



**CITY OF DULUTH**  
 Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197  
 Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

<b>File Number</b>	PL 13-139	<b>Contact</b>	Steven Robertson, 218-730-5295	
<b>Application Type</b>	Quick Plat	<b>Planning Commission Date</b>	November 12, 2013	
<b>Deadline for Action</b>	<b>Application Date</b>	October 8, 2013	<b>60 Days</b>	December 7, 2013
	<b>Date Extension Letter Mailed</b>	October 18, 2013	<b>120 Days</b>	February 5, 2014
<b>Location of Subject</b>	3515 Chambersburg Avenue			
<b>Applicant</b>	Kelly and Elizabeth Fleissner	<b>Contact</b>		
<b>Agent</b>		<b>Contact</b>		
<b>Legal Description</b>	010-2710-06800			
<b>Site Visit Date</b>	October 29, 2013	<b>Sign Notice Date</b>	N/A	
<b>Neighbor Letter Date</b>	N/A	<b>Number of Letters Sent</b>	N/A	

**Proposal**

The applicants want to subdivide their current property (approximately 2.5 acres) into two smaller lots. Parcel A would contain about .6 acres, and parcel B would contain about 2 acres.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Residential	Traditional Neighborhood
<b>North</b>	R-1	Undeveloped/Residential	Traditional Neighborhood
<b>South</b>	R-1	Residential	Traditional Neighborhood
<b>East</b>	R-1	Residential	Traditional Neighborhood/ Preservation
<b>West</b>	R-1	Undeveloped/Residential	Traditional Neighborhood

**Summary of Code Requirements (reference section with a brief description):**

50-33.1 General: All subdivisions, plats, and replats, shall create lots consistent with the requirements of the zone district within which the zone is located.

50-33.4 General Lot Design and Layout- A. All lots shall have frontage on a public street.

50-37.5.E.3. The planning commission shall approve the application, or approve it with modifications, if it determines that the application:

- (a) Is consistent with all provisions of MSA 462.358 and 505 or 508, as applicable;
- (b) Each resulting lot or parcel meets all of the dimensional requirements for the zone district in which the property is located;
- (c) Each resulting lot or parcel has access to a public street.

D-1

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

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.

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

- 1) The proposed lots meet the minimum lot area and lot frontage requirements for the Resident-Traditional (R-1) Zoning District.
- 2) Both lots have frontage on Chambersburg, an improved street on public right of way. Note that the roadway is built to rural standards; there are no sidewalks or curb and gutter.
- 3) The intended residential use is consistent with current zoning and future land use.
- 4) Provisions of MSA 462.358 and 505 or 508, as applicable - these state statutes address the local government's authority to approve subdivisions and the requirements of the subdivision. The requirements have been met.
- 5) No comments received (note that there is no neighbor letter or sign notice required for a quick plat).

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Staff recommends the Planning Commission approve the Quick Plat based on these following findings and conditions:

- 1) The proposed Quick Plat is consistent with all provisions of MSA 462.358 and 505 or 508, as applicable;
- 2) Each resulting parcel meets the minimum lot area and lot frontage requirements for the zone district in which the property is located;
- 3) Each resulting parcel has access to public street.

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**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**



**City Planning**  
 PL 13-139  
 Quick Plat  
 3515 Chambersburg Ave

**Legend**

**DuluthStream\_cl**  
**TROUT\_FLAG**  
 Trout Stream (GPS)  
 Other Stream (GPS)

**Water Distribution System**  
 30 - 60" Water Pipe  
 16 - 24" Water Pipe  
 4 - 6" Water Pipe

**Sanitary Sewer Collection System**  
 Sanitary Sewer Collector  
 Sanitary Sewer Interceptor  
 Sanitary Sewer Forced Main

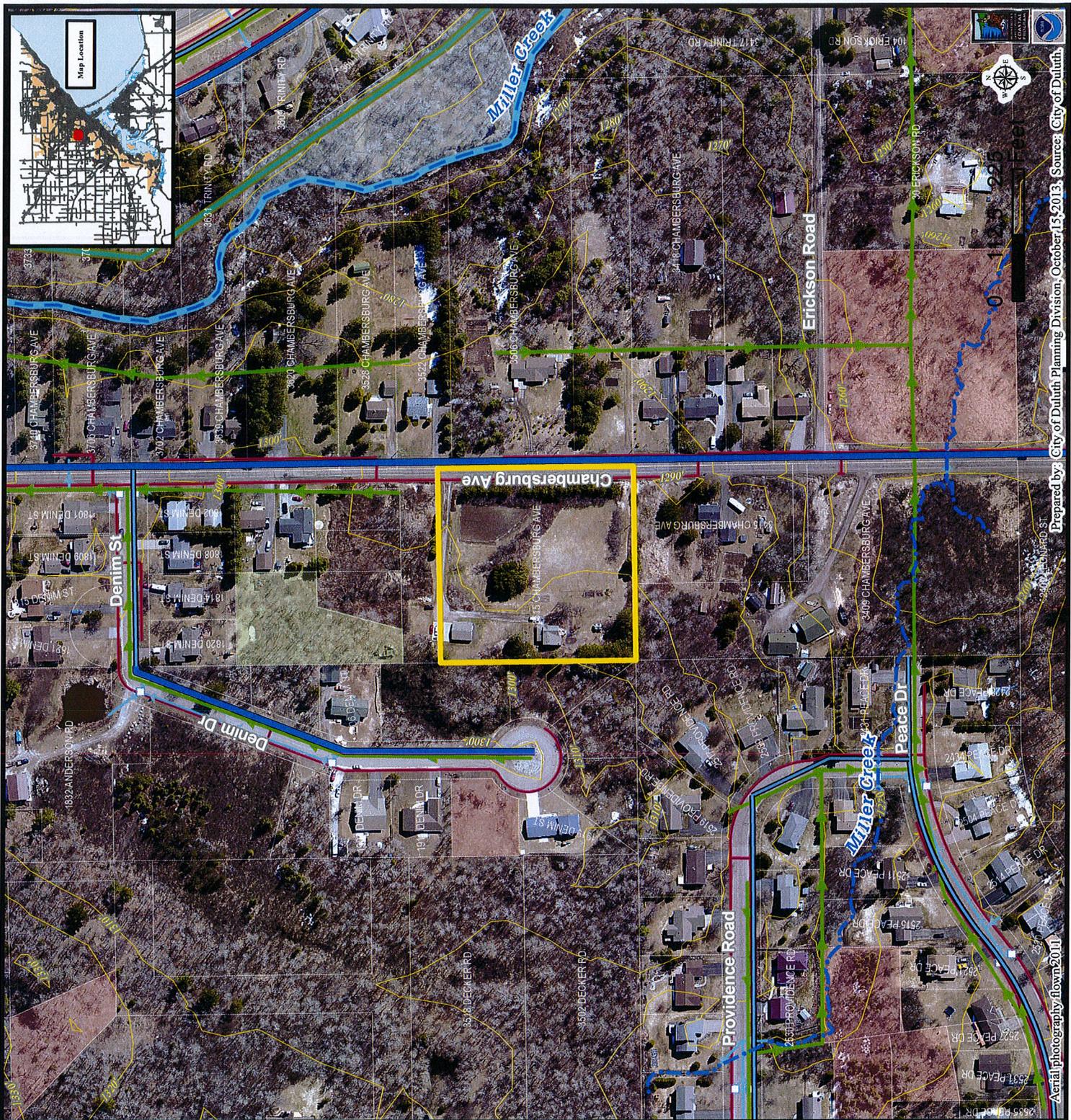
**Storage Basin**  
**Pump Station**

**Gas Distribution Main**  
 8" - 16" Gas Pipes  
 4" - 6" Gas Pipes  
 0" - 4" Gas Pipes

**Storm Sewer Collection System**  
 Storm Sewer Pipe  
 Storm Sewer Catch Basin  
 Discharge\_Points  
 10' Contour (elev. change)

**2013 DLHAerial\_ImageService**  
 RGB  
 Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3

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.

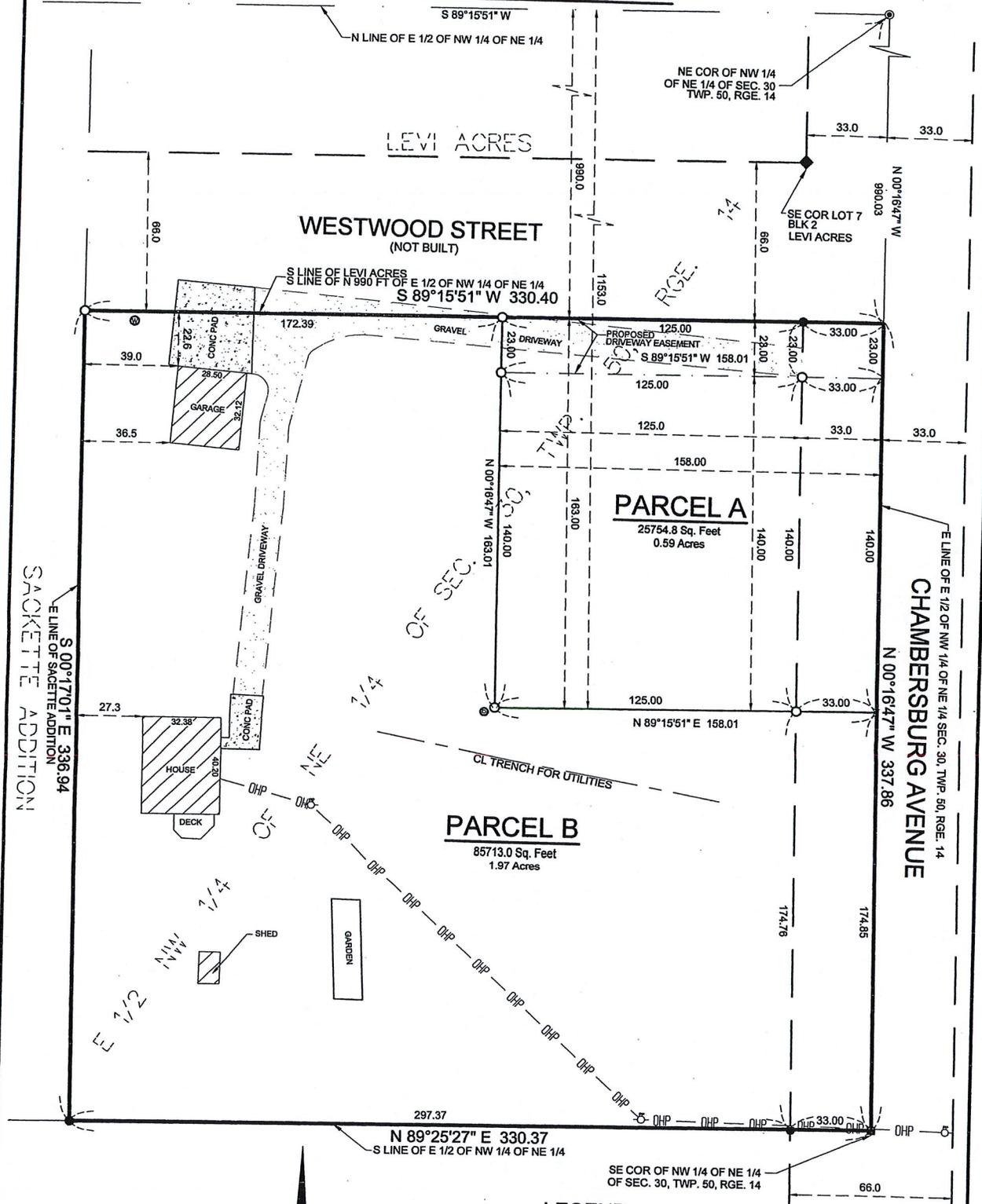


Aerial photography from 2011. Prepared by: City of Duluth Planning Division, October 15, 2013. Source: City of Duluth.

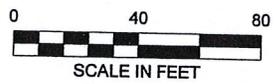
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**CITY OF DULUTH QUICK PLAT  
FOR: KELLY FLEISSNER**



SACKETTE ADDITION  
E LINE OF SACKETTE ADDITION  
S 00°17'01" E 336.94



**LEGEND**

- These standard symbols will be found in the drawing.
- OHP - OHP - OVERHEAD UTILITIES
  - SAT DISH
  - FOUND CITY SURVEY MONUMENT
  - FOUND IRON SURVEY MONUMENT
  - UTILITY POLE
  - CAST IRON MONUMENT
  - SET REBAR RLS 14374
  - WELL
  - ◆ FND REBAR RLS 18977

REV: 10-14-13 (NEW LEGALS & EASEMENT)  
DATE: 9-30-13  
SCALE: 9 IN = 30 FEET  
PROP ADD: 3515 CHAMBERSBURG AVE  
PROJECT NO: 13-145

SHEET 2 OF 2 SHEETS

**ALTA**  
SURVEY COMPANY, INC.  
Residential/Commercial Land Surveying-Land  
Development-Legal Descriptions  
P.O. BOX 161138 Duluth, MN 55808  
Phone: 218-727-5211 Fax: 218-727-3798

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PL 13-139

# ALTA

## SURVEY COMPANY, INC.

P. O. Box 161138  
102 S. 21<sup>st</sup> Ave. West  
Suite 4  
Duluth, MN. 55816-1138

[ronk@altasurveyduluth.com](mailto:ronk@altasurveyduluth.com)

Phone (218)727-5211  
Fax (218)727-3798  
Cell (218)390-4030

### LEGAL DESCRIPTION PARCEL A

The South 163.00 feet of the North 1153.00 feet of the East 158.00 feet of the East One Half of the Northwest Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Subject to: An easement for driveway purposes lying over, under and across the North 23.00 feet of the South 163.00 of the North 1153.00 feet of the East 158.00 feet of the East One Half of the Northwest Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

### LEGAL DESCRIPTION PARCEL B

The East One Half of the Northwest Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Except: The North 990.00 feet thereof.

Except: The South 163.00 feet of the North 1153.00 feet of the East 158.00 feet of the East One Half of the Northwest Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

Granting: An easement for driveway purposes lying over, under and across the North 23.00 feet of the South 163.00 of the North 1153.00 feet of the East 158.00 feet of the East One Half of the Northwest Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

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RECEIVED OCT 17 2013



D-7

5/12/15

