



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 21-044	Contact	John Kelley, jkelley@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date		May 11, 2021
Deadline for Action	Application Date	April 7, 2021	60 Days	June 6, 2021
	Date Extension Letter Mailed	April 26, 2021	120 Days	August 5, 2021
Location of Subject		West Arrowhead Road and Swan Lake Place		
Applicant	JDL Development	Contact	Jesse Stokke	
Agent		Contact		
Legal Description		See Attached		
Site Visit Date		April 30, 2021	Sign Notice Date	N/A
Neighbor Letter Date		N/A	Number of Letters Sent	N/A

Proposal

Applicant is requesting a Minor Subdivision to divide one platted lot into four lots to construct twin homes. The current parcel is approximately 65,000 square feet and the division will create four lots. Parcel A, B and C will be over 10,000 square feet in size and Parcel D will be approximately 30,000 square feet.

Recommended Action: Approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Low-density Neighborhood
North	RR-1	Residential	Rural Residential
South	R-1	Residential	Low-density Neighborhood
East	R-1	Vacant land	Low-density Neighborhood
West	RR-1	Residential/vacant land	Low-density Neighborhood

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.

50-14.5.A. R-1 minimum lot area: 4,000 square feet; minimum lot frontage: 40 feet.

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.

Future Land Use: Low-density Neighborhood - Single-family housing with urban services. Typified by curvilinear streets, houses with longer dimension parallel to street, and attached garages. Includes a range of house sizes and lot sizes. Non-residential uses are mainly uses such as schools and churches. Parks and open space are located within or adjacent

History: The current parcel contains approximately 65,000 square feet. The underlying plat is "Crystal Village;" the existing tax parcel consists one parcel with frontage on the platted Swan Lake Place.

Review and Discussion Items

1. Applicant is requesting a Minor Subdivision to divide a single lot into four lots. All four parcels will have frontage on Swan Lake Place with the rear of the lots fronting West Arrowhead Road.
2. There are no structures on the parcel to be subdivided. The applicant is proposing to construct two townhomes/twin homes on the four parcels. Each structure would straddle the center lot line of two parcels.
3. All parcels are zoned R-1, which has a minimum lot size of 4,000 square feet and have the required street frontage along Swan Lake Place. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
4. The applicant has submitted a tree inventory but will need to provide a tree replacement plan for review and approval prior to the issuance of permits for any site work.
5. The applicant has submitted a wetland delineation for the parcels that was previously completed for the property. Staff did consult with wetland consultant, R.C. Boheim, regarding the wetlands and he stated that a complete wetland delineation is needed for review and that he didn't think the wetland issues should be a barrier for this minor subdivision. A complete delineation and application needs to be submitted for review and approval prior to the issuance of permits for any site work.
6. The proposed lots will access the proposed parcel from Swan Lake Place. The St. Louis County Traffic Engineer stated that the county would not allow access onto West Arrowhead Road because there is an opportunity for access onto Swan Lake Place and Swan Lake Road. An access onto West Arrowhead Road would conflict with a right-turn lane and be too closely spaced to the intersection with Swan Lake Road.
7. The City Engineering Department stated the applicant will need to submit a stormwater management plan for review and also extend the sanitary sewer line for the proposed townhomes. Any improvements required for Swan Lake Place by the City Engineer will be the responsibility of the applicant.
8. The City GIS Utility data indicates that the closest hydrant is located at the intersection of Swan Lake Place and Crystal Drive. The City Fire Marshall has stated that the farthest home needs to be within the code requirements of 400 feet from the hydrant.
9. The City GIS utilities data shows the nearest hydrant location to be at the intersection of Swan Lake Place. The City Fire Marshall has stated that it doesn't list how far from the hydrant on Swan Lake and Crystal

drive. The farthest home needs to be within the code requirements of 400 feet from the hydrant.

10. No public, agency, or other City comments were received.

11. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.

12. 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.

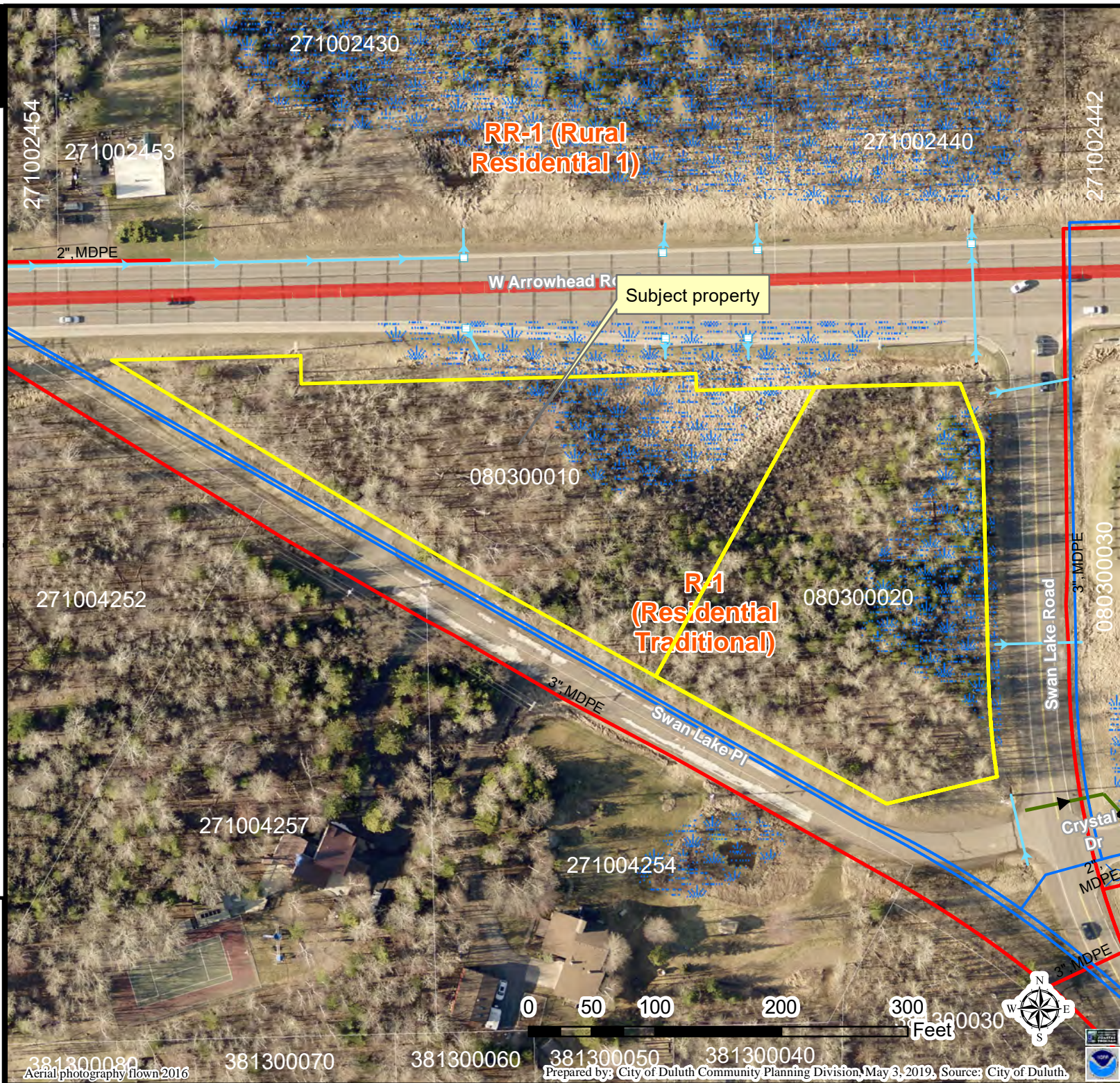


PL 21-044
Minor Subdivision
Site Map

Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- PS Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Zoning Boundaries**
- Shoreland (UDC)**
- Cold Water
- Natural Environment
- General Development
- Trout Stream (GPS)
- Other Stream (GPS)
- Wetlands (NRRI)

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.



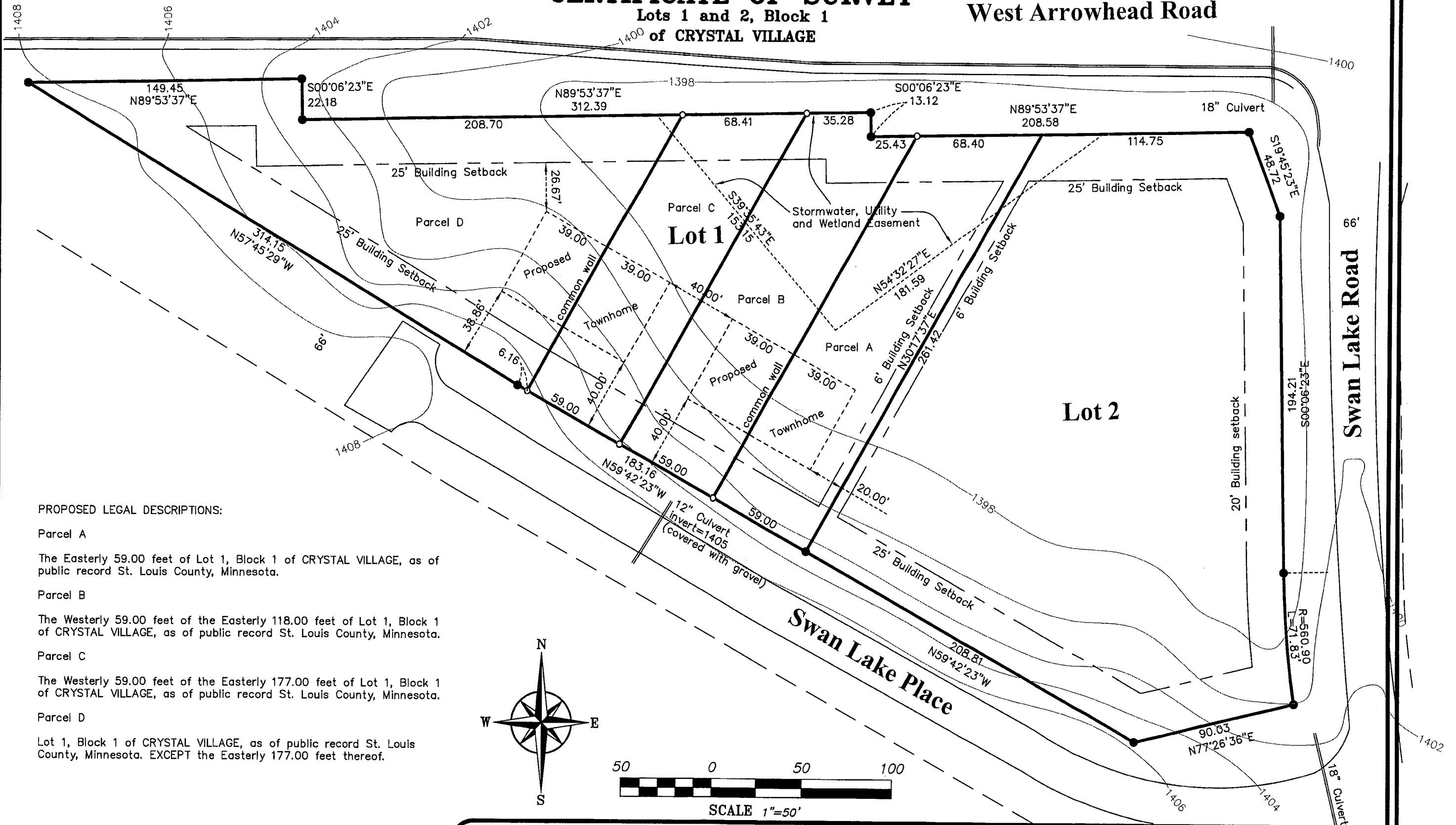
West Arrowhead Road

CERTIFICATE OF SURVEY

Lots 1 and 2, Block 1

of CRYSTAL VILLAGE

West Arrowhead Road



PROPOSED LEGAL DESCRIPTIONS:

Parcel A

The Easterly 59.00 feet of Lot 1, Block 1 of CRYSTAL VILLAGE, as of public record St. Louis County, Minnesota.

Parcel B

The Westerly 59.00 feet of the Easterly 118.00 feet of Lot 1, Block 1 of CRYSTAL VILLAGE, as of public record St. Louis County, Minnesota.

Parcel C

The Westerly 59.00 feet of the Easterly 177.00 feet of Lot 1, Block 1 of CRYSTAL VILLAGE, as of public record St. Louis County, Minnesota.

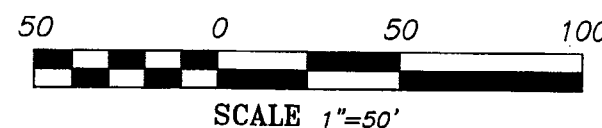
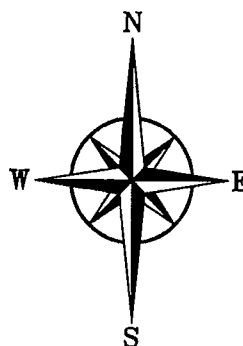
Parcel D

Lot 1, Block 1 of CRYSTAL VILLAGE, as of public record St. Louis County, Minnesota. EXCEPT the Easterly 177.00 feet thereof.

STANDARD SYMBOLS & CONVENTIONS:

"O" Denotes 1/2" ID pipe with plastic plug bearing
State License Number 57070, set.

"●" Denotes found iron monument.



NORTH EASTERN
SURVEYING & ENGINEERING, INC.
P.O. Box 3067 - Bemidji Minnesota - 56619

JDL DEVELOPEMENT, INC.
Duluth, MN

JOB# 21533		DRAWN BY: JRK	
REV#	DESCRIPTION	DATE	

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.

Michael Stang
Michael Stang (L.C. NO. 52591)

4/2/2021
DATE: _____

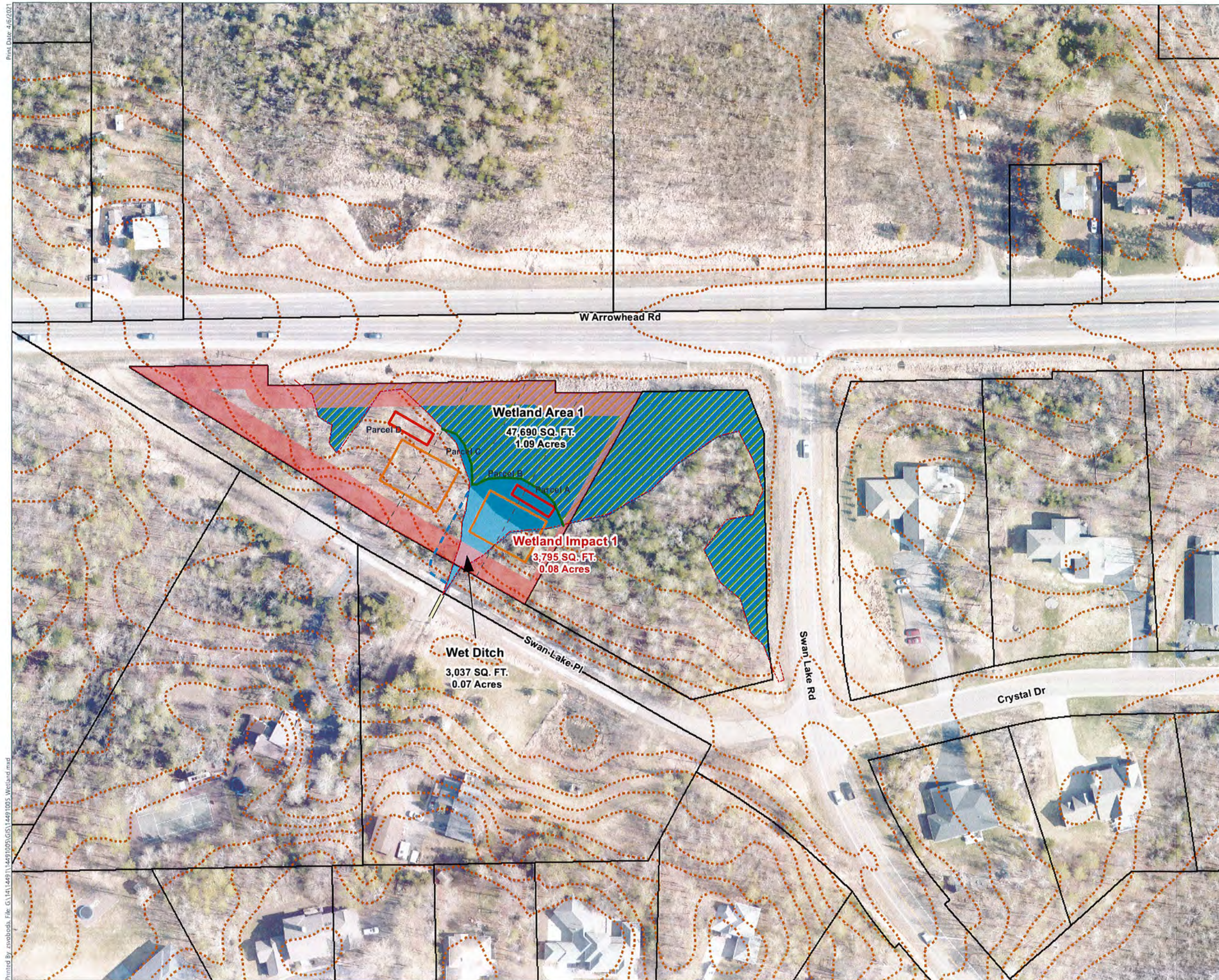


Figure 1

Wetland Delineation

W Arrowhead Rd & Swan Lake Rd
Duluth, St. Louis County, Minnesota

- Parcels
 - 2-Foot Contours
 - 50x78' Duplexes
 - Building Setback
 - Proposed Stormwater (Rain Garden) Feature
 - Estimated Extent of Filling Line
 - Culvert
 - Adjusted Drainage
 - Property
 - Wetland Boundary
- Wetland**
- Fresh (Wet) Meadow
 - Wet Ditch
 - Wetland Impacts

Data Sources:
St. Louis County, MNTopo

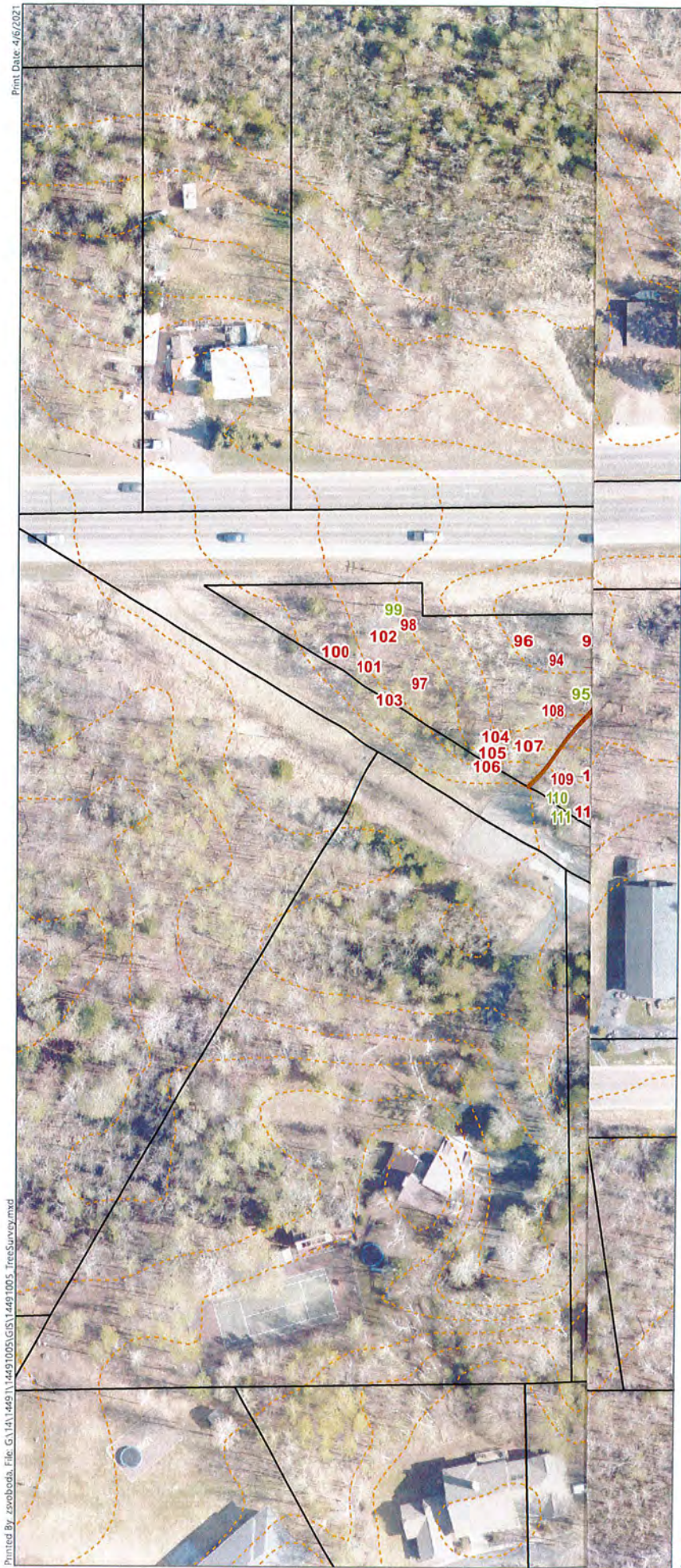


Figure 2

Tree Survey

W Arrowhead Rd & Swan Lake Rd
Duluth, St. Louis County, Minnesota

- 77 Special Trees
- 41 Significant Trees
- 142 Trees
- Estimated Clearing Limits
- 2-Foot Contours
- Parcels

Lot 1:
30 Significant Trees
7 Special Trees
37 Total Trees Planned for Removal

Lot 2:
59 Significant Trees
5 Special Trees
64 Total Trees

Data Sources:
St. Louis County, MN Topo

Table 1 - Tree Survey and Inventory

Significant Trees				Significant Trees (Continued)		
Tree Description	DBH (in)	Tree Species		Tree Description	DBH (in)	Tree Species
SIG #1	10.6	Quaking Aspen		SIG #59	11.1	Quaking Aspen
SIG #2	10.5	Quaking Aspen		SIG #60	11.5	Quaking Aspen
SIG #3	14	Quaking Aspen		SIG #61	10.2	Quaking Aspen
SIG #4	13.2	Quaking Aspen		SIG #62	10.3	Quaking Aspen
SIG #5	10.2	Quaking Aspen		SIG #63	10.1	Quaking Aspen
SIG #6	11	Quaking Aspen		SIG #64	11.5	Quaking Aspen
SIG #7	11.2	Quaking Aspen		SIG #65	11.5	Quaking Aspen
SIG #8	10.6	Quaking Aspen		SIG #66	11.6	Quaking Aspen
SIG #9	10.2	Quaking Aspen		SIG #67	10.7	Quaking Aspen
SIG #10	12.3	Quaking Aspen		SIG #68	11.9	Quaking Aspen
SIG #11	10.8	Quaking Aspen		SIG #69	11.5	Quaking Aspen
SIG #12	11.2	Quaking Aspen		SIG #70	13.1	Quaking Aspen
SIG #13	10.2	Quaking Aspen		SIG #71	13.4	Quaking Aspen
SIG #14	10.1	Quaking Aspen		SIG #72	12.5	Quaking Aspen
SIG #15	11	Quaking Aspen		SIG #73	11.6	Quaking Aspen
SIG #16	11.1	Quaking Aspen		SIG #74	11.2	Quaking Aspen
				SIG #124	10.2	Quaking Aspen
				SIG #125	14.5	Quaking Aspen
				Special #126	12	Paper Birch
				SIG #127	13.1	Black Ash
				SIG #128	12.2	Quaking Aspen
				SIG #129	14.1	Black Ash
				SIG #130	10.2	Quaking Aspen
				SIG #131	10.3	Quaking Aspen
				SIG #132	11	Quaking Aspen
				SIG #133	10.5	Quaking Aspen
				SIG #134	13.2	Quaking Aspen
				SIG #135	12.8	Quaking Aspen
				SIG #136	10.6	Quaking Aspen
				SIG #137	16.2	Quaking Aspen
				Special #138	6.8	Paper Birch
				SIG #139	10.3	Quaking Aspen
				Special #140	6.5	Paper Birch
				SIG #141	12.2	Quaking Aspen
				SIG #142	11	Quaking Aspen Dead
				Special #143	8.5	Paper Birch

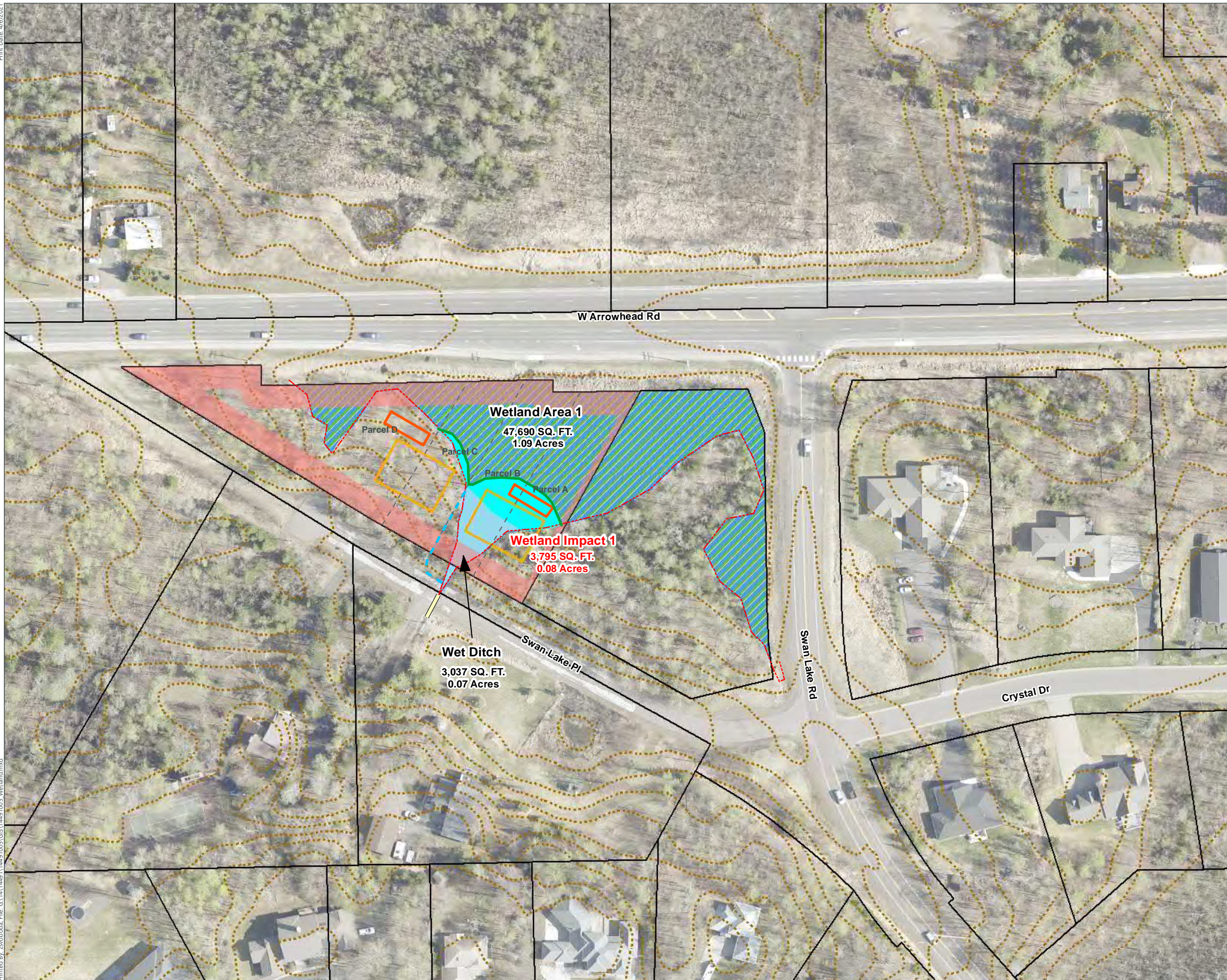















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-  Parcels
-  2-Foot Contours
-  50x78' Duplexes
-  Building Setback
-  Proposed Stormwater (Rain Garden) Feature
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-  Wetland Boundary

Wetland

-  Fresh (Wet) Meadow
-  Wet Ditch
-  Wetland Impacts

Data Sources:
St. Louis County, MNTopo

Tree Survey

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- Parcels

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5 Special Trees
64 Total Trees

MSA 0 50 100 Feet

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SIG #4	13.2	Quaking Aspen	SIG #62	10.3	Quaking Aspen	
SIG #5	10.2	Quaking Aspen	SIG #63	10.1	Quaking Aspen	
SIG #6	11	Quaking Aspen	SIG #64	11.5	Quaking Aspen	
SIG #7	11.2	Quaking Aspen	SIG #65	11.5	Quaking Aspen	
SIG #8	10.6	Quaking Aspen	SIG #66	11.6	Quaking Aspen	
SIG #9	10.2	Quaking Aspen	SIG #67	10.7	Quaking Aspen	
SIG #10	12.3	Quaking Aspen	SIG #68	11.9	Quaking Aspen	
SIG #11	10.8	Quaking Aspen	SIG #69	11.5	Quaking Aspen	
SIG #12	11.2	Quaking Aspen	SIG #70	13.1	Quaking Aspen	
SIG #13	10.2	Quaking Aspen	SIG #71	13.4	Quaking Aspen	
SIG #14	10.1	Quaking Aspen	SIG #72	12.5	Quaking Aspen	
SIG #15	11	Quaking Aspen	SIG #73	11.6	Quaking Aspen	
SIG #16	11.1	Quaking Aspen	SIG #74	11.2	Quaking Aspen	
SIG #17	10.5	Quaking Aspen	SIG #75	11.5	Quaking Aspen	
SIG #18	11.2	Quaking Aspen	Special #76	7	Paper Birch	
SIG #19	10.2	Quaking Aspen	Special #77	8.5	Paper Birch	
SIG #20	10.5	Quaking Aspen	Special #78	7	Paper Birch	
SIG #21	10.1	Quaking Aspen	SIG #79	10.5	Quaking Aspen	
SIG #22	10.3	Quaking Aspen	SIG #80	13.2	Quaking Aspen	
SIG #23	11	Quaking Aspen	SIG #81	10.5	Balsam Fir	
SIG #24	11.2	Quaking Aspen	SIG #82	10.1	Black Ash	
SIG #25	10.6	Quaking Aspen	SIG #83	12.5	Quaking Aspen	
SIG #26	11.3	Quaking Aspen	SIG #84	13.5	Quaking Aspen	
SIG #27	11.5	Quaking Aspen	Special #85	11	Paper Birch	
SIG #28	13.1	Quaking Aspen	SIG #86	13.2	Quaking Aspen	
SIG #29	12.5	Quaking Aspen	Special #87	13	Paper Birch	
SIG #30	10.5	Quaking Aspen	SIG #88	14.5	Red Maple	
SIG #31	14.1	Quaking Aspen	SIG #89	14	Red Maple	
SIG #32	10.2	Quaking Aspen	SIG #90	10.2	Quaking Aspen	
SIG #33	18.5	Quaking Aspen	SIG #91	11	Quaking Aspen	
SIG #34	14.3	Quaking Aspen	SIG #92	11.1	Quaking Aspen	
SIG #35	10.1	Quaking Aspen	SIG #93	10.3	Quaking Aspen	
Special #36	10.6	White Cedar	SIG #94	10.5	Quaking Aspen	
Special #37	11.5	White Cedar	Special #95	6.2	Paper Birch	
SIG #38	10.6	Black Ash	SIG #96	11.2	Quaking Aspen	
Special #39	8.5	Paper Birch	SIG #97	10.5	Quaking Aspen	
Special #40	11.2	Paper Birch	SIG #98	10.8	Quaking Aspen	
SIG #41	11	Quaking Aspen	Special #99	16.1	Red Oak	
SIG #42	10.6	Black Ash	SIG #100	10.6	Red Maple	
SIG #43	10.6	Quaking Aspen	SIG #101	14	Quaking Aspen	
SIG #44	13	Quaking Aspen	SIG #102	13.1	Red Maple	
SIG #45	10.6	Quaking Aspen	SIG #103	13.5	Quaking Aspen	
SIG #46	10.2	Black Ash	SIG #104	13.1	Quaking Aspen	
Special #47	7.5	Paper Birch	SIG #105	17.1	Quaking Aspen	
SIG #48	10.9	Quaking Aspen	SIG #106	14.2	Quaking Aspen	
SIG #49	10.4	Quaking Aspen	SIG #107	13.5	Quaking Aspen	
Special #50	8.5	Paper Birch	SIG #108	14.2	Quaking Aspen	
Special #51	7.5	Paper Birch	SIG #109	13.2	Quaking Aspen	
SIG #52	10.2	Quaking Aspen	Special #110	7.6	Paper Birch	
Special #53	6.2	Paper Birch	Special #111	9.5	White Spruce	
SIG #54	14	Quaking Aspen	SIG #112	10.6	Quaking Aspen	
SIG #55	12.1	Quaking Aspen	SIG #113	15.6	Quaking Aspen	
SIG #56	11.4	Quaking Aspen	Special #114	10.2	Paper Birch	
SIG #57	10.9	Quaking Aspen	SIG #115	10.5	Quaking Aspen	
SIG #58	11.2	Quaking Aspen	Special #116	16.1	Red Oak	
			Special #117	15.5	Red Oak	
			SIG #118	10.2	Red Maple	
			SIG #119	10.1	Red Maple	
			SIG #120	10.5	Quaking Aspen	
			SIG #121	13.5	Red Maple	
			SIG #122	12.9	Red Maple	
			Special #123	8.2	Paper Birch	
			SIG #124	10.2	Quaking Aspen	
			SIG #125	14.5	Quaking Aspen	
			Special #126	12	Paper Birch	
			SIG #127	13.1	Black Ash	
			SIG #128	12.2	Quaking Aspen	
			SIG #129	14.1	Black Ash	
			SIG #130	10.2	Quaking Aspen	
			SIG #131	10.3	Quaking Aspen	
			SIG #132	11	Quaking Aspen	
			SIG #133	10.5	Quaking Aspen	
			SIG #134	13.2	Quaking Aspen	
			SIG #135	12.8	Quaking Aspen	
			SIG #136	10.6	Quaking Aspen	
			SIG #137	16.2	Quaking Aspen	
			Special #138	6.8	Paper Birch	
			SIG #139	10.3	Quaking Aspen	
			Special #140	6.5	Paper Birch	
			SIG #141	12.2	Quaking Aspen	
			SIG #142	11	Quaking Aspen Dead	
			Special #143	8.5	Paper Birch	