



Staff Report for PLSUB-2606-0005

Application Information:

Application Type: Minor Subdivision

Location of Subject: 1422 99th Ave W

Legal Description: 010-1800-02300

Applicant: Clayton Nading

Applicant Contact: n/a

Agent: n/a

Agent Contact: n/a

Staff Contact: Reina Owecke, rowecke@duluthmn.gov

Deadline for Action:

Application Date: June 5, 2026

Date Extension Letter Mailed: June 11, 2026

60 Days: August 4, 2026

120 Days: October 3, 2026

Site Visit Date: June 26, 2026

Sign Notice Date: n/a

Neighbor Letter Date: n/a

Number of Letters Sent: n/a

Proposal:

Applicant is requesting a minor subdivision to create a parcel for a new home.

Recommended Action:

Staff recommends that the Planning Commission approve the minor subdivision with conditions.

Zoning and Land Use:

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

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. Minor Subdivision. 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.

50-14.5-1 R-1 Minimum Lot Standards: 4,000 square ft for a one family dwelling, 2,000 sq ft per family for a two-family dwelling, and 2,500 sq ft for a townhouse unit; minimum lot frontage: 40 ft for one or two family and 20 ft for townhomes.

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

Governing Principle #5 – Promote reinvestment in neighborhoods – This request creates an infill lot that will allow for a home to be constructed and add value to the neighborhood.

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: The existing single-family home that will remain on Parcel B was built in 1963. The largest of the accessory structures, the detached garage, was built in 1973.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. The property is owned by the applicant. The proposed Parcel B is occupied by a single-family dwelling and a few accessory structures. Proposed Parcel A is undeveloped.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district in UDC Table 50-14.5-1. Both proposed Parcels A and B will meet minimum frontage and lot area requirements.
3. Both parcels have access to gas, water and sanitary sewer utilities in the rights-of-ways surrounding the site.
4. The proposed subdivision would not make the proposed parcels or existing structures non-conforming due to lot frontage, lot area, setbacks or other dimensional standards.
5. No public, agency, or other City comments were received.
6. Approval of this Minor Subdivision signifies that City of Duluth 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 final plat 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 action; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.

Map for PLSUB-2606-0005:

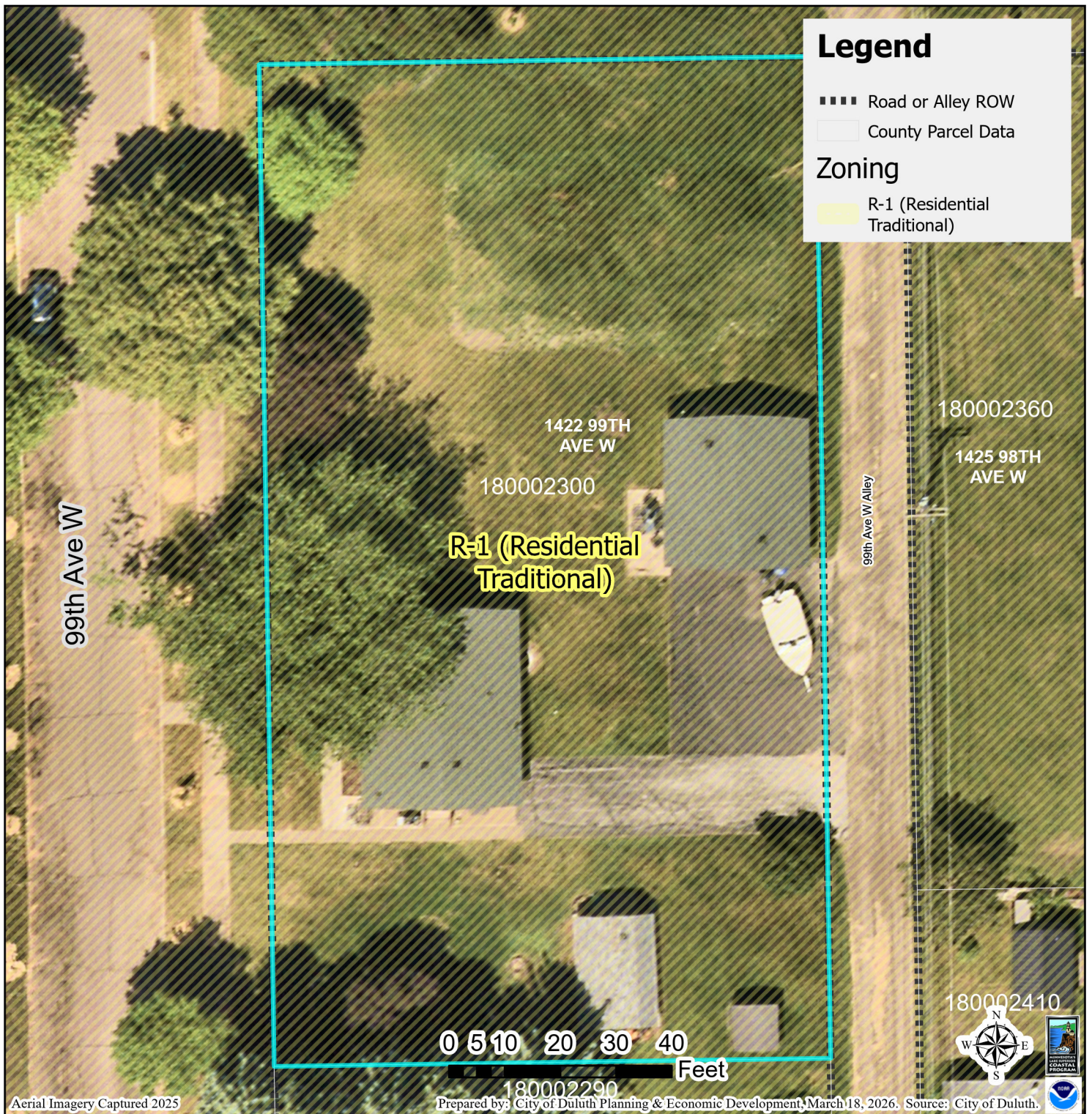
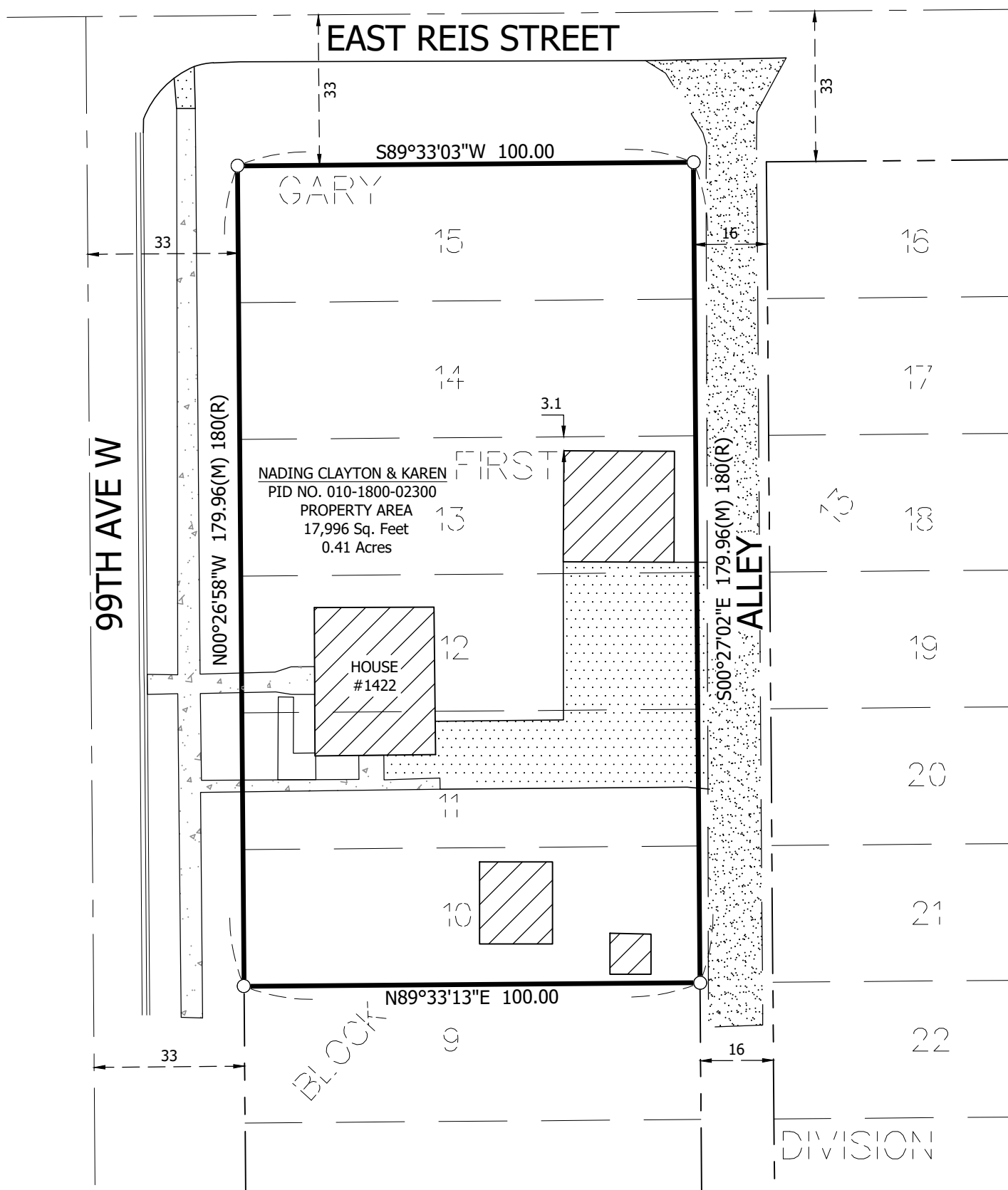


Figure 1.

Aerial imagery captured in 2025, showing Parcel #010-1800-02300 along the eastern side of 99th Ave W.

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.



PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 355816

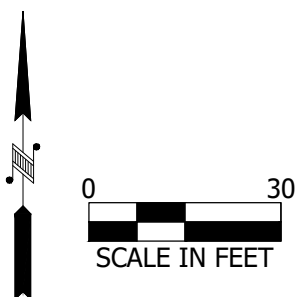
- Lot 10 Block 13 GARY FIRST DIVISION
- Lot 11 Block 13 GARY FIRST DIVISION
- Lot 12 Block 13 GARY FIRST DIVISION
- Lot 13 Block 13 GARY FIRST DIVISION
- Lot 14 Block 13 GARY FIRST DIVISION
- Lot 15 Block 13 GARY FIRST DIVISION

LEGEND

	CONCRETE SURFACE	(M)-FIELD MEASURED DIMENSION
	BITUMINOUS SURFACE	(R)-RECORD DIMENSION
	GRAVEL SURFACE	
	EXISTING BUILDINGS	

SURVEYOR'S NOTES

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
4. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.



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.

David R. Evanson
 David R. Evanson
 MN License #49505
 DATE:06-04-2026

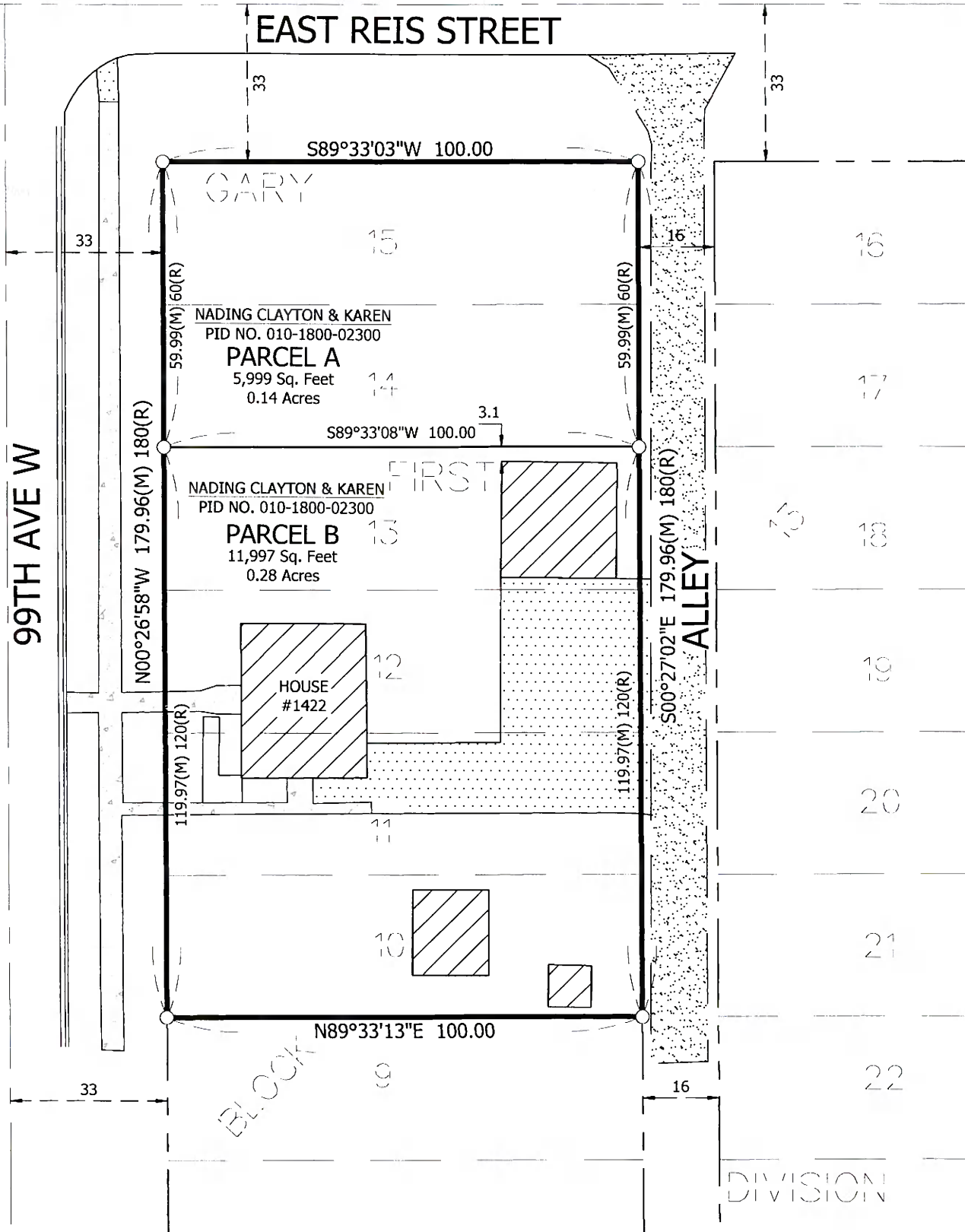
CERTIFICATE OF SURVEY

CLIENT:CLAY NADING
 ADDRESS:1422 99TH AVENUE WEST
 DULUTH, MN 55808
 DATE:06-04-2026

REVISIONS:

JOB NO:26-137 SHEET 1 OF 1

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTALANDSURVEYDULUTH.COM



PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 355816

- Lot 10 Block 13 GARY FIRST DIVISION
- Lot 11 Block 13 GARY FIRST DIVISION
- Lot 12 Block 13 GARY FIRST DIVISION
- Lot 13 Block 13 GARY FIRST DIVISION
- Lot 14 Block 13 GARY FIRST DIVISION
- Lot 15 Block 13 GARY FIRST DIVISION

LEGAL DESCRIPTION OF PARCEL A

Lots 14 and 15, Block 13, GARY FIRST DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 5,999 square feet or 0.14 acres.

LEGAL DESCRIPTION OF PARCEL B

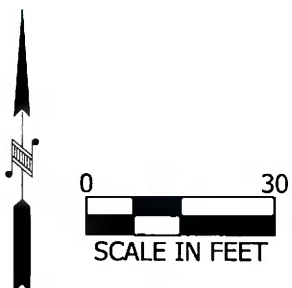
Lots 10, 11, 12 and 13, Block 13, GARY FIRST DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 11,997 square feet or 0.28 acres.

LEGEND

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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.

David R. Evanson
 David R. Evanson
 MN License #49505
 DATE: 06-04-2026

CERTIFICATE OF SURVEY

CLIENT: CLAY NADING
 ADDRESS: 1422 99TH AVENUE WEST
 DULUTH, MN 55808
 DATE: 06-04-2026

REVISIONS:

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