



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 21-063	Contact	Kyle Deming
Type	Special Use Permit for a Cottage Home Park	Planning Commission Date	June 8, 2021
Deadline for Action	Application Date	April 23, 2021	60 Days June 22, 2021
	Date Extension Letter Mailed	May 25, 2021	120 Days August 21, 2021
Location of Subject	West side of Decker Rd. south of 4319 Decker Rd. (Duluth Heights)		
Applicant	Dirt Inc. dba Northland Homes	Contact	Rob & Sherri Irving
Agent		Contact	
Legal Description	See attached description on preliminary plan		
Site Visit Date	May 26, 2021	Sign Notice Date	May 26, 2021
Neighbor Letter Date	May 25, 2021	Number of Letters Sent	11

Proposal

Applicant is requesting a special use permit for a cottage home park on 4 acres containing 14 dwelling units consisting of 1,500 – 1,800 sq. ft., 1- or 2-level homes with attached garages. A homeowners' association will be formed to manage all of the property other than the individually owned dwelling units, including the 20 ft. wide private looped driveway, interconnecting sidewalks, community recreation area and storm water treatment. Water, sewer, and gas pipes will be public.

Recommendation

Staff recommend approval with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Undeveloped	Urban Residential
North	R-1	Single Family Homes	Urban Residential
South	R-2	Single Family Homes	Low-Density Neighborhood
East	R-1	Miller Creek shoreland	Low-Density Neighborhood & Open Space
West	R-1	Undeveloped	Urban Residential

Summary of Code Requirements

UDC Section 50-37.10. Special Use Permits: Planning Commission shall approve the planning review or approve it with modifications, if it is determined that the application is consistent with the comprehensive plan and complies with all applicable provisions of the UDC. The Commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community.

UDC Section 50-20.1.G Cottage Home Park, standards paraphrased here:

1. All dwelling units within a cottage home park shall be subject to setback, height, off-street parking, and other regulations

appropriate for one-family dwellings in the applicable zone district.

2. Dwelling units shall meet the minimum lot area and lot frontage requirement for multi-family, townhome, or two-family developments of the applicable zone district that the home park is located, whichever is smaller or least;
3. Dwelling units shall face the front lot line, unless the site layout provides for porch/deck on units to face other primary entrance points within the site.
4. Cottage housing developments shall provide common open space or an amenity area which is centrally located, equally accessible from, and at the disposition of all dwelling units.
5. Sidewalks or multi-use paths must be provided to ensure pedestrian access from each individual dwelling unit to the front property line or public street.
6. Approval of a cottage home park does not negate to the need for subdivision review and approval, if applicable.
7. Cottage home parks must provide separate sewer and water services for each dwelling unit as required by the city engineer.

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

Governing Principle #2 – Declare the necessity and secure the future of undeveloped places. The project will create a community open space with amenities to be used by residents of the development and managed by a homeowners' association.

Governing Principle #5 – Promote reinvestment in neighborhoods. The project will create a small neighborhood enclave that surrounds a community open space with amenities.

Governing Principle #7 – Create and maintain connectivity. The project creates connectivity between the dwellings in the project via the internal sidewalk system and looping driveway that connect to Decker Rd., which contains a sidewalk and is a bike route. The project developer will enter into an agreement to dedicate a public street easement across the south side of the site to provide access to undeveloped land to the west, should the lands be developed.

Future Land Use – Urban Residential: Greatest variety of residential building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. Connected or adjacent to parks and open space. 8 units/acre and up, design standards ensure pedestrian orientation and mix of housing. The project will create a small neighborhood of dwellings at 3.5 units/acre that are connected to open space with pedestrian facilities.

Review and Discussion Items

- 1) Applicant is requesting a special use permit for a cottage home park containing 14 dwelling units consisting of 1,500 – 1,800 sq. ft., 1- or 2-level homes with attached garages. A homeowners' association will be formed to manage all of the property other than the individually owned dwelling units, including the 20 ft. wide private looped driveway, interconnecting sidewalks, community recreation area and storm water treatment. Water, sewer, and gas pipes will be public.
- 2) The proposed development is situated on a 4-acre parcel located on the west side of Decker Road, south of 4319 Decker Road, that will utilize a private driveway for access to homes.
- 3) Sec. 50-18.1.B (Wetlands). Applicant has hired a wetland delineator who has determined that the only wetland on the site to be impacted is estimated to be 6,000 sq. ft. and hydrologically isolated. Their determination is that the wetland would be eligible for a de minimis exemption under the Wetland Conservation Act. The City's wetland consultant (R.C. Boheim) concurs with this determination.
- 4) Sec. 50-18.1.D (Shoreland). The easterly 100-150 feet of the site is in the shoreland of Miller Creek. None of the proposed buildings or impervious surface are impacted by the shoreland setbacks. A shoreland permit will be needed at time of application for land disturbing activities that addresses erosion control and site revegetation.
- 5) Sec. 50-18.1.E (Storm Water Management and Erosion Control). The applicant's site plan shows locations for construction of privately-owned storm water treatment facilities pending permitting with the City's Engineering office. City Engineering will also review permit applications for erosion control and grading of the site.

- 6) 50-20.1.G (Use Specific Standards) Cottage Home Park (see Summary of Code Requirements above).
 1. Development Standards. Dwelling units shown on the site plan comply with setbacks and heights required by the R-1 zoning, off-street parking minimums, and other development standards.
 2. Minimum Lot Area and Lot Frontage. The 4-acre lot meets minimum lot area and frontage requirements.
 3. Principal Entrance. The proposed site plan complies with the UDC requirement.
 4. Common Open Space or Amenity Area. The site plan shows a centrally located common area. The applicant has indicated the “shared courtyard will contain gardens and/or fire pits allowing a sense of community, a shared stake in the gardens and watchfulness of their neighborhood.”
 5. Connectivity and Access. The site plan shows sidewalks that connect the individual dwelling units to one another and to Decker Road, where there is a public sidewalk.
 6. Subdivision. The applicant has stated they intend to use a Common Interest Community plat to allow for ownership of individual dwelling units. A homeowners’ association will manage the remainder of the lot, including community open space, amenities, sidewalks, driveway, and storm water treatment.
 7. Utility Connections. The applicant has indicated that water, sewer, and gas will be provided in the development via public mains, which will require utility easements dedicated to the City.
- 7) Sec. 50-23 (Connectivity and Circulation). The project shows sidewalks that connect the dwellings and the public sidewalk in Decker Rd. To provide access to undeveloped land to the west of the applicant’s site, staff recommends as a condition of this special use permit that the applicant, and their successors, agree to dedicate a street easement in the future, if determined to be needed for development, of sufficient width, and that they agree to pay their share of the cost of the street, as determined by the City.
- 8) 50-24 (Parking and Loading). The site plan shows dwellings with attached garages and driveways that provide basic parking needs and 13 overflow parking spaces and a shoulder off the loop driveway. The Fire Department commented that the 20-foot-wide road will require signage on both sides to keep it clear for emergency vehicle access. Twenty feet is the minimum width allowed for fire apparatus access roads according to the fire code.
- 9) Sec. 50-25 (Landscaping and Tree Preservation). The applicant has initiated a tree inventory and will be required to replace 20-60% of the trunk diameter inches of trees removed, depending on the size and quality of trees. Street Frontage Landscaping is required along Decker Road. Staff recommends, before applying for land-disturbing activities, the applicant obtain from the Land Use Supervisor approval of a tree replacement plan and landscape plan.
- 10) 50-26 (Screening, Walls and Fences). Any fences would need a fence permit; otherwise, not applicable.
- 11) Sec. 50-29 (Sustainability Standards). Not applicable.
- 12) Sec. 50-30 (Building Design Standards). Not applicable.
- 13) UDC Sec. 50-31 (Exterior Lighting). Not applicable.
- 14) No citizen comments were received at the time that this report was written (May 31, 2021).

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission approve the special use permit subject to the following conditions:

- 1) The proposal is limited to the site plan and documents submitted with this application.
- 2) The Land Use Supervisor review and approve the final CIC plat before the applicant records the document and that the recording precede application for building permit for the first dwelling unit.
- 3) Prior to application for building permit for the first dwelling unit, the applicant provide the Land Use Supervisor with the declaration of covenants and restrictions and bylaws of the homeowners’ association for review and approval that site elements needed for zoning compliance may not be altered without the consent of the City, such documents to be recorded before receiving the certificate of occupancy on the first dwelling unit.
- 4) The applicant, and their successors, agree in writing to dedicate a street easement of sufficient width to allow for the installation of the future public street and that the applicant, or their successor, agree to pay their share of the cost of the public street, as determined by the City. Such agreement shall be finalized and executed prior to issuance of grading or building permits for the site.
- 5) Before applying for land-disturbing activities, the applicant obtain from the Land Use Supervisor approval of a tree replacement plan and landscape plan.
- 6) The applicant shall deposit an escrow (performance bond, cash, or other financial security equal to the amount of landscaping improvements) to ensure implementation of the tree replacement plan and landscape plan. This amount shall be held, without interest, until the applicant has installed the required trees and landscaping, hired a

certified professional to inspect trees and landscaping and confirm that all trees and landscaping was installed correctly and according to approved plans, and forwarded the inspection results to the City along with a request for reimbursement of escrow. This escrow shall not be released until all trees and landscaping are completed. Applicant is to maintain required landscaping and replace any vegetation that expires for a period of one year following the installation of trees and shrubs.

- 7) The “spine” of the sidewalk system be installed before the first dwelling unit may receive a certificate of occupancy and that each dwelling unit be connected to the spine as they are constructed.
- 8) 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 review; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

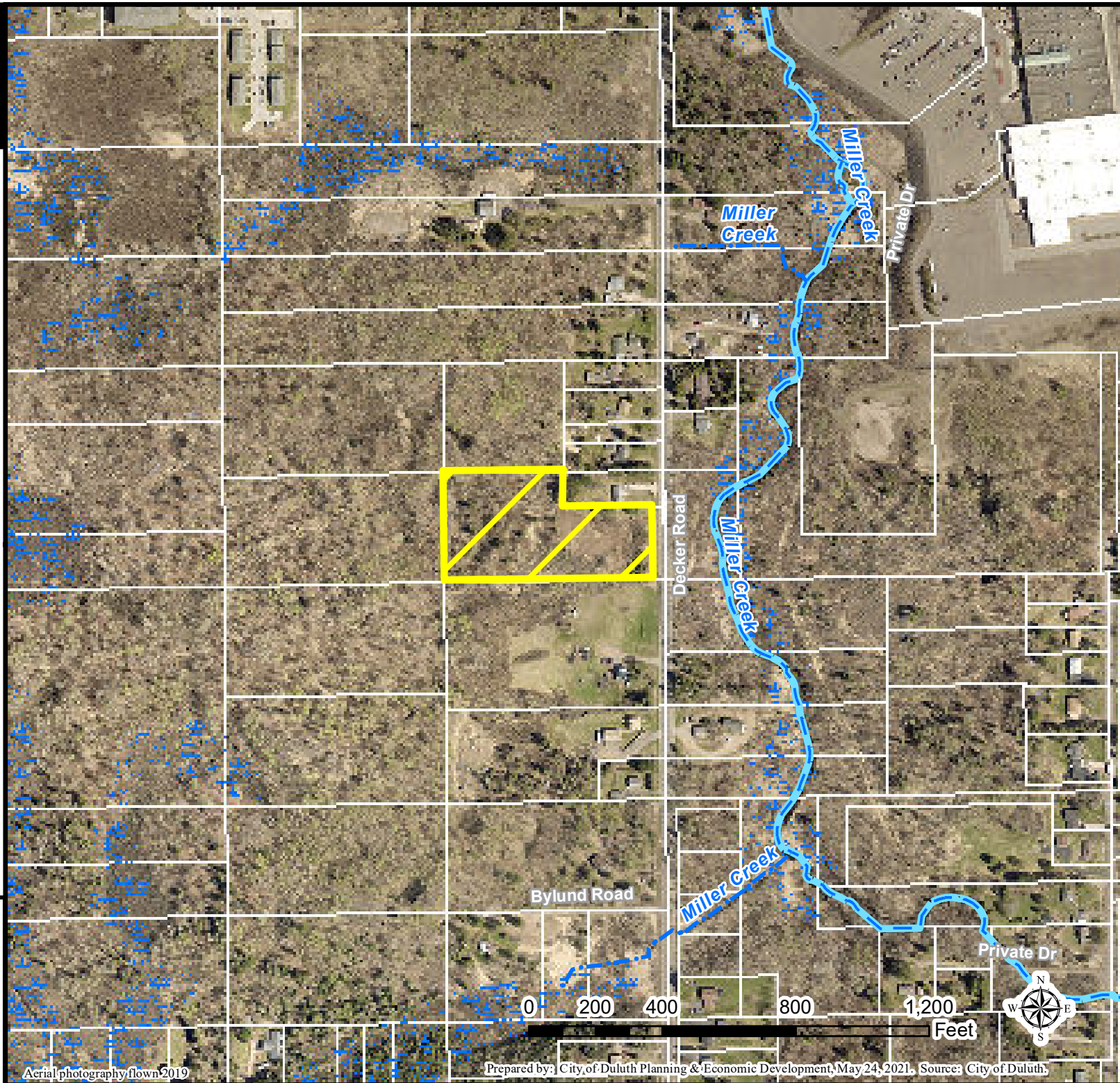


PL 21-063
Cottage Home Park
Special Use Permit -
Northland Homes /
Rob & Sherri Irving

Legend

- 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.





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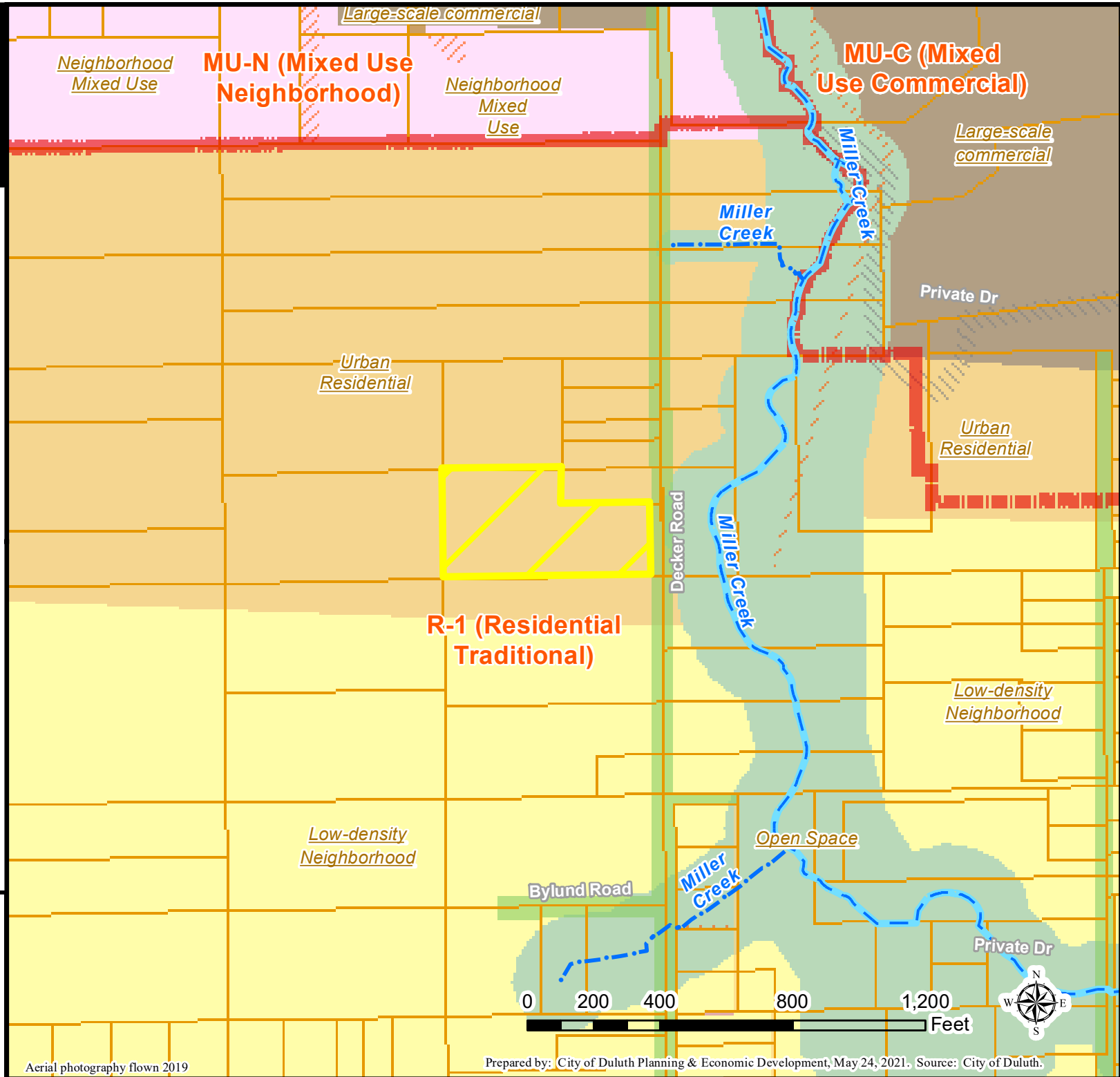
Future Land Use

Legend

- Parcels
- ROW**
 - <all other values>
- SUBTYPE, ROW_STATUS**
 - Utility, Active
 - Access, Active - currently in use
 - Access, Vacated - vacated via recorded document
 - Road, Active - currently in use
 - Utility, Vacated - vacated via recorded document
- Zoning Boundaries**
 - Trout Stream (GPS)
 - Other Stream (GPS)
- Open Space
- Low-density Neighborhood
- Urban Residential
- Large-scale commercial
- Neighborhood Mixed Use

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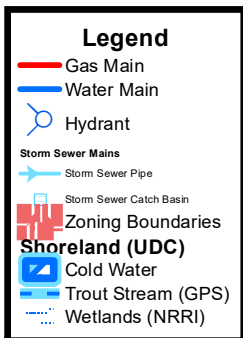
Aerial photography flown 2019



Prepared by: City of Duluth Planning & Economic Development, May 24, 2021. Source: City of Duluth.



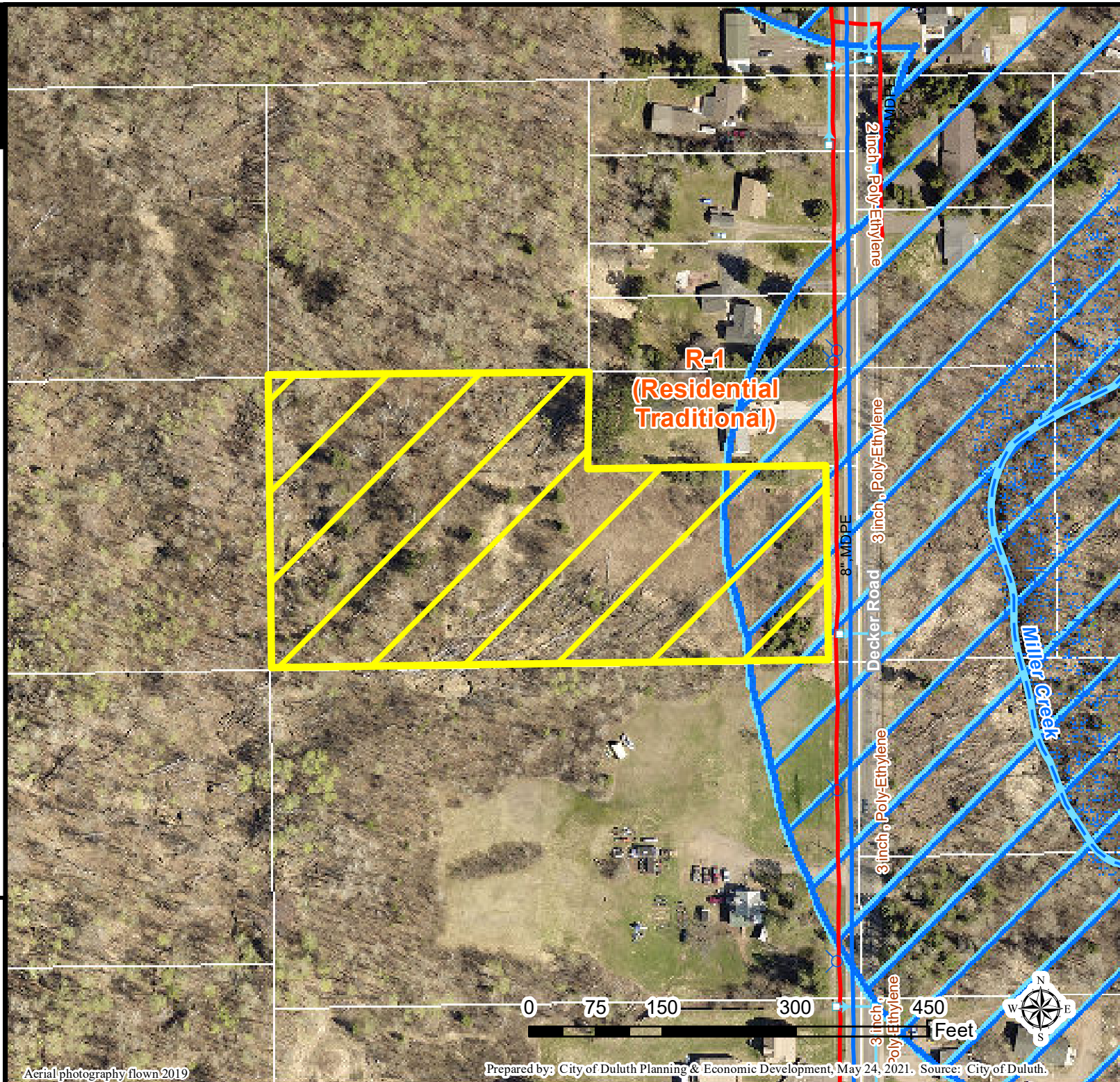
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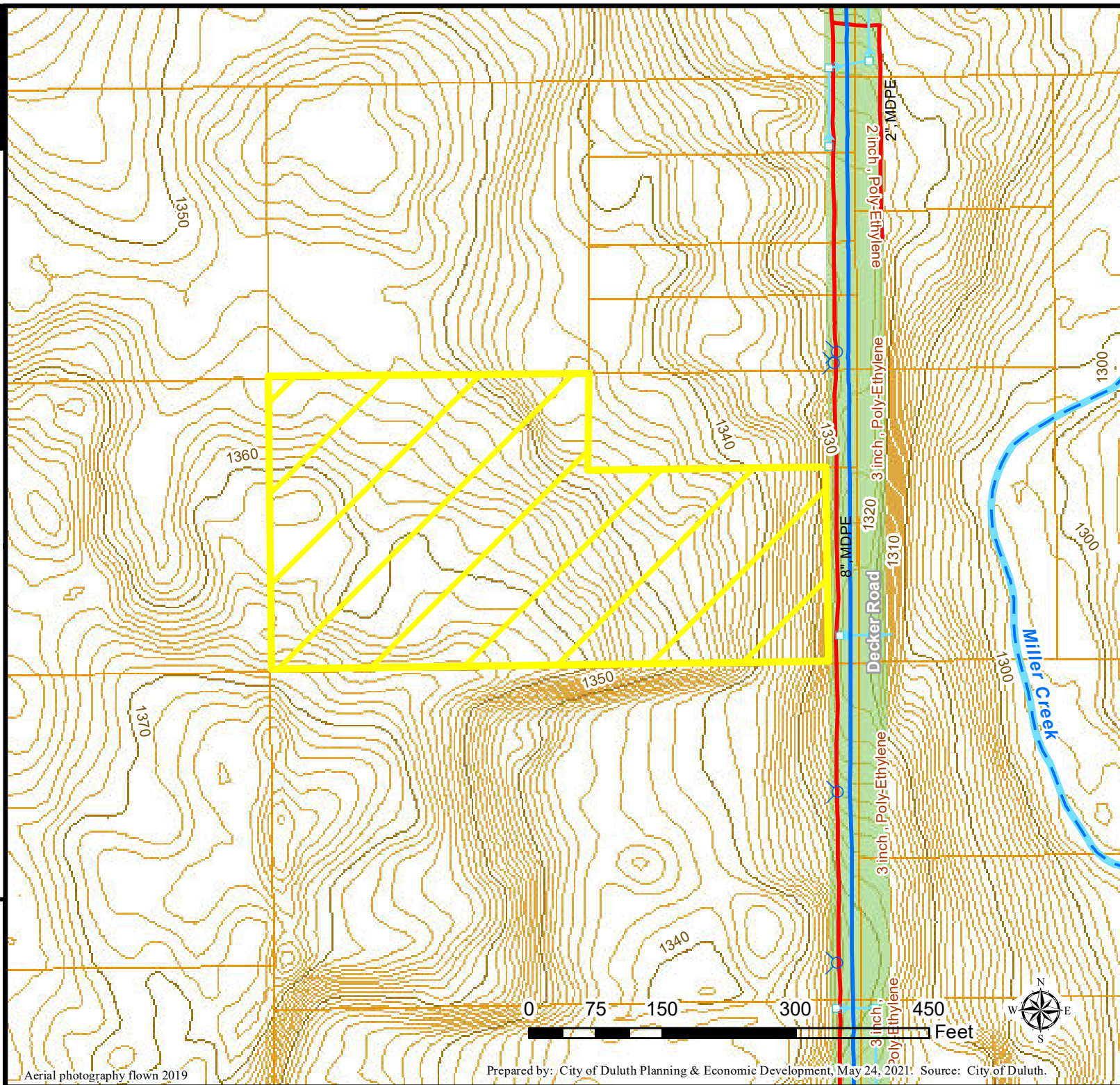
Legend

- Gas Main
- Water Main
- Hydrant
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Parcels**
- 1 Ft contour
- 10 Ft contour
- ROW**
- SUBTYPE, ROW_STATUS**
- Road, Active - currently in use
- Trout Stream (GPS)

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LOCATED IN PART OF SOUTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER SEC. 19, TWP. 50 NORTH, RGE. 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY MINNESOTA

UTILITY PROVIDERS LIST PER TICKET NO. 173122283
CHARTER COMMUNICATIONS 800-778-9140
CITY OF DULUTH ENGINEERING 218-730-5200
CITY OF DULUTH TRAFFIC 218-730-4420
DULUTH ENERGY SYSTEMS STEAM 218-723-3601
MINNESOTA POWER 608-223-2014

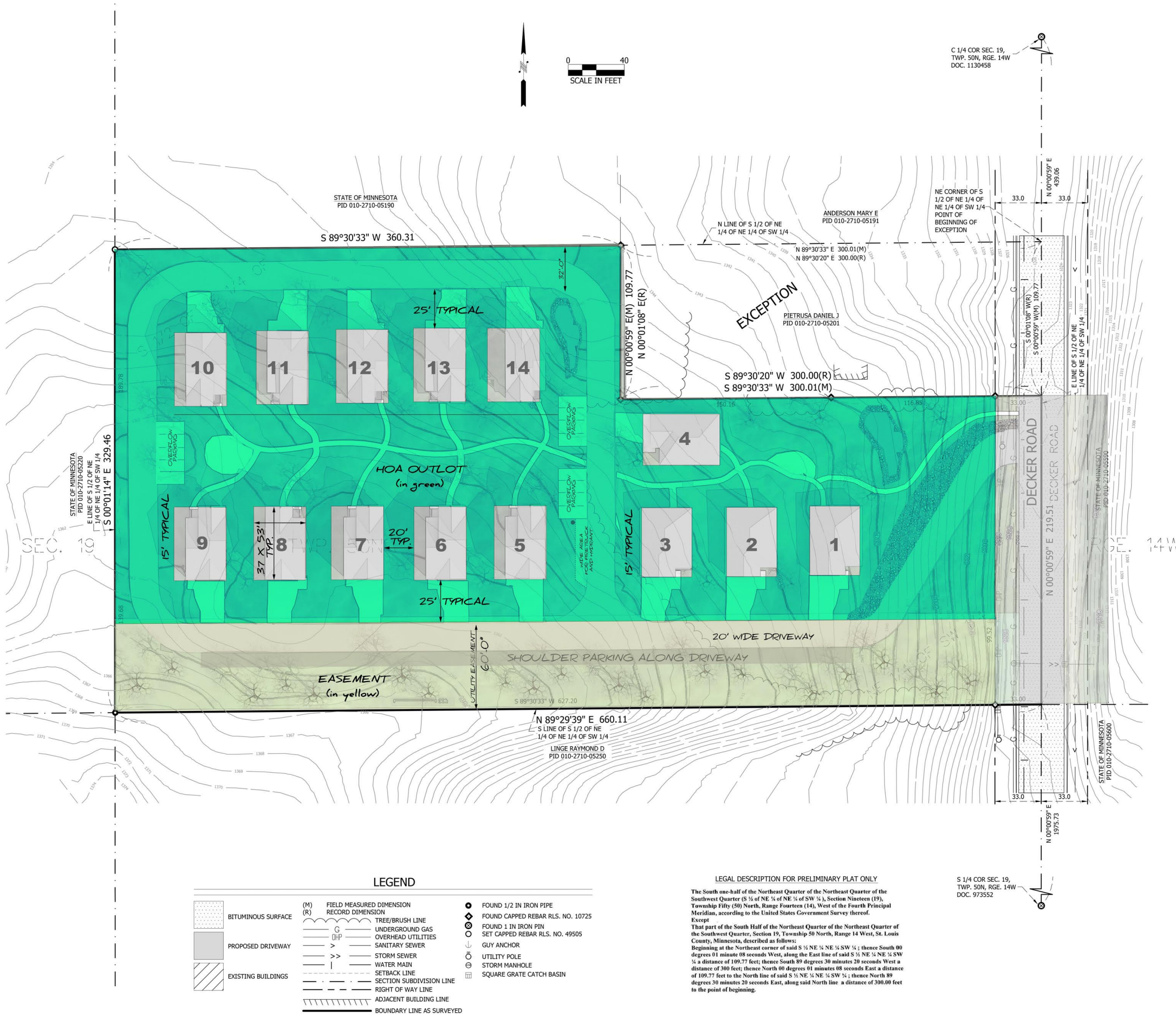
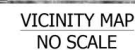
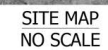


EXHIBIT B

PRELIMINARY LAYOUT

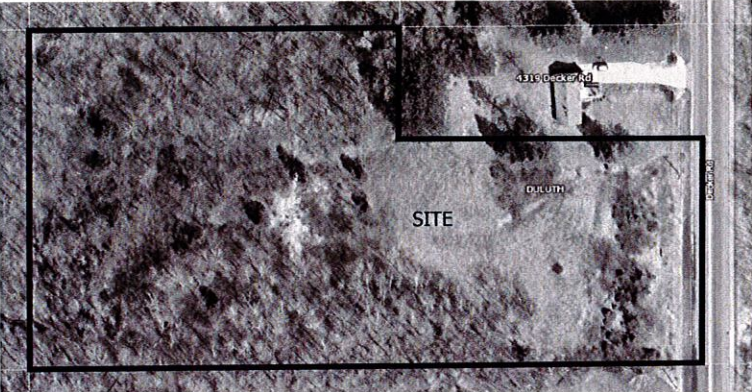
LOCATED IN PART OF SOUTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SEC. 19, TWP. 50 NORTH, RGE. 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY MINNESOTA

AREA SUMMARY

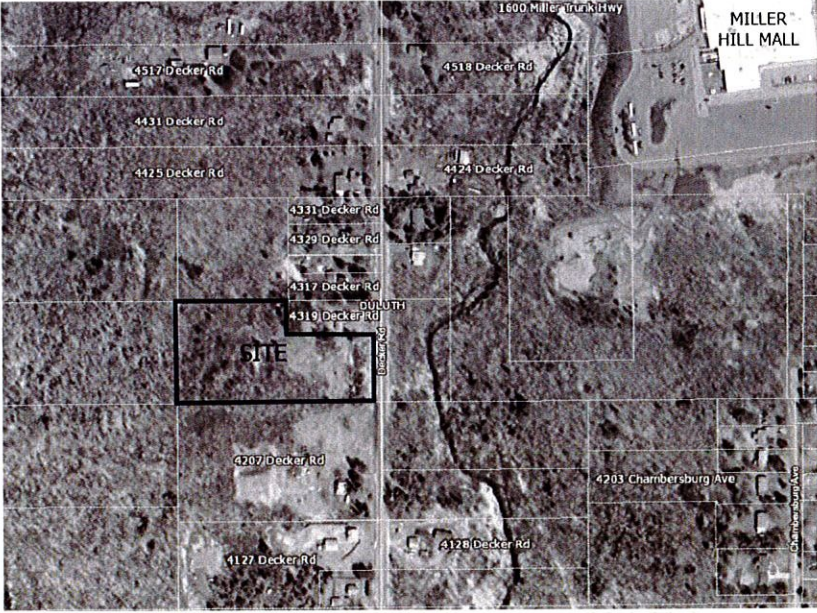
Total Acreage	4.24 AC
Total Lot Acreage - R/W	4.07 AC

TABLE 50-16.3-1 R-1 DISTRICT DIMENSIONAL STANDARDS	
Minimum	Maximum
Minimum lot area per family (One Family)	3,000 sq. ft.
Minimum lot area per family (Two Family)	4,500 sq. ft.
Minimum lot area per family (Three Family)	6,000 sq. ft.
Minimum lot area per family (Four Family)	7,500 sq. ft.
Minimum lot area per family (Five Family)	9,000 sq. ft.
Minimum lot area per family (Six Family)	10,500 sq. ft.
Minimum lot area per family (Seven Family)	12,000 sq. ft.
Minimum lot area per family (Eight Family)	13,500 sq. ft.
Minimum lot area per family (Nine Family)	15,000 sq. ft.
Minimum lot area per family (Ten Family)	16,500 sq. ft.
Minimum lot area per family (Eleven Family)	18,000 sq. ft.
Minimum lot area per family (Twelve Family)	19,500 sq. ft.
Minimum lot area per family (Thirteen Family)	21,000 sq. ft.
Minimum lot area per family (Fourteen Family)	22,500 sq. ft.
Minimum lot area per family (Fifteen Family)	24,000 sq. ft.
Minimum lot area per family (Sixteen Family)	25,500 sq. ft.
Minimum lot area per family (Seventeen Family)	27,000 sq. ft.
Minimum lot area per family (Eighteen Family)	28,500 sq. ft.
Minimum lot area per family (Nineteen Family)	30,000 sq. ft.
Minimum lot area per family (Twenty Family)	31,500 sq. ft.
Minimum lot area per family (Twenty-One Family)	33,000 sq. ft.
Minimum lot area per family (Twenty-Two Family)	34,500 sq. ft.
Minimum lot area per family (Twenty-Three Family)	36,000 sq. ft.
Minimum lot area per family (Twenty-Four Family)	37,500 sq. ft.
Minimum lot area per family (Twenty-Five Family)	39,000 sq. ft.
Minimum lot area per family (Twenty-Six Family)	40,500 sq. ft.
Minimum lot area per family (Twenty-Seven Family)	42,000 sq. ft.
Minimum lot area per family (Twenty-Eight Family)	43,500 sq. ft.
Minimum lot area per family (Twenty-Nine Family)	45,000 sq. ft.
Minimum lot area per family (Thirty Family)	46,500 sq. ft.
Minimum lot area per family (Thirty-One Family)	48,000 sq. ft.
Minimum lot area per family (Thirty-Two Family)	49,500 sq. ft.
Minimum lot area per family (Thirty-Three Family)	51,000 sq. ft.
Minimum lot area per family (Thirty-Four Family)	52,500 sq. ft.
Minimum lot area per family (Thirty-Five Family)	54,000 sq. ft.
Minimum lot area per family (Thirty-Six Family)	55,500 sq. ft.
Minimum lot area per family (Thirty-Seven Family)	57,000 sq. ft.
Minimum lot area per family (Thirty-Eight Family)	58,500 sq. ft.
Minimum lot area per family (Thirty-Nine Family)	60,000 sq. ft.
Minimum lot area per family (Forty Family)	61,500 sq. ft.
Minimum lot area per family (Forty-One Family)	63,000 sq. ft.
Minimum lot area per family (Forty-Two Family)	64,500 sq. ft.
Minimum lot area per family (Forty-Three Family)	66,000 sq. ft.
Minimum lot area per family (Forty-Four Family)	67,500 sq. ft.
Minimum lot area per family (Forty-Five Family)	69,000 sq. ft.
Minimum lot area per family (Forty-Six Family)	70,500 sq. ft.
Minimum lot area per family (Forty-Seven Family)	72,000 sq. ft.
Minimum lot area per family (Forty-Eight Family)	73,500 sq. ft.
Minimum lot area per family (Forty-Nine Family)	75,000 sq. ft.
Minimum lot area per family (Fifty Family)	76,500 sq. ft.
Minimum lot area per family (Fifty-One Family)	78,000 sq. ft.
Minimum lot area per family (Fifty-Two Family)	79,500 sq. ft.
Minimum lot area per family (Fifty-Three Family)	81,000 sq. ft.
Minimum lot area per family (Fifty-Four Family)	82,500 sq. ft.
Minimum lot area per family (Fifty-Five Family)	84,000 sq. ft.
Minimum lot area per family (Fifty-Six Family)	85,500 sq. ft.
Minimum lot area per family (Fifty-Seven Family)	87,000 sq. ft.
Minimum lot area per family (Fifty-Eight Family)	88,500 sq. ft.
Minimum lot area per family (Fifty-Nine Family)	90,000 sq. ft.
Minimum lot area per family (Sixty Family)	91,500 sq. ft.
Minimum lot area per family (Sixty-One Family)	93,000 sq. ft.
Minimum lot area per family (Sixty-Two Family)	94,500 sq. ft.
Minimum lot area per family (Sixty-Three Family)	96,000 sq. ft.
Minimum lot area per family (Sixty-Four Family)	97,500 sq. ft.
Minimum lot area per family (Sixty-Five Family)	99,000 sq. ft.
Minimum lot area per family (Sixty-Six Family)	100,500 sq. ft.
Minimum lot area per family (Sixty-Seven Family)	102,000 sq. ft.
Minimum lot area per family (Sixty-Eight Family)	103,500 sq. ft.
Minimum lot area per family (Sixty-Nine Family)	105,000 sq. ft.
Minimum lot area per family (Seventy Family)	106,500 sq. ft.
Minimum lot area per family (Seventy-One Family)	108,000 sq. ft.
Minimum lot area per family (Seventy-Two Family)	109,500 sq. ft.
Minimum lot area per family (Seventy-Three Family)	111,000 sq. ft.
Minimum lot area per family (Seventy-Four Family)	112,500 sq. ft.
Minimum lot area per family (Seventy-Five Family)	114,000 sq. ft.
Minimum lot area per family (Seventy-Six Family)	115,500 sq. ft.
Minimum lot area per family (Seventy-Seven Family)	117,000 sq. ft.
Minimum lot area per family (Seventy-Eight Family)	118,500 sq. ft.
Minimum lot area per family (Seventy-Nine Family)	120,000 sq. ft.
Minimum lot area per family (Eighty Family)	121,500 sq. ft.
Minimum lot area per family (Eighty-One Family)	123,000 sq. ft.
Minimum lot area per family (Eighty-Two Family)	124,500 sq. ft.
Minimum lot area per family (Eighty-Three Family)	126,000 sq. ft.
Minimum lot area per family (Eighty-Four Family)	127,500 sq. ft.
Minimum lot area per family (Eighty-Five Family)	129,000 sq. ft.
Minimum lot area per family (Eighty-Six Family)	130,500 sq. ft.
Minimum lot area per family (Eighty-Seven Family)	132,000 sq. ft.
Minimum lot area per family (Eighty-Eight Family)	133,500 sq. ft.
Minimum lot area per family (Eighty-Nine Family)	135,000 sq. ft.
Minimum lot area per family (Ninety Family)	136,500 sq. ft.
Minimum lot area per family (Ninety-One Family)	138,000 sq. ft.
Minimum lot area per family (Ninety-Two Family)	139,500 sq. ft.
Minimum lot area per family (Ninety-Three Family)	141,000 sq. ft.
Minimum lot area per family (Ninety-Four Family)	142,500 sq. ft.
Minimum lot area per family (Ninety-Five Family)	144,000 sq. ft.
Minimum lot area per family (Ninety-Six Family)	145,500 sq. ft.
Minimum lot area per family (Ninety-Seven Family)	147,000 sq. ft.
Minimum lot area per family (Ninety-Eight Family)	148,500 sq. ft.
Minimum lot area per family (Ninety-Nine Family)	150,000 sq. ft.
Minimum lot area per family (One Hundred Family)	151,500 sq. ft.

UTILITY PROVIDERS LIST PER TICKET NO. 173122283
CHARTER COMMUNICATIONS 800-778-9140
CITY OF DULUTH ENGINEERING 218-730-5200
CITY OF DULUTH TRAFFIC 218-730-4420
DULUTH ENERGY SYSTEMS TEAM 218-723-3601
MINNESOTA POWER 608-223-2014



SITE MAP
NO SCALE



VICINITY MAP
NO SCALE

LEGEND	
(M)	FIELD MEASURED DIMENSION
(R)	RECORD DIMENSION
BITUMINOUS SURFACE	TREE/BRUSH LINE
PROPOSED DRIVEWAY	UNDERGROUND GAS
EXISTING BUILDINGS	OVERHEAD UTILITIES
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	SETBACK LINE
	SECTION SUBDIVISION LINE
	RIGHT OF WAY LINE
	ADJACENT BUILDING LINE
	BOUNDARY LINE AS SURVEYED
FOUND 1/2 IN IRON PIPE	FOUND 1 IN IRON PIPE
FOUND CAPPED REBAR RLS. NO. 10725	FOUND CAPPED REBAR RLS. NO. 49505
GUY ANCHOR	UTILITY POLE
STORM MANHOLE	SQUARE GRATE CATCH BASIN

LEGAL DESCRIPTION FOR PRELIMINARY PLAT ONLY
The South one-half of the Northeast Quarter of the Southwest Quarter (S 1/2 of NE 1/4 of SW 1/4), Section Nineteen (19), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, according to the United States Government Survey thereof.
Except
That part of the South Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter, described as follows:
Beginning at the Northeast corner of said S 1/2 of NE 1/4 of SW 1/4; thence South 89 degrees 30 minutes 00 seconds West, along the East line of said S 1/2 of NE 1/4 of SW 1/4 a distance of 109.77 feet; thence South 89 degrees 30 minutes 20 seconds West a distance of 300 feet; thence North 89 degrees 30 minutes 00 seconds East a distance of 109.77 feet to the North line of said S 1/2 of NE 1/4 of SW 1/4; thence North 89 degrees 30 minutes 20 seconds East, along said North line a distance of 300.00 feet to the point of beginning.



LEGAL DESCRIPTION FOR PRELIMINARY PLAT ONLY

The South one-half of the Northeast Quarter of the Southwest Quarter of the Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, according to the United States Government Survey thereof except that part of the South Half of the Northeast Quarter of the Southwest Quarter, Section 19, Township 50 North, Range 14 West, Minnesota, described as follows:

Beginning at the Northeast corner of said S 1/4 NE 1/4, a distance of 199.77 feet; thence North 89 degrees 29' 39" East to the North line of said S 1/4, a distance of 199.77 feet; thence North 89 degrees 29' 39" East to the point of beginning.

1/4" IRON PIPE
BAR RLS. NO. 10725
49505



Robert Irving, Owner/Operator | 218.348.2284 | robdirving@gmail.com | Sherri Irving, Project Manager | 218.591.6407
BC754264 NorthlandHomesMN.com | DirtIncMN.com

April 23rd 2021

Dirt Inc dba Northland Homes
5963 W Arrowhead Rd.
Duluth, MN 55811
BC754264

RE: Special Use Permit explanation

Attached is Application for a Special Use Permit for the Decker Rd Pocket Neighborhood project. Submitted by Northland Homes.

Description of the Decker Rd Pocket neighborhood Project as follows: Our vision for the Decker Rd Project is two joining clustered groups of neighboring houses all connected by roads and sidewalks. All houses will have a front porch and gather around a common courtyard. This shared courtyard will contain gardens and/or fire pits allowing a sense of community, a shared stake in the gardens and watchfulness of their neighborhood.

This project is in close walking and biking proximity to all shopping needs, Miller Hill Mall, restaurant's, bus line and entertainment.

Planned homes will be 1500 – 1800 sq ft, one or two levels with attached garages. According to our preliminary plan all homes meet standard setbacks.

Please note that the homes pictured on our preliminary site plan are sized for position only and do not completely represent the exterior home plan.

Thank you for your time and consideration,

Robert Irving
Dirt Inc.
218.348.2284



May 23, 2021

Rob Irving
5963 West Arrowhead Road
Duluth, MN 55810

Subject: Wetland Review Parcel 010-2710-05200

Dear Mr. Irving:

WSP USA Inc. (WSP) completed a wetland review of City of Duluth Parcel 010-2710-05200 located on Decker Road for Mr. Rob Irving on May 18, 2021. The purpose of the wetland review was to observe if there were any wetlands on the site that might warrant a more detailed wetland delineation in preparation of site development. WSP observed two areas that appeared to meet the wetland criteria based on visual observations of wetland vegetation and hydrology. One small (30 feet by 40 feet) wetland was in the northwest corner of the property and appeared to be in the foundation or excavation of a former building on the property. Another wetland was observed in the west central portion of the property and covered approximately 6,000 square feet.

Mr. Irving stated that the project would likely avoid the small wetland in the former building foundation but that the larger wetland (Approximately 6,000 square feet) would likely be impacted by the proposed project. These wetlands appeared to be isolated within the property boundaries and would likely be eligible for the Minnesota Wetland Conservation Act De minimis exemption. WSP did not complete an official wetland delineation of the wetland boundary or type and approximated the wetland size using mobile phone based mapping applications with limited accuracy. The approximate wetland locations are shown on the attached figure. WSP can complete a wetland delineation for the property if further details of the site wetlands are requested.

If you have any questions regarding this letter, or would like additional information, please feel free to contact me at 218-336-2284.

Kind regards,

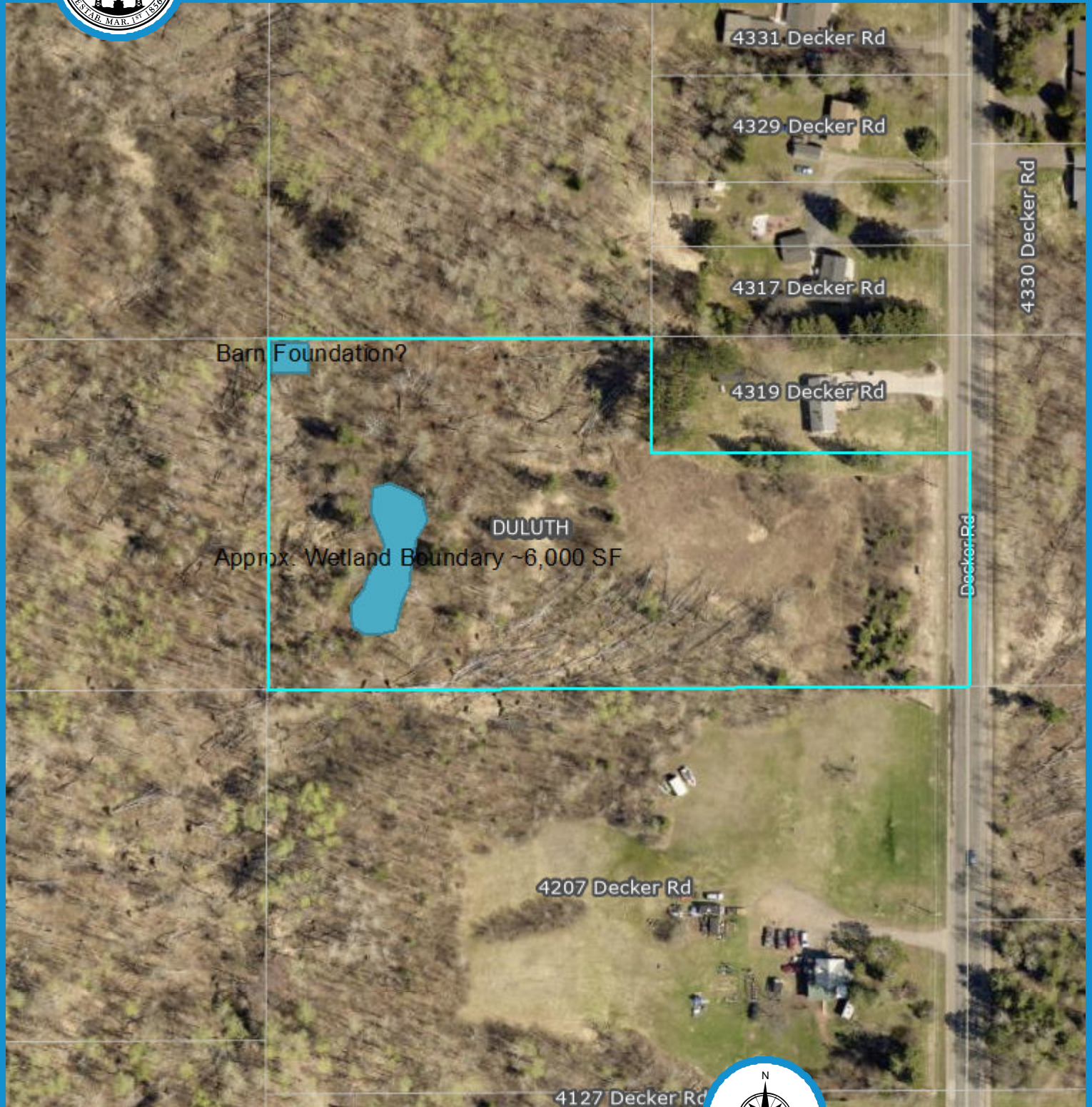
A handwritten signature in purple ink that reads 'Rob Peterson'.

Rob Peterson
Lead Environmental Scientist



County Land Explorer

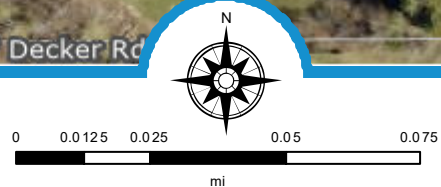
St. Louis County, Minnesota



Irving Wetland Review

default author

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



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 purposes and the County is not responsible for any inaccuracies herein

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