



CITY OF DULUTH
Planning Division

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

STAFF REPORT

File Number	PL 13-068	Contact	Steven Robertson
Application Type	Quick Plat	Planning Commission Date	May 14, 2013
Deadline for Action	Application Date	April 12, 2013	60 Days June 11, 2013
	Date Extension Letter Mailed	April 19, 2013	120 Days August 10, 2013
Location of Subject	Chester Way		
Applicant	Jason Ross	Contact	
Agent	Greg Strom	Contact	gps.foundations@gmail.com
Legal Description	See Attached		
Site Visit Date	May 3, 2013	Sign Notice Date	N/A
Neighbor Letter Date	N/A	Number of Letters Sent	N/A

Proposal

Applicant is proposing to subdivide the existing large lot into 2 lots "so that we can build a duplex on each one".

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacant	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-2	Institutional	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	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.

K-1

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

Future Land Use - 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.

Current History: The City Council is considering to amend changes to the UDC at the May 13, 2013, City Council meeting. One of the proposed changes would be to change the minimum lot frontage to "The smaller of 40 ft. or average of developed lots with similar uses on the block face".

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) The lots have frontage on Chester Way, an improved street on public right of way.
- 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 a public street.

K-2

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



City Planning

PL 13-068

Quick Plat

Chester Way

Legend

-  Zoning (Final)
-  Future Land Use
-  Preservation
-  Recreation
-  Rural Residential
-  Low-density Neighborhood
-  Traditional Neighborhood
-  Urban Residential
-  Neighborhood Commercial
-  Neighborhood Mixed Use
-  General Mixed Use
-  Central Business Secondary
-  Central Business Primary
-  Auto Oriented Commercial
-  Large-scale Commercial
-  Business Park
-  Tourism/Entertainment District
-  Medical District
-  Institutional
-  Commercial Waterfront
-  Industrial Waterfront
-  Light Industrial
-  General Industrial
-  Transportation and Utilities

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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Prepared by: City of Duluth Planning Division, April 15, 2013. Source: City of Duluth.

Aerial photography flown 2011

W College St
City of Duluth

CERTIFICATE OF SURVEY FOR: COBALT DEVELOPMENT



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION PARCEL A

Lot 4, Block 2, CHESTER PLACE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota. Except: that part which lies West of the following described line: Beginning at a point on the North line of Lot 4, Block 2, said CHESTER PLACE DIVISION, which is 20.0 feet East of a corner common to Lots 1, 2 and 4; thence South at an angle of 90 degrees with the North line of Lot 4 to the intersection with the Northerly right of way of Chester Way and there terminating. And Except: that part of Lot 4 which lies East of the following described line: Beginning at a point on the North line of Lot 4, Block 2, which is 0.11 feet East of a corner common to Lots 2, 3 and 4; thence South at an angle of 90 degrees with the North line of Lot 4 to the intersection with the Northerly right of way of Chester Way and there terminating.

Granting: A 20.00 foot wide easement for utility purposes lying over, under and across that part of Lot 4, Block 2, CHESTER PLACE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota. Except: that part which lies West of the following described line: Beginning at a point on the North line of Lot 4, Block 2, said CHESTER PLACE DIVISION, which is 20.0 feet East of a corner common to Lots 1, 2 and 4; thence South at an angle of 90 degrees with the North line of Lot 4 to the intersection with the Northerly right of way of Chester Way and there terminating, the centerline of said easement is described as follows: Commencing at a point on the North line of Lot 4, Block 2, said CHESTER PLACE DIVISION, which is 20.0 feet East of a corner common to Lots 1, 2 and 4; thence South at an angle of 90 degrees with the North line of Lot 4, a distance of 10.00 feet to the point of beginning of the centerline to be described; thence on an assumed bearing of South 89 degrees 46 minutes 18 seconds West, parallel with north line of said Lot 4, a distance of 127.49 feet; thence South 46 degrees 12 minutes 29 seconds East, a distance of 21.59 feet; thence South 89 degrees 46 minutes 18 seconds West, parallel with north line of said Lot 4, a distance of 43.98 feet; thence South 00 degrees 09 minutes West, parallel with the west line of said Lot 4, a distance of 140.19 feet to the Northerly right of way line of Chester Way and there terminating.

LEGAL DESCRIPTION PARCEL B

Lot 4, Block 2, CHESTER PLACE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota. Except: that part which lies West of the following described line: Beginning at a point on the North line of Lot 4, Block 2, which point is 0.11 feet East of a corner common to Lots 2, 3 and 4; thence South at an angle of 90 degrees with the North line of Lot 4 to the intersection with the Northerly right of way of Chester Way and there terminating. Also Except: the Northerly 15.0 feet of the Easterly 50.0 feet of said Lot 4.

Granting: A 20.00 foot wide easement for utility purposes lying over, under and across that part of Lot 4, Block 2, CHESTER PLACE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota. Except: that part which lies West of the following described line: Beginning at a point on the North line of Lot 4, Block 2, said CHESTER PLACE DIVISION, which is 20.0 feet East of a corner common to Lots 1, 2 and 4; thence South at an angle of 90 degrees with the North line of Lot 4 to the intersection with the Northerly right of way of Chester Way and there terminating, the centerline of said easement is described as follows: Commencing at a point on the North line of Lot 4, Block 2, said CHESTER PLACE DIVISION, which is 20.0 feet East of a corner common to Lots 1, 2 and 4; thence South at an angle of 90 degrees with the North line of Lot 4, a distance of 10.00 feet to the point of beginning of the centerline to be described; thence on an assumed bearing of South 89 degrees 46 minutes 18 seconds West, parallel with north line of said Lot 4, a distance of 127.49 feet; thence South 46 degrees 12 minutes 29 seconds East, a distance of 21.59 feet; thence South 89 degrees 46 minutes 18 seconds West, parallel with north line of said Lot 4, a distance of 43.98 feet; thence South 00 degrees 09 minutes West, parallel with the west line of said Lot 4, a distance of 140.19 feet to the Northerly right of way line of Chester Way and there terminating.

REV: 4-30-13 (CITY COMMENTS)

DATE: 4-22-13

SCALE: 1 IN = 40 FEET

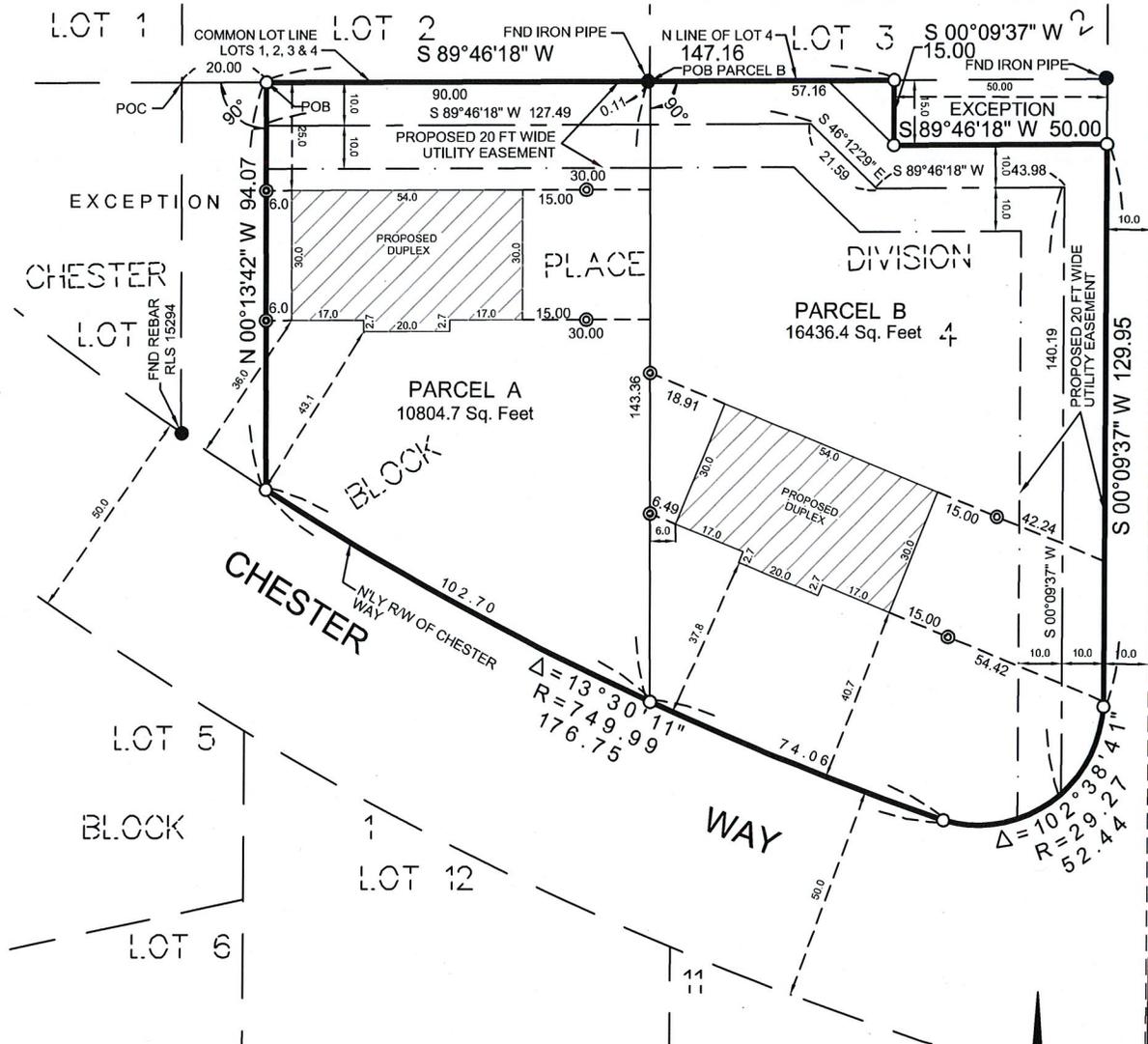
PROJECT NO: 13-034

SHEET 1 OF 2 SHEETS

ALTA
SURVEY COMPANY, INC.
Residential/Commercial Land Surveying-Land
Development-Legal Descriptions
P.O. BOX 161138 Duluth, MN 55806
Phone: 218-727-5211 Fax: 218-727-3798

K-4

CERTIFICATE OF SURVEY FOR: COBALT DEVELOPMENT



LEGEND

These standard symbols will be found in the drawing.



PROPOSED DUPLEX



FOUND SURVEY MONUMENT



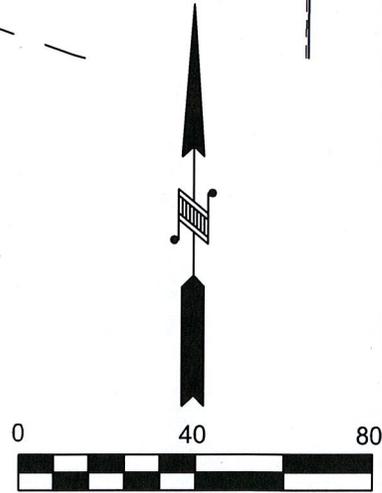
SET SPIKE FOR HOUSE STAKING



SET REBAR RLS 14374

I hereby certify that this plan, specification, 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.
Date: 4-30-13

Ronald L. Krueger
Ronald L. Krueger MN License No. 14374



REV: 4-30-13 (CITY COMMENTS)
DATE: 4-22-13
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SHEET 2 OF 2 SHEETS

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