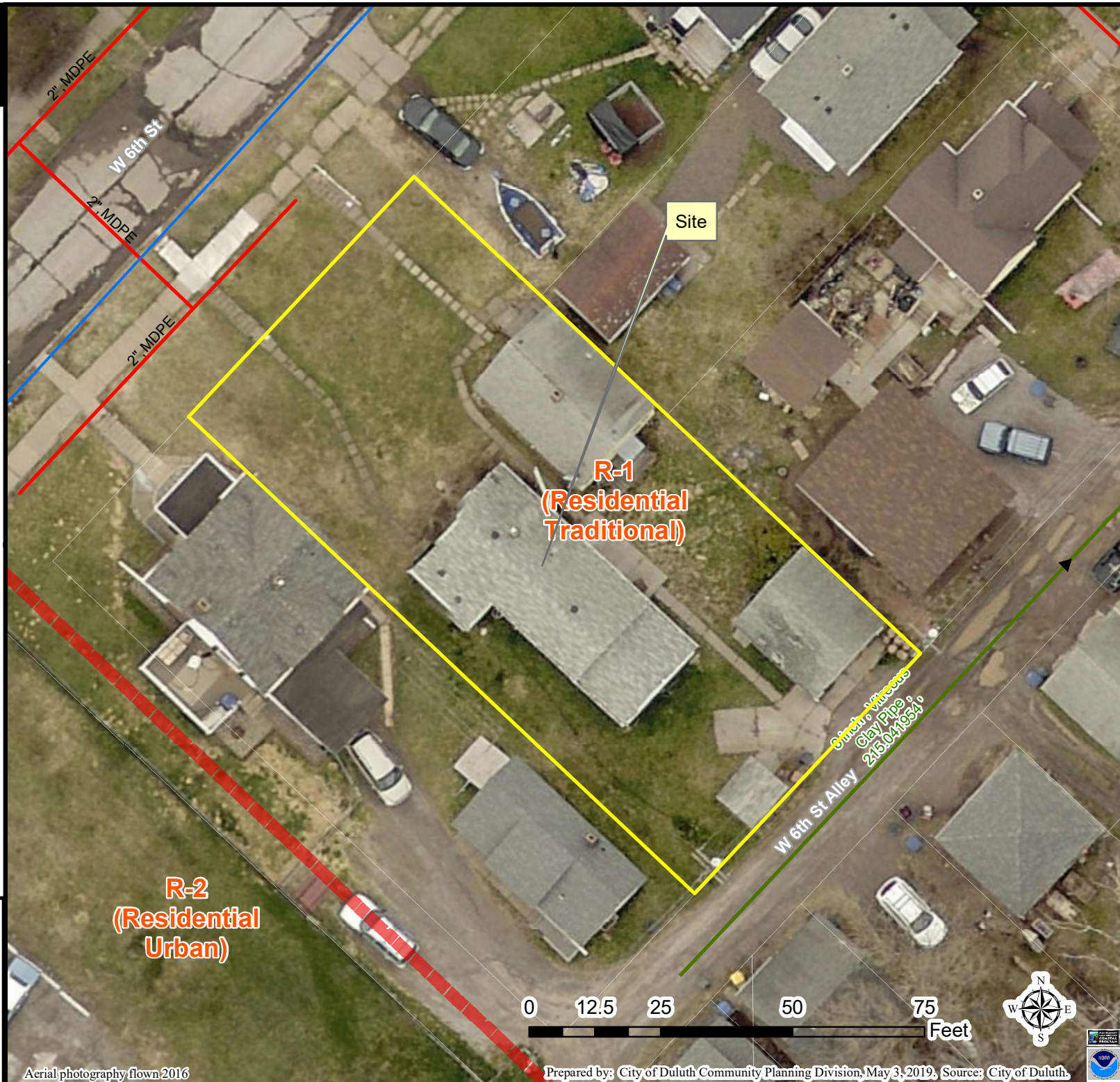
Storm Sewer Mains

- Storm Sewer Pipe
- Storm Sewer Catch Basin

Zoning Boundaries

- Trout Stream (GPS)
- Other Stream (GPS)

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

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

SURVEY FOR: SUE HALL
3912 WEST 6TH STREET
DULUTH, MN 55807

SURVEY OF: LOTS 5, 6 AND EAST HALF LOT 7,
BLOCK 9, "CHANDLER PARK
ADDITION" AND LOT 11 AND 12,
BLOCK 8, "HAZELWOOD PARK
DIVISION" CITY OF DULUTH, ST.
LOUIS COUNTY, MINNESOTA.

STRAIGHTLINE SURVEYING, INC.

P.O. Box 510, 500 Folz Blvd
Moose Lake, MN 55767

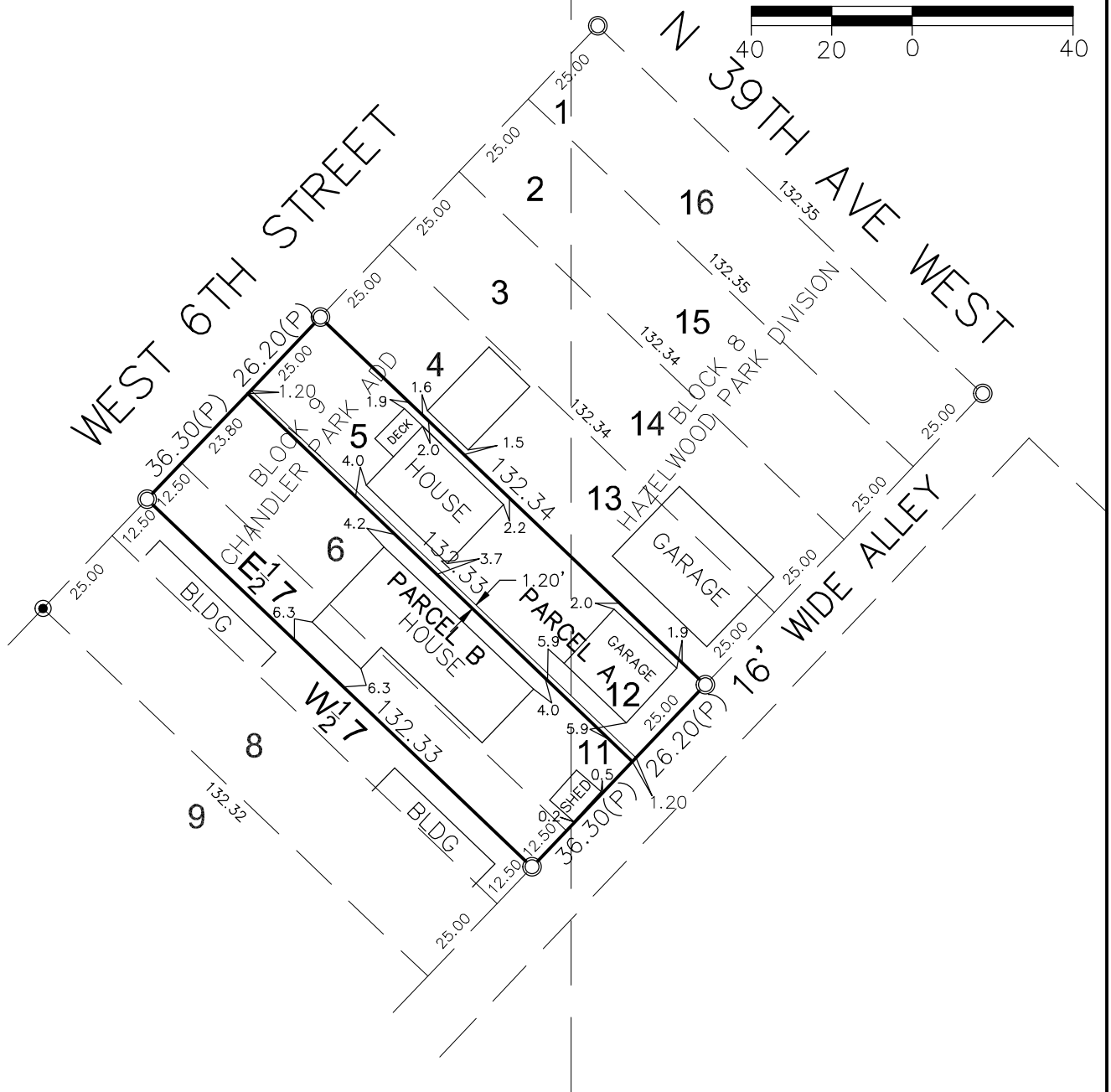
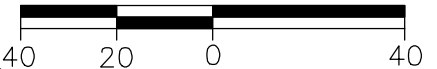
Telephone: (218)-485-4811

Fax: (218)-485-4811

E-MAIL: banderson@straightlinesurveying.com

- DENOTES FOUND IRON MONUMENT
- ⊙ DENOTES 1/2" IRON REBAR MONUMENT
SET AND CAPPED "ANDERSON 45498"
- △ DENOTES COTTON SPINDLE SET
- (P) DENOTES PROPOSED LOT DIMENSION

SCALE 1"=40'



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.

Benjamin H. Anderson
Benjamin H. Anderson

45498
License No.

01-22-2020
Date

2019-322
Job No.

ST LOUIS 6 P.11
Book No.

PARCEL A

Lot 5 and the Northeasterly 1.20 feet of Lot 6, Block 9, "CHANDLER PARK ADDITION TO DULUTH" on file and of record in the office of the St. Louis County Recorder, St. Louis County, Minnesota.

AND ALSO

Lot 12 and the Northeasterly 1.20 feet of Lot 11, Block 8, "HAZELWOOD PARK DIVISION OF WEST DULUTH" on file and of record in the office of the St. Louis County Recorder, St. Louis County, Minnesota.

EXCEPT all minerals.

PARCEL B

Lot 6 and the East Half of Lot 7, Block 9, "CHANDLER PARK ADDITION TO DULUTH" on file and of record in the office of the St. Louis County Recorder, St. Louis County, Minnesota, EXCEPT the Northeasterly 1.20 feet of said Lot 6.

AND ALSO

Lot 11, Block 8, "HAZELWOOD PARK DIVISION OF WEST DULUTH" on file and of record in the office of the St. Louis County Recorder, St. Louis County, Minnesota, EXCEPT the Northeasterly 1.20 feet of said Lot 11.

EXCEPT all minerals.