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 14-140		**Contact**	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Minor Subdivision		**Planning Commission Date**	October 14, 2014	
Deadline for Action	**Application Date**	September 15, 2014	**60 Days**	November 14, 2014	
	Date Extension Letter Mailed	September 26, 2014	**120 Days**	January 13, 2015	
Location of Subject	4014 Trinity Road				
Applicant	Jon Kalkbrenner		**Contact**	jon@beehivehomes.com, 722-4014	
Agent	Dave Evanson, Alta Survey		**Contact**	davee@altasurveyduluth.com	
Legal Description	See attached				
Site Visit Date	N/A		**Sign Notice Date**	September 30, 2014	
Neighbor Letter Date	N/A		**Number of Letters Sent**	N/A	

Proposal

Applicant is proposing to combine 3 parcels into 2.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential care facility	Urban Residential
North	R-1	Residential	Urban Residential
South	R-1	Residential	Urban Residential
East	R-1	Residential	Urban Residential
West	R-1	Undeveloped	Low-Density Residential

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

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.

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

50-37.5, D 1. The planning commission shall approve the application if it determines that the application:

(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.

III. C-1

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

Future Land Use - Urban Residential: Greatest variety of building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

Recent History: On November 12, 2013, a Special Use Permit was granted to build a 16-unit residential assisted living facility, which is located on proposed Parcel A.

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

Staff finds that:

1.) The proposed lots have street frontage and meet the minimum lot frontage requirements in the R-1 district. Applicant acknowledges that any future roadway connection to Trinity Road would require MnDOT approval, and is proposing a shared driveway for his future project.

2.) The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.

3.) Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.

4.) This subdivision approval lapses if not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

5.) No additional 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 Minor Subdivision, subject to the following conditions:

1.) This subdivision be filed with St. Louis County within 180 days.

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; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

C-8

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

City Planning

PL 14-140
4014 Trinity Road

Legend

- Trout Stream (GPS)
- Other Stream (GPS)

Zoning Boundaries
- Zoning Boundaries

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
- PS 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

Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

Easement Type
- Utility Easement
- Other Easement

Shoreland Overlay Zone
- Cold Water
- Natural Environment
- General Development

Floodplain Type
- General Flood Plain
- Flood Way
- Flood Fringe

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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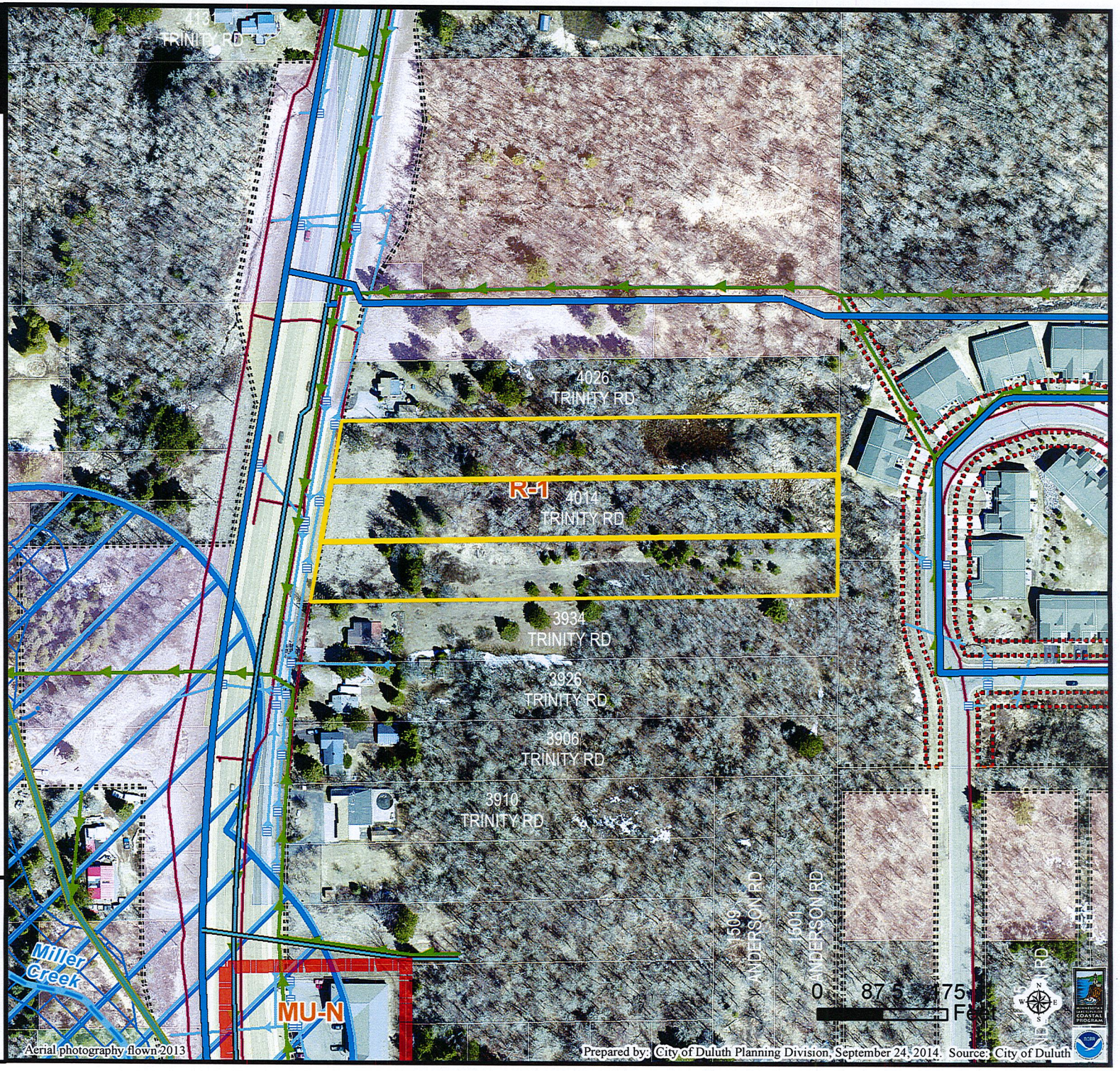


LEGAL DESCRIPTION FOR PARCEL A

That part of Lots 3, 4 and 5, AUDITOR'S PLAT OF TRINITY ROAD ACRES, according to the recorded plat thereof, St. Louis County, Minnesota, lying North and West of the following described line:

Commencing at the intersection of the North of said Lot 3 and the Easterly right of way line of Highway No. 53 as dedicated on MN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 69-70*, according to the recorded plat thereof, said St. Louis County, Minnesota; thence on an assumed bearing of South 10 degrees 12 minutes 09 seconds West, along said Easterly right of way line, a distance of 190.20 feet to the point of beginning of the line to be described; thence North 89 degrees 21 minutes 45 seconds East, a distance of 318.51 feet; thence North 00 degrees 43 minutes 22 seconds East, a distance of 104.74 feet to the South line of said Lot 3; thence North 89 degrees 22 minutes 44 seconds East, along said South line, a distance of 381.92 feet to the Southeast corner of said Lot 3 and there terminating.

said parcel containing 87,849 sq. ft or 2.02 acres

LEGAL DESCRIPTION FOR PARCEL B

That part of Lots 4 and 5, AUDITOR'S PLAT OF TRINITY ROAD ACRES, according to the recorded plat thereof, St. Louis County, Minnesota, lying South and East of the following described line:

Commencing at the intersection of the North line of Lot 3 of said AUDITOR'S PLAT OF TRINITY ROAD ACRES and the Easterly right of way line of Highway No. 53 as dedicated on MN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 69-70*, according to the recorded plat thereof, said St. Louis County, Minnesota; thence on an assumed bearing of South 10 degrees 12 minutes 09 seconds West, along said Easterly right of way line, a distance of 190.20 feet to the point of beginning of the line to be described; thence North 89 degrees 21 minutes 45 seconds East, a distance of 318.51 feet; thence North 00 degrees 43 minutes 22 seconds East, a distance of 104.74 feet to the South line of said Lot 3; thence North 89 degrees 22 minutes 44 seconds East, along said South line, a distance of 381.92 feet to the Southeast corner of said Lot 3 and there terminating.

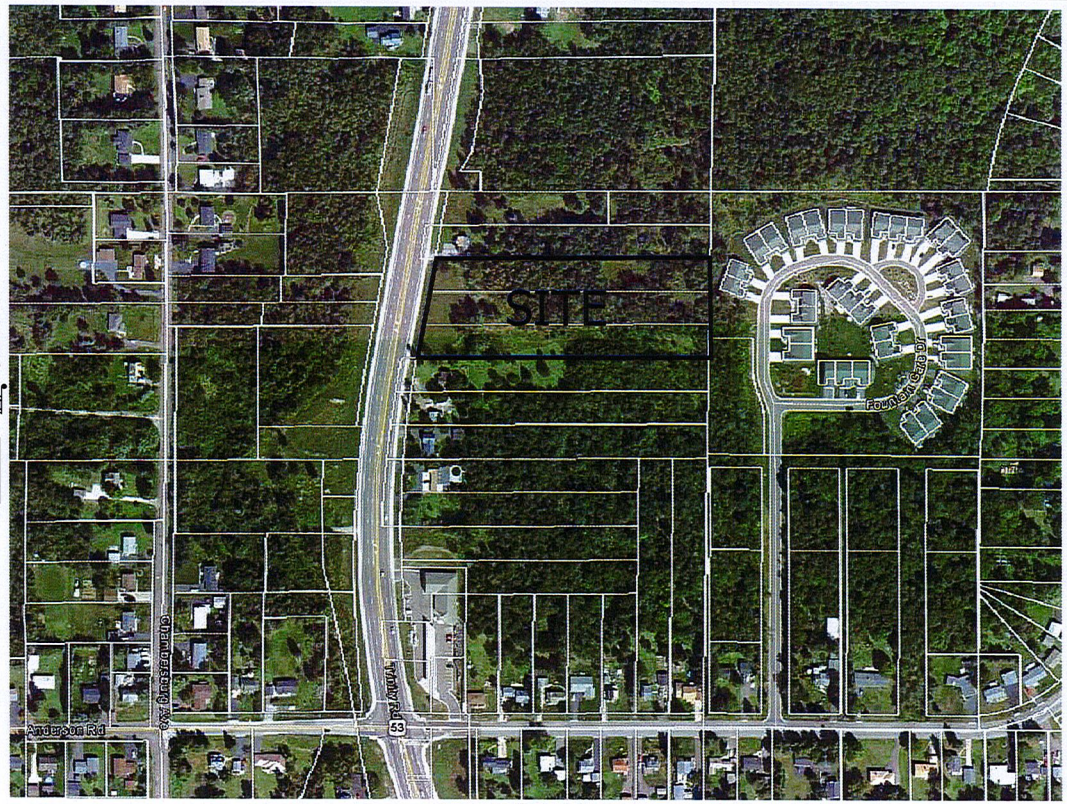
said parcel containing 81,751 sq. ft or 1.88 acres

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 LAND SURVEY COMPANY.

SHEET 1 OF 2 SHEETS



VICINITY MAP
NO SCALE

LEGEND

These standard symbols will be found in the drawing.

- ○ SET CAPPED REBAR RLS. NO. 49505
- ◆ FOUND CAPPED REBAR RLS. NO. 14374
- ■ FOUND MNDOT MONUMENT

POC= POINT OF COMMENCEMENT
POB= POINT OF BEGINNING

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: 10/06/2014

David R. Evanson

David R. Evanson MN License No. 49505

MINOR SUBDIVISION	
CLIENT: JON KALKBRENNER	REVISIONS: XXX
DATE: 9-4-14	
ADDRESS: XXX	
JOB NUMBER: 14-394	

ALTA
LAND SURVEY COMPANY
* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING
PHONE: 218-727-5211
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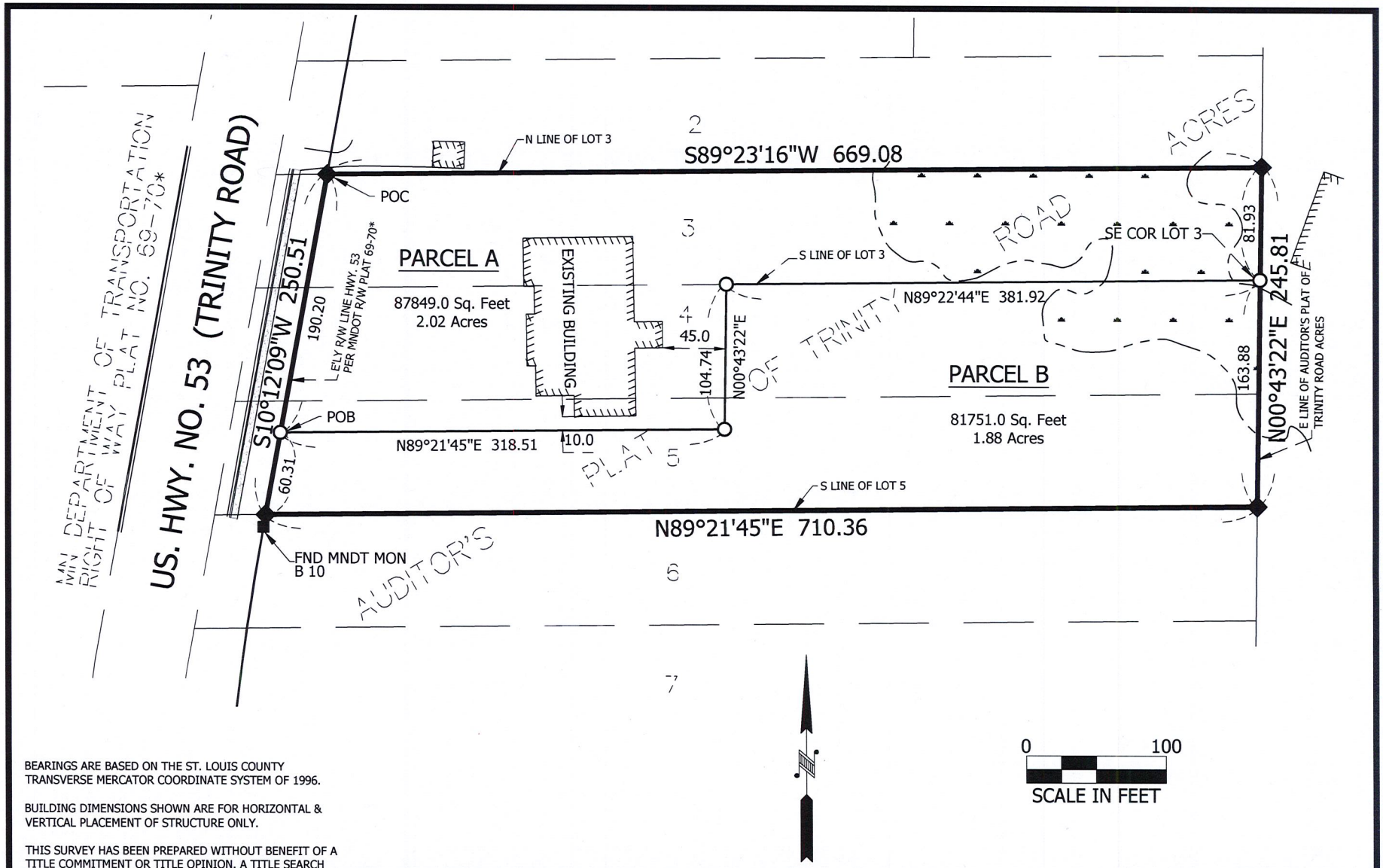
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW. ALTASURVEYDULUTH.COM

C-4



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SHEET 2 OF 2 SHEETS

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: 10/06/2014

David R. Evanson

David R. Evanson MN License No. 49505

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CLIENT: JON KALKBRENNER	REVISIONS: XXX
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C-5

4014 Trinity Rd

Print Date: 10/06/2014
Image Date:05/12/2013
Level: Neighborhood

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