



Planning & Development Division
Planning & Economic Development Department

Room 160
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 Duluth, Minnesota 55802



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File Number	PL 20-018	Contact	Chris Lee, cleee@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date		March 10, 2020
Deadline for Action	Application Date	February 10, 2020	60 Days	April 10, 2020
	Date Extension Letter Mailed	February 19, 2020	120 Days	June 9, 2020
Location of Subject		South 69 th Avenue West. PIN: 010-0370-03370		
Applicant	Northland Homes	Contact	Sherri Irving/	
Agent	N/A	Contact	N/A	
Legal Description		Lots 10 thru 13, Block 34, Carlton Addition of Duluth		
Site Visit Date		February 20, 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 into two tax parcels that will each be 50' x 125' and have frontage on 69th Avenue West.

Recommended Action:

Staff recommends approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacant	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:

- (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. The minor subdivision is consistent with promoting reinvestment in neighborhoods by allowing a large lot to be subdivided and creating a second lot. The new lots are intended for construction of additional housing 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 and neighborhood extensions, and new traditional neighborhood areas.

History:

This parcel has been vacant for its recent history.

Review and Discussion Items

Staff finds that:

1. The applicant is requesting a Minor Subdivision to divide a 100-foot wide parcel into two parcels. Parcel A will be 50 feet wide and has no improvements or structures. Parcel B will be 50 feet wide and has no existing primary structures, but is encroached upon by the neighbors sheds. The sheds will be relocated as part of this project and need to be relocated prior to building permits.
2. Proposed Parcel A will be 6,250 sq. ft. with 50 feet of frontage on S. 69th Ave W. and Parcel B will be 6,250 sq. ft. with 50 feet of frontage on S. 69th Ave W. The minimum lot area required for a single-family dwelling in an R-1 zone is 4,000 sq. ft. per dwelling and a minimum lot frontage of 40 feet is required, which both proposed parcels comply.
3. Access to the parcels is via improved S. 69th Ave W.
4. No public, agency, or 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 subject to the following conditions:

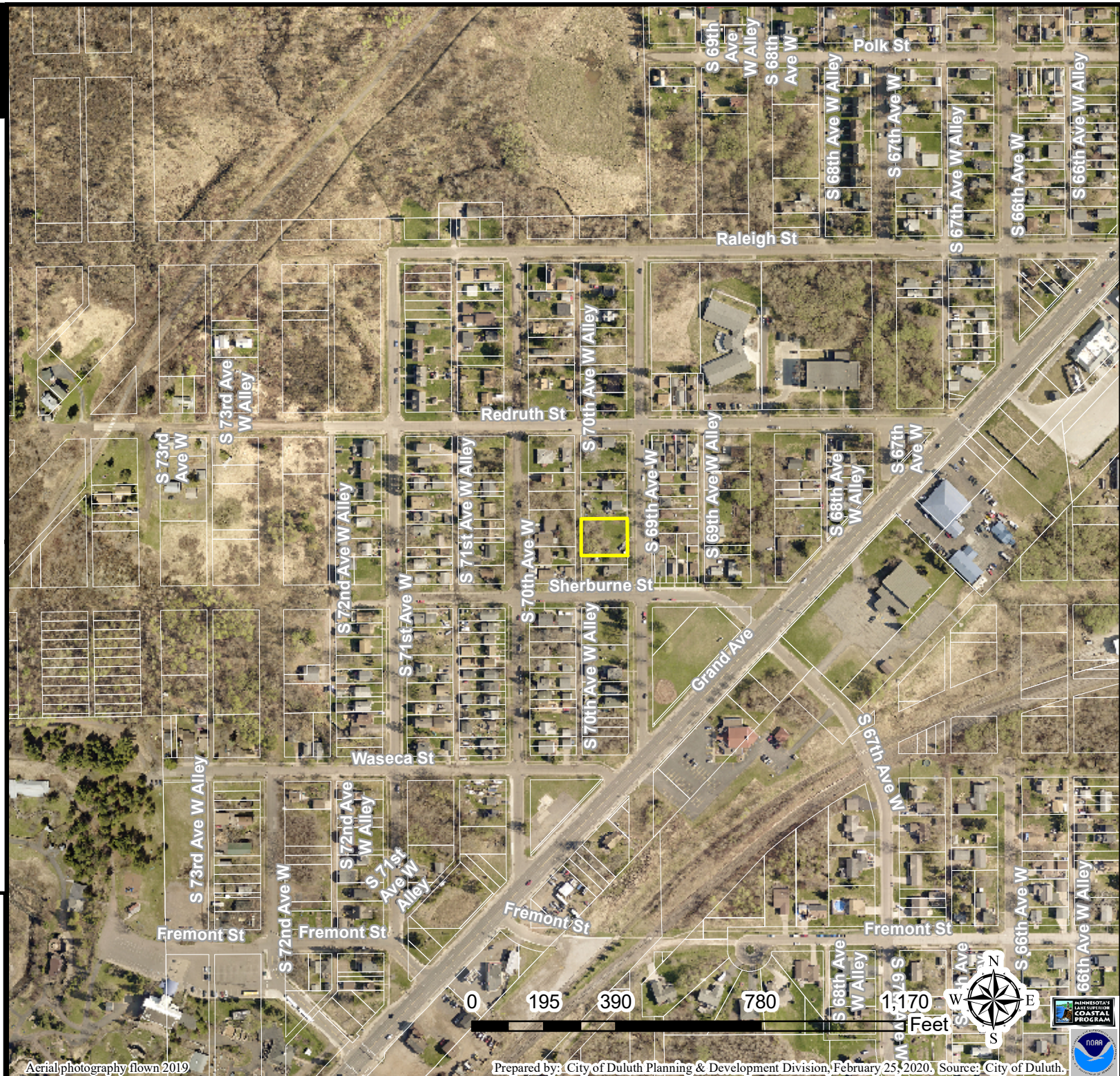
1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
2. Any alterations to the approved plans that do not alter major elements 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 20-018
Minor Subdivision

Legend

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Aerial photography flown 2019

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Minor Subdivision PL 20-018
S. 69th Ave W

Legend

- Gas Main
- Water Main
- ⊕ Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSDD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Municipal Boundary
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)

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