



Planning & Development Division
Planning & Economic Development Department
Room 160
411 West First Street
Duluth, Minnesota 55802

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File Number	PLSUB-2512-0016	Contact	Reina Owecke, rowecke@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date		January 13, 2025
Deadline for Action	Application Date	December 1, 2025	60 Days	January 30, 2026
	Date Extension Letter Mailed	December 16, 2025	120 Days	March 31, 2026
Location of Subject		Corner of N 59 th Ave W and Nicollet St		
Applicant	Just Housing SBC	Contact	Rachel Wagner	
Agent	Just Housing SBC	Contact	Rachel Wagner	
Legal Description		010-4500-03900		
Site Visit Date		Sign Notice Date	N/A	
Neighbor Letter Date		Number of Letters Sent	N/A	

Proposal

Applicant is requesting to subdivide the existing parcel to create two buildable parcels in the R-1 district.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-2	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-2 and I-G	Residential, Industrial	Traditional Neighborhood, Neighborhood Mixed Use

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 area: 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):

Principle #1 – Reuse previously developed lands – This subdivision provides the opportunity for infill residential development within an existing neighborhood on land that has been impacted by surrounding residential development.

Principle #5 – Promote Reinvestment in Neighborhoods – This subdivision will allow the applicant to build infill housing in 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 parcel has never been developed upon and has remained vacant.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. Just Housing SBC is the acting agent, and the land is owned by Divine Konnections Inc. The proposed lots are both currently vacant and 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 parcels will meet the minimum lot area requirements with Lot 1 having 5,025 square feet and Lot 2 having 4,350 square feet.
3. Both parcels have the required street frontage along Nicollet St, with a proposed 67 feet for Lot 1 and 58 feet for Lot 2.
4. Both lots have access to gas, water and sanitary sewer utilities in the streets and alleys surrounding the site.
5. No public, agency, or other City comments were received.
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 Planning Review 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.



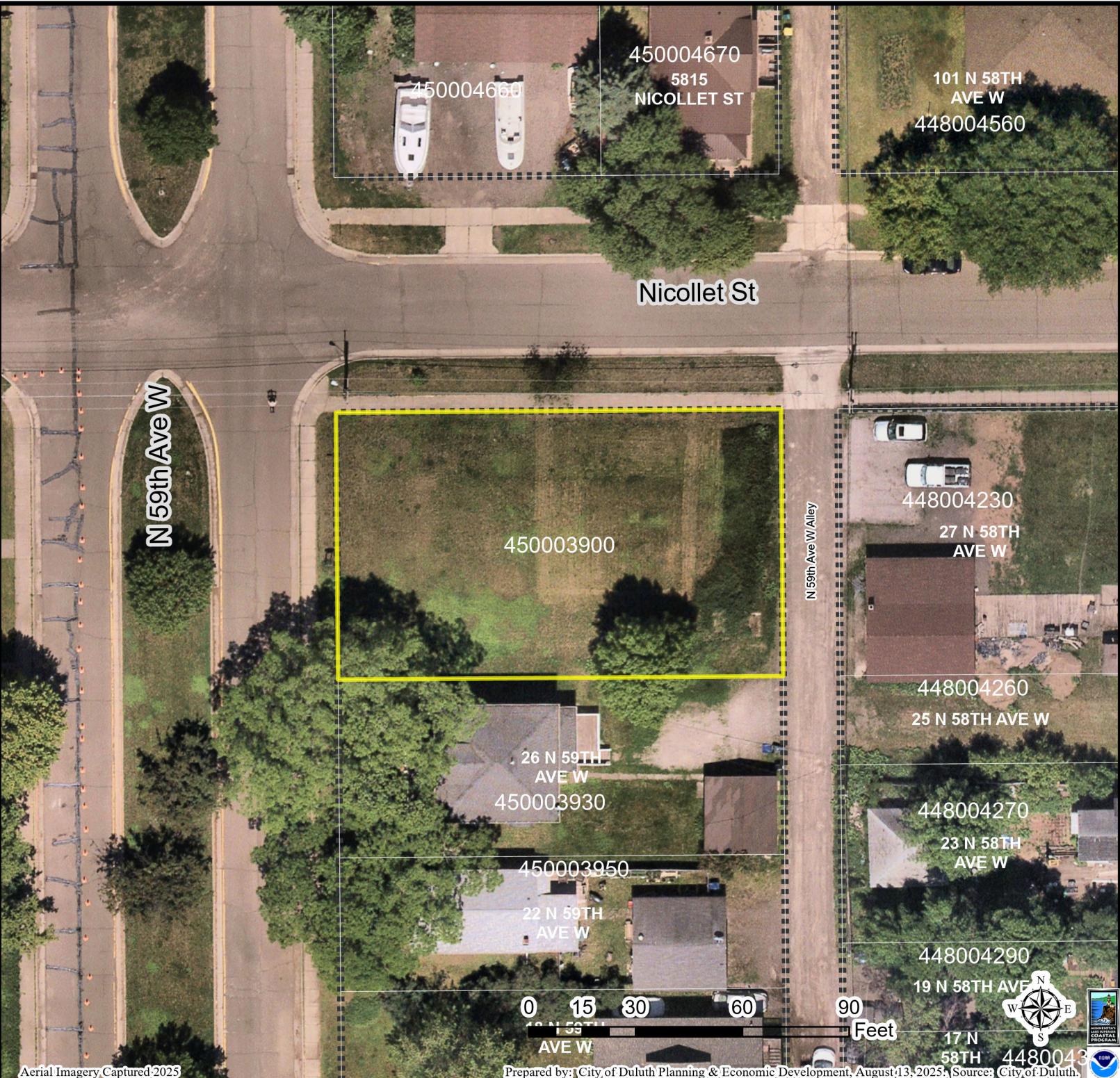
PLSUB-2512-0016

Minor Subdivision

010-4500-03900 (N 59th Ave W)

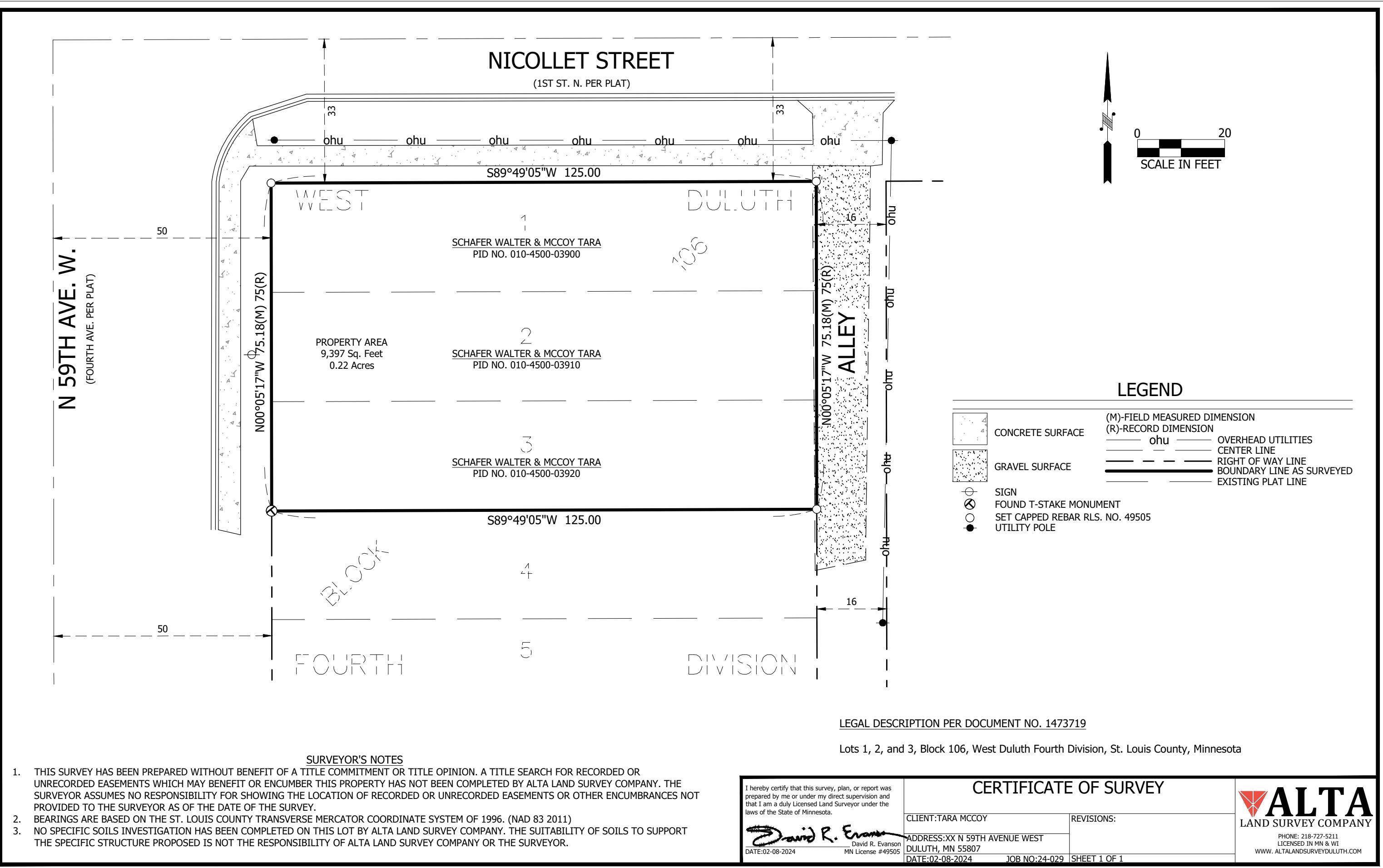
Aerial Imagery Captured 2025

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.



Prepared by: City of Duluth Planning & Economic Development, August 13, 2025, Source: City of Duluth.





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. 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.

CERTIFICATE OF SURVEY

David R. Evans David R. Evans
DATE:02-08-2024 MN License #495

CLIENT:TARA MCCOY

REVISIONS:

The logo for ALTA Land Survey Company. It features a stylized red 'V' shape with a diagonal line through it on the left, and the word 'ALTA' in large, bold, black capital letters. Below 'ALTA' is the word 'LAND SURVEY COMPANY' in a smaller, black, sans-serif font.

