



CITY OF DULUTH
Planning Division

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STAFF REPORT

File Number	PL 14-019	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Quick Plat	Planning Commission Date	4/8/14	
Deadline for Action	Application Date	3/4/14	60 Days	5/3/14
	Date Extension Letter Mailed	3/29/14	120 Days	7/2/14
Location of Subject	1661 Miller Trunk Highway			
Applicant	Platinum Plaza, LLC	Contact	(218) 348-1299; steviepaulson@yahoo.com	
Agent		Contact		
Legal Description	See attached			
Site Visit Date	3/31/14	Sign Notice Date	N/A	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Developing three current parcels into a retail development with two parcels, each with a separate building. The stormwater system for the two parcels will be incorporated into one sub-surface system.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Residential	Large Scale Commercial
North	MU-N	Residential	Neighborhood Mixed Use
South	MU-C	Commercial	Large Scale Commercial
East	MU-C	Commercial	Large Scale Commercial
West	MU-C	Commercial	Large Scale Commercial

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.

E-1

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

Principle #1- Reuse previously developed lands. This site is currently developed with housing.

Future Land Use - Large-scale commercial: Mall, shopping center, and big box retail development, with associated surrounding retail and service uses, but only ancillary office uses and no residential uses. Oriented primarily to the motorist, with planned internal circulation patterns while still accommodating pedestrian movement. Requires access to regional transportation routes. May include regional green infrastructure for watershed protection.

Applicant has also applied for Planning Review for the proposed development (PL 14-020).

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

Staff finds that:

- 1.) The proposed lots have street frontage. The MU-C district does not have a minimum lot size or frontage requirement.
- 2.) The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
- 3.) An existing utility easement runs north-south through the property.
- 4.) Approval of this quick plat signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.
- 5.) This subdivision approval lapses if not recorded with St. Louis County within 90 days. Applicant must provide the City with proof of recording.
- 6.) No public, agency, or City comments were received.

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

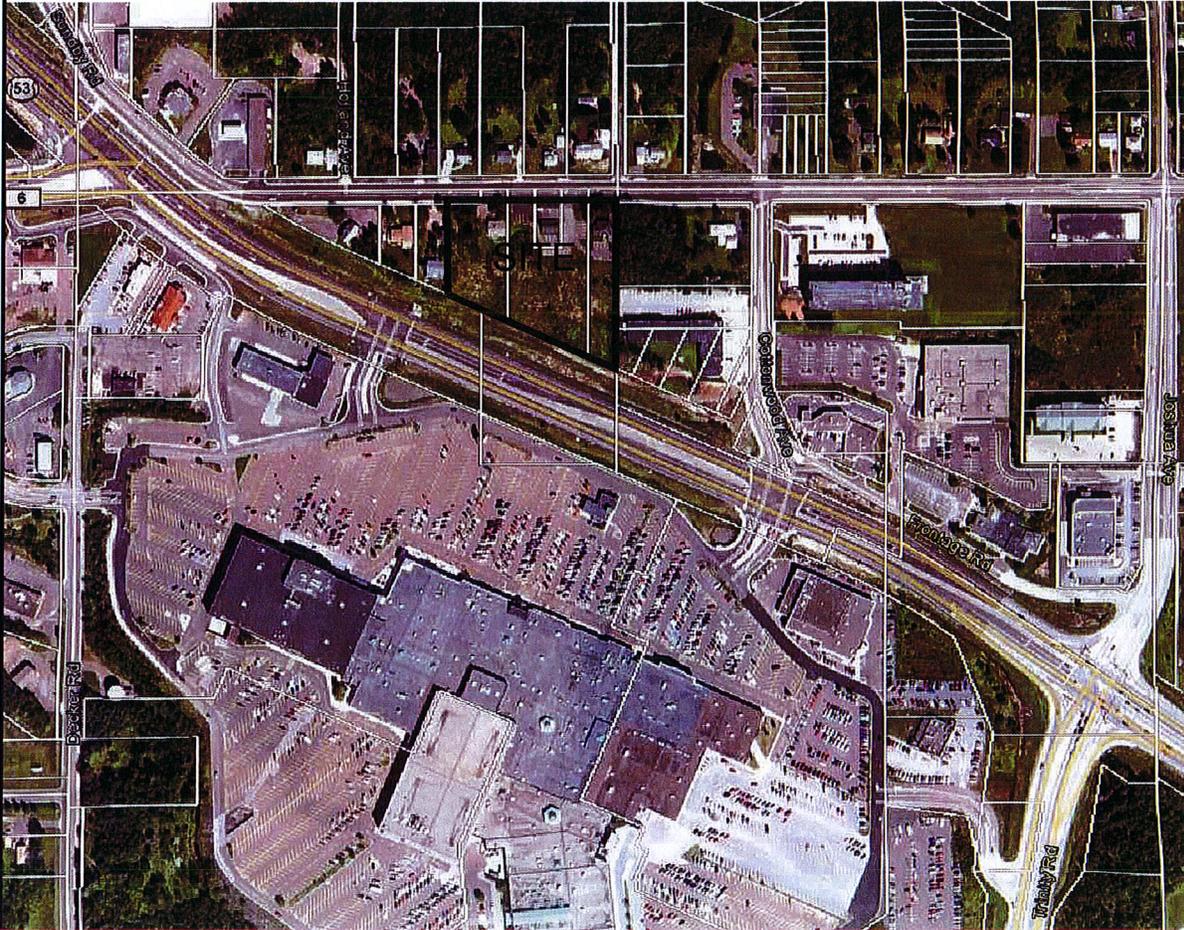
Based on the above findings, Staff recommends that Planning Commission approve the Quick Plat, subject to the following conditions:

- 1.) This subdivision be filed with St. Louis County within 90 days.
- 2.) Survey and legal descriptions shall be updated to include existing utility easement prior to being recorded. As an alternative, Applicant could apply to vacate the easement.
- 3.) 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; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

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

**CITY OF DULUTH QUICK PLAT
FOR: CHEQUAMEGON GROUP**



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION FOR PARCEL A

That part of Lot 1, Block 2, Jankowski and Tomlin First Addition lying South of the South right of way line of Maple Grove Road as per Minnesota Department of Transportation right of way plat Nos. 69-87 and 69-88.

Also that part of the East half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19, Township 50 North, Range 14 West of the Fourth Principal Meridian lying Westerly and Northerly of the following described line:

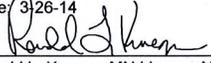
Commencing at the intersection of the East line of the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter and the South right of way of Maple Grove Road as per Minnesota Department of Transportation right of way plat Nos. 69-87 and 69-88. Thence West along the South right of line of Maple Grove Road a distance of 107.00 feet; Thence South parallel with the East line of the East half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19 a distance of 115.19 feet; thence West parallel with the South right of way of Maple Grove Road a distance of 113.00 feet; Thence South parallel with the East line of the East half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19 a distance of 176.63 feet to the North right of way line of US Highway No. 53 and said line there terminating.

LEGAL DESCRIPTION FOR PARCEL B

That part of the East half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19, Township 50 North, Range 14 West of the Fourth Principal Meridian lying Easterly and Southerly of the following described line:

Commencing at the intersection of the East line of the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter and the South right of way of Maple Grove Road as per Minnesota Department of Transportation right of way plat Nos. 69-87 and 69-88.; Thence West along the South right of line of Maple Grove Road a distance of 107.00 feet; thence South parallel with the East line of the East half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19 a distance of 115.19 feet; Thence West parallel with the South right of way of Maple Grove Road a distance of 113.00 feet; thence South parallel with the East line of the East half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19 a distance of 176.63 feet to the North right of way line of US Highway No. 53 and said line there terminating.

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: 3-26-14

 Ronald L. Krueger MN License No. 14374

REVISED 3-31-14
 DATE: 3-26-14
 SCALE: 1 IN = 60 FEET
 PROJECT NO: 14-034

NOTES

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

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 SURVEY COMPANY, INC.

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