



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 15-166	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Final Plat, Atlas Industrial Park	Planning Commission Date	November 10, 2015	
Deadline for Action	Application Date	October 14, 2015	60 Days	December 13, 2015
	Date Extension Letter Mailed	October 21, 2015	120 Days	February 11, 2016
Location of Subject	2300 Block of Commonwealth Avenue			
Applicant	Duluth Economic Development Association	Contact	Jason Hale, jhale@duluthmn.gov	
Agent	N/A	Contact	N/A	
Legal Description	See attached			
Site Visit Date	N/A	Sign Notice Date	October 26, 2015	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

The applicant is proposing to subdivide the property to prepare for future industrial development.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	I-G	Undeveloped/Industrial	General Industrial
North	MU-B	Residential	General Industrial
South	R-1	Residential	General Industrial/Preservation
East	I-G	Undeveloped	General Industrial/General Mixed Use
West	MU-B	Business	General Industrial/Preservation

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

The planning commission shall approve the application, or approve it with modifications if it determines that the application:

- (a) Is consistent with all applicable requirements of MSA 462.358 and Chapter 505;
- (b) Is consistent with the terms and provisions of the preliminary plat approval for the property;
- (c) Demonstrates that all required improvements have been installed or that (a) the applicant has signed a development agreement committing to construct those improvements with 2 years after approval of the final plat and (b) adequate security for the construction of the required improvements has been posted with the city pursuant to Section 50-37.1.P.

II.F-1

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

Governing Principle #1 - Reuse previously developed land
Governing Principle #3 - Support traditional economic base
Governing Principle #7 - Create and maintain connectivity

Future Land Use - General Industrial: Areas for manufacturing, processing and other activities that may have off-site impacts and are generally isolated from other uses or buffered from them. Sites should have direct access to major regional transportation facilities and other infrastructure. Calls for larger parcels.

Recent History: The Preliminary Plat was approved on May 12, 2015, with two conditions: 1.) A street easement or platted right of way is dedicated to allow for the potential development of a second access to TH 23 from the cul de sac at the north end of Nick Glumac Drive, and 2.) Pedestrian easements are dedicated on top of the utility easements within 180 days after the Final Plat is recorded.

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

Staff finds that:

- 1.) After reviewing the approved Concept Plan and Preliminary Plat, one remaining item not included in the Preliminary Plat process is a demonstration of the future accommodation of sidewalks along Nick Glumac Drive. Staff recommends that applicant show a plan for future construction of this sidewalk.
- 2.) After approval of the Preliminary Plat, applicant has provided an easement from Nick Glumac Drive to TH 23 as requested. However, applicant noted that pedestrian easements requested during the Preliminary Plat process would not be desirable, would create liability concerns, and face particularly difficult construction challenges. Therefore, the Final Plat does not include these pedestrian easements.
- 3.) This application is consistent with all applicable requirements of MSA 462.358 and Chapter 505 and with the terms and provisions of the preliminary plat approval for the property.
- 4.) Given DEDA's role as a governmental entity and its relationship to the City, a development agreement for future improvements is not required.
- 5.) No public, agency, or City comments have been received.
- 6.) Per UDC Section 50-37.1.N., approved final plats shall lapse unless the approved final plat is recorded within two years after approval.

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

Based on the above findings, Staff recommends that Planning Commission approve the Final Plat with the following conditions:

- 1.) Prior to recording, Applicant submit a plan for future sidewalk construction, to be approved by the Land Use Supervisor.
- 2.) Existing street easements in the subject area receive approved vacations (PL 15-167).
- 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.

F-2

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



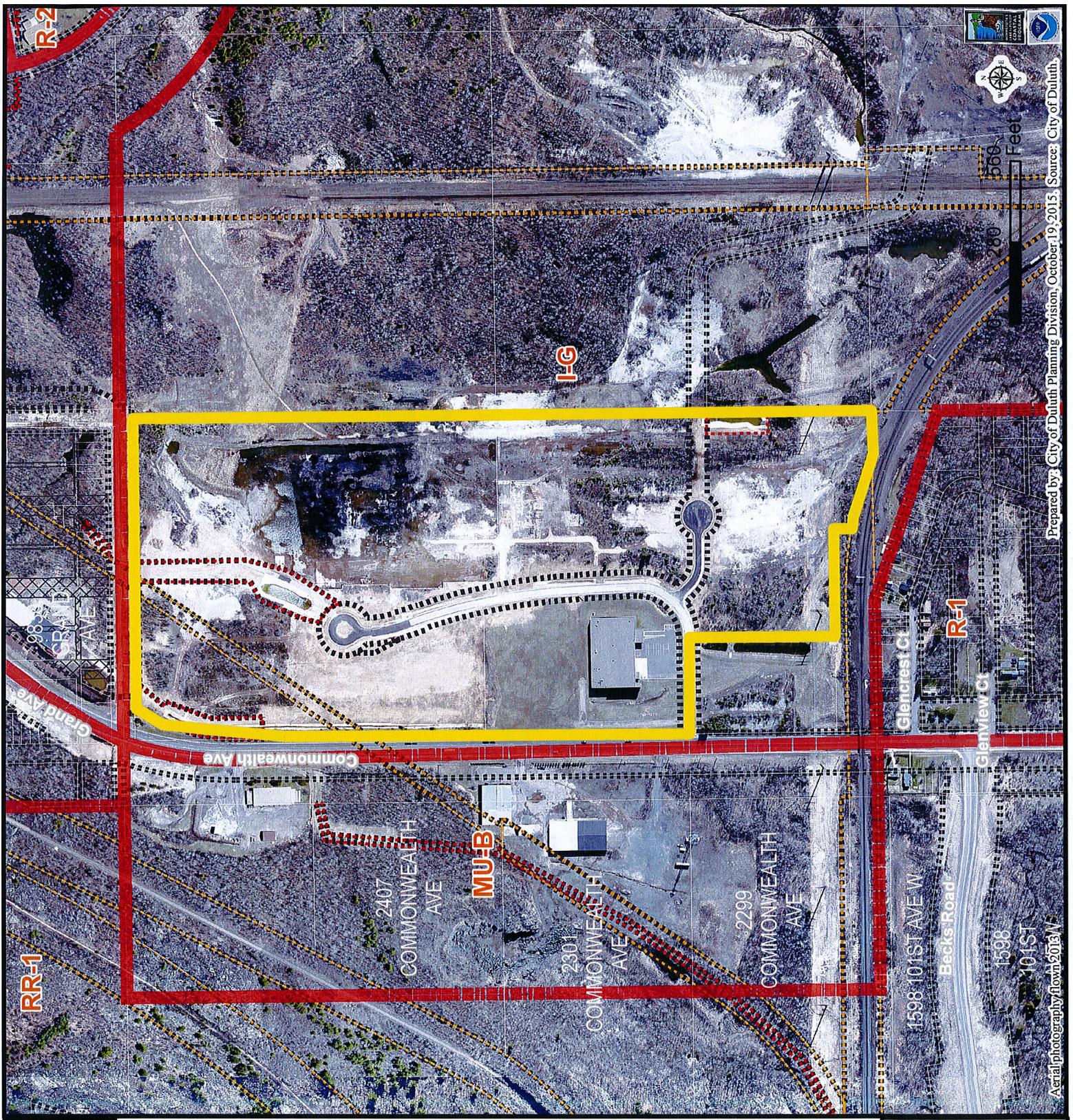
City Planning
 PL 15-166/15-167
 Atlas Industrial Park

Legend

Zoning Boundaries
 Zoning Boundaries

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

Easement Type
 Utility Easement
 Other Easement

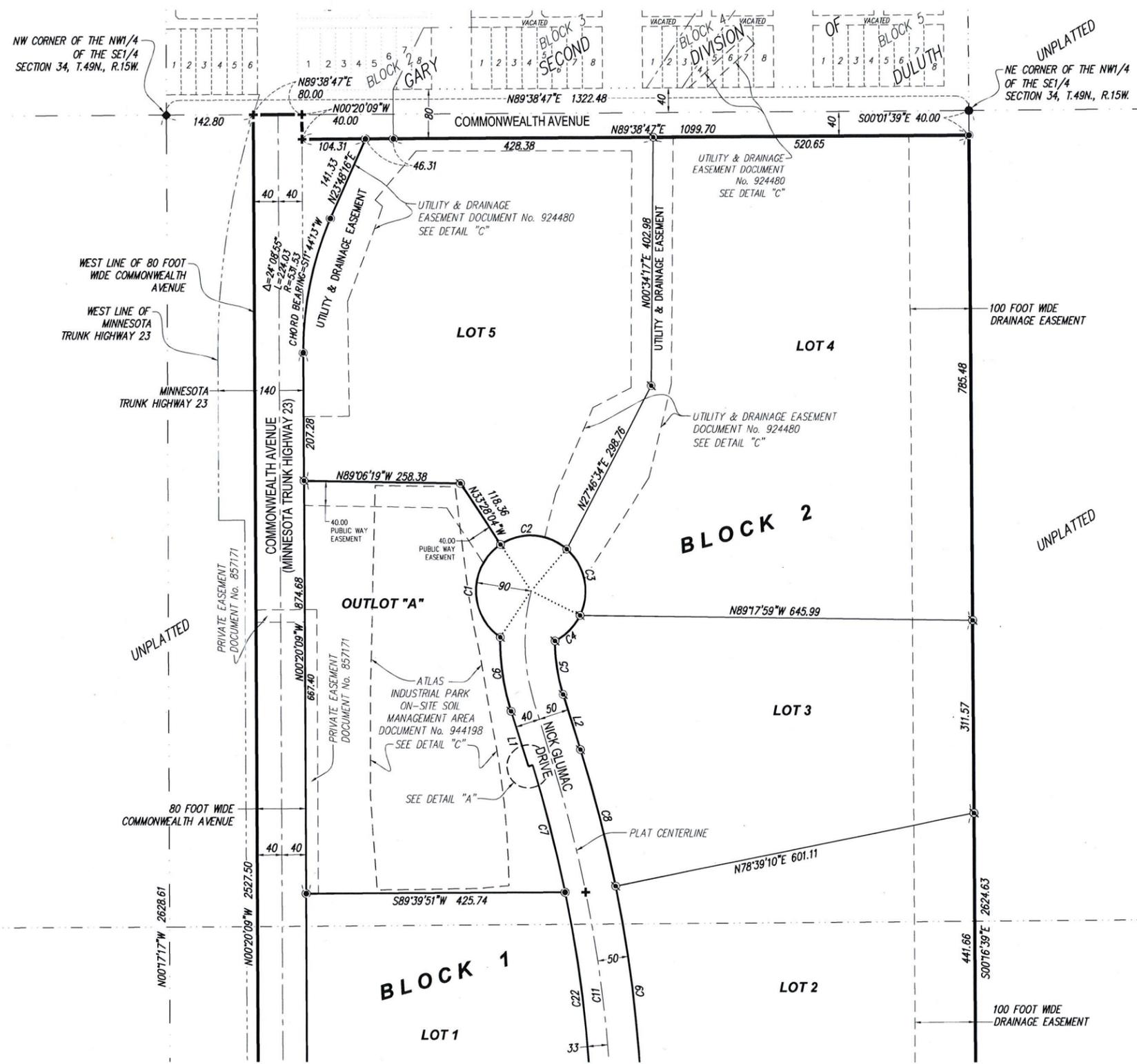


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.

F-3

ATLAS INDUSTRIAL PARK

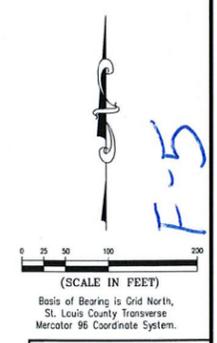
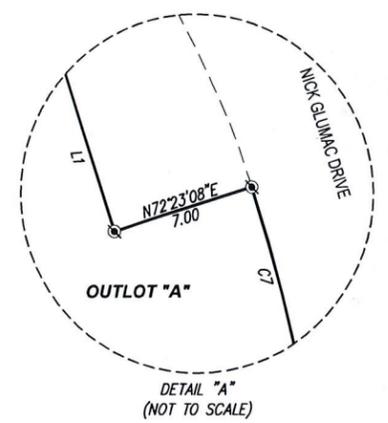
part of the SE 1/4
Section 34, T49N, R15W of the 4th P.M.
City of Duluth, St. Louis County, Minnesota



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	90.00'	112°44'24"	177.09'	S00°09'56"W
C2	90.00'	74°36'41"	117.20'	N86°09'32"W
C3	90.00'	74°43'53"	117.39'	N11°29'15"W
C4	90.00'	37°49'09"	59.41'	N44°47'16"E
C5	283.00'	17°46'49"	87.82'	S08°43'28"E
C6	373.00'	18°38'42"	121.38'	S08°17'31"E
C7	2107.85'	05°46'58"	212.74'	N14°43'23"W
C8	2190.85'	05°58'10"	228.25'	N14°37'48"W
C9	2190.85'	06°36'20"	329.05'	N02°20'33"W
C10	2190.85'	00°31'23"	20.00'	N02°46'42"W
C11	2140.85'	09°08'04"	341.31'	N07°05'06"W
C12	170.77'	47°56'49"	142.91'	N21°27'22"E
C13	170.77'	43°57'05"	131.00'	N67°24'31"E
C14	203.77'	34°37'53"	123.17'	N72°04'07"E
C15	137.77'	91°54'04"	220.98'	N43°26'00"E
C16	105.07'	45°15'49"	133.00'	S67°12'00"E
C17	167.27'	127°47'03"	75.00'	S89°49'54"E
C18	167.29'	127°47'01"	75.00'	N89°49'54"W
C19	52.93'	45°15'49"	67.00'	N67°12'00"W
C20	100.00'	45°15'49"	79.00'	S67°12'00"E
C21	220.77'	39°21'12"	220.77'	S17°09'33"W
C22	2107.85'	9°18'49"	342.64'	N07°10'28"W

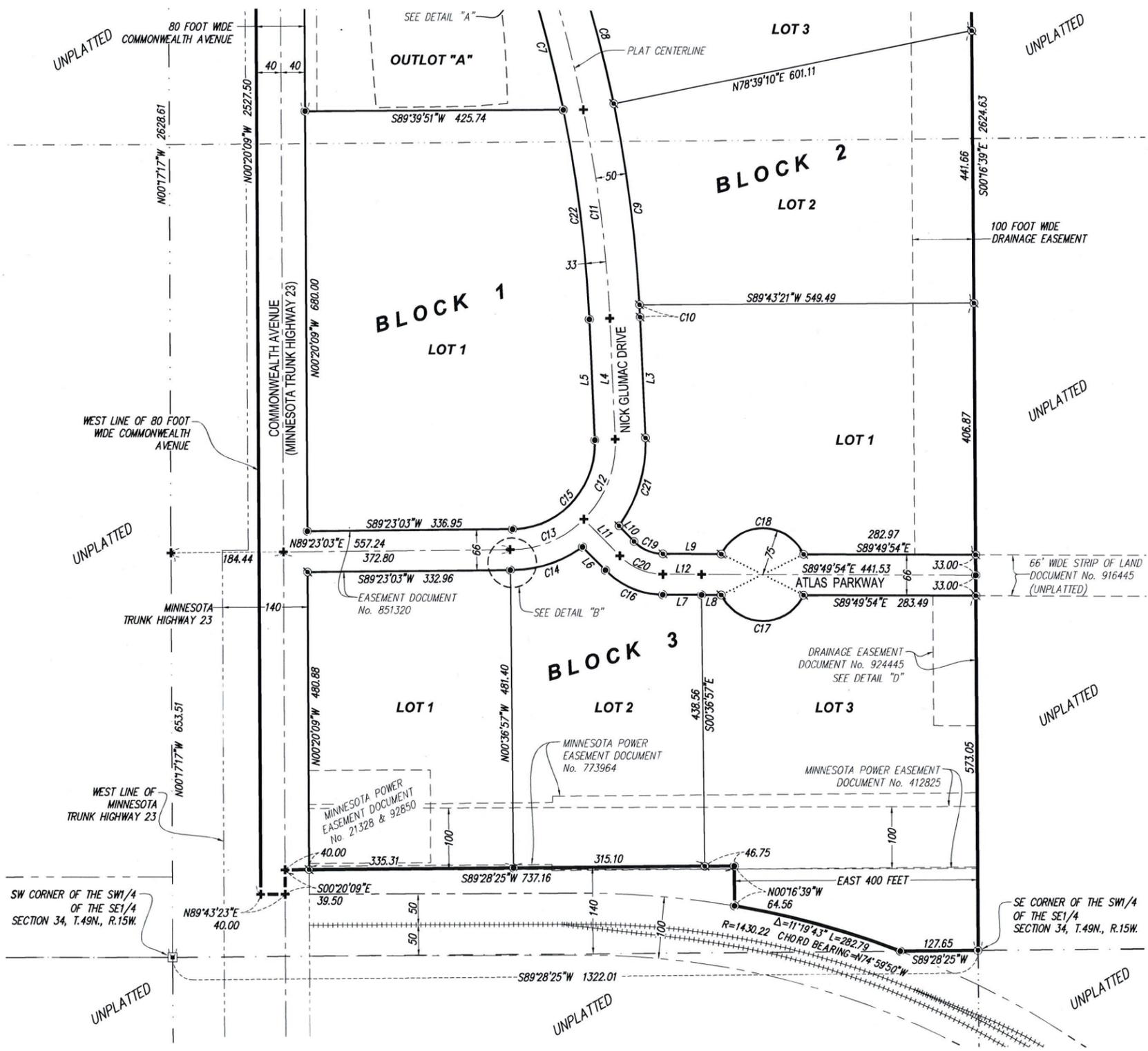
LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°36'52"W	93.50'
L2	S17°36'52"E	93.50'
L3	S02°31'02"E	195.64'
L4	N02°31'02"W	195.64'
L5	N02°31'02"W	195.64'
L6	S44°34'05"E	52.69'
L7	S89°49'54"E	64.50'
L8	S89°49'54"E	31.16'
L9	N89°49'54"W	95.65'
L10	N44°34'05"W	35.48'
L11	S44°34'05"E	83.00'
L12	S89°49'54"E	64.50'

- LEGEND**
- = BOUNDARY LINE, THIS PLAT
 - = PLAT BLOCK LINE
 - = PLAT LOT LINE
 - = SECTION LINE
 - = QUARTER SECTION LINE
 - = SIXTEENTH SECTION LINE
 - = EASEMENT LINE
 - = RIGHT OF WAY LINE
 - = PLATTED BLOCK LINE
 - = PLATTED LOT LINE
 - = VACATED PLAT LINE
 - = RAILROAD RIGHT OF WAY LINE
 - = RAILROAD TRACKS
 - = 5/8" x 30" REBAR WITH ALUMINUM CAP INSCRIBED "MINNESOTA PLS 44075", SET THIS SURVEY
 - = FOUND 5/8" REBAR WITH ALUMINUM CAP INSCRIBED "MINNESOTA PLS 44075", SET FROM PREVIOUS SURVEYS
 - = FOUND REBAR, AS DESCRIBED
 - = FOUND ALUMINUM CAPPED SQUARE TUBE
 - = FOUND 1 1/2" REBAR INSIDE CITY OF DULUTH MONUMENT BOX
 - = COMPUTED POSITION, NO MONUMENT FOUND OR SET
 - = FOUND STONE MONUMENT



ATLAS INDUSTRIAL PARK

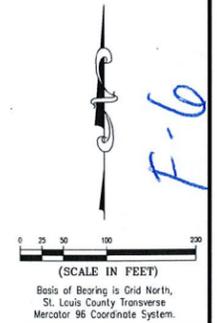
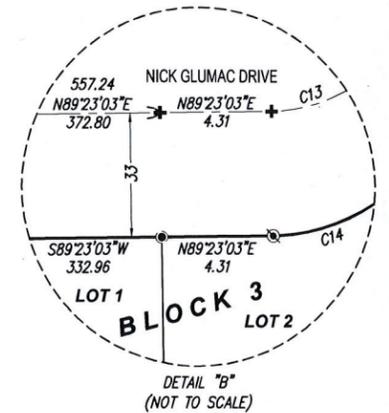
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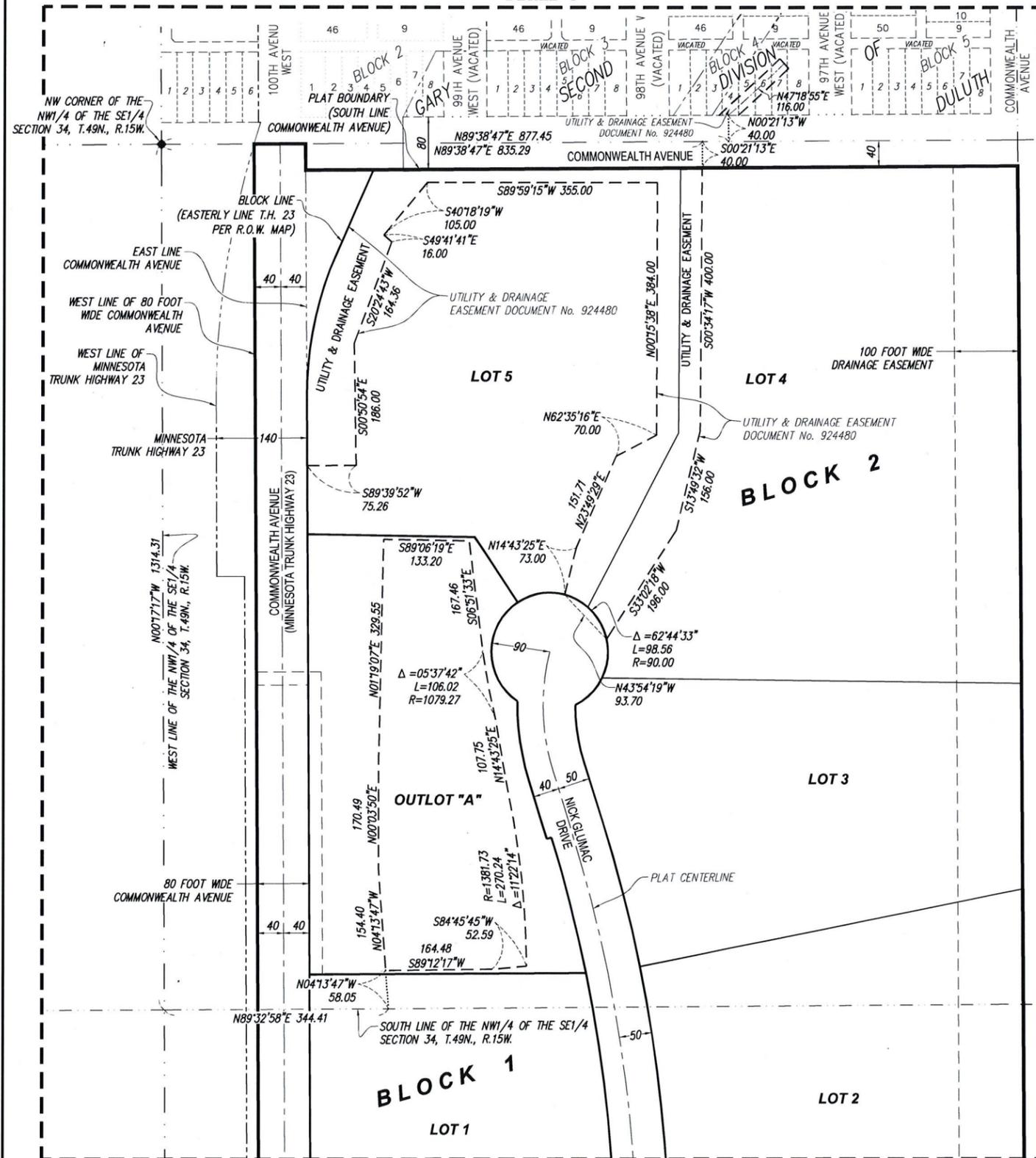
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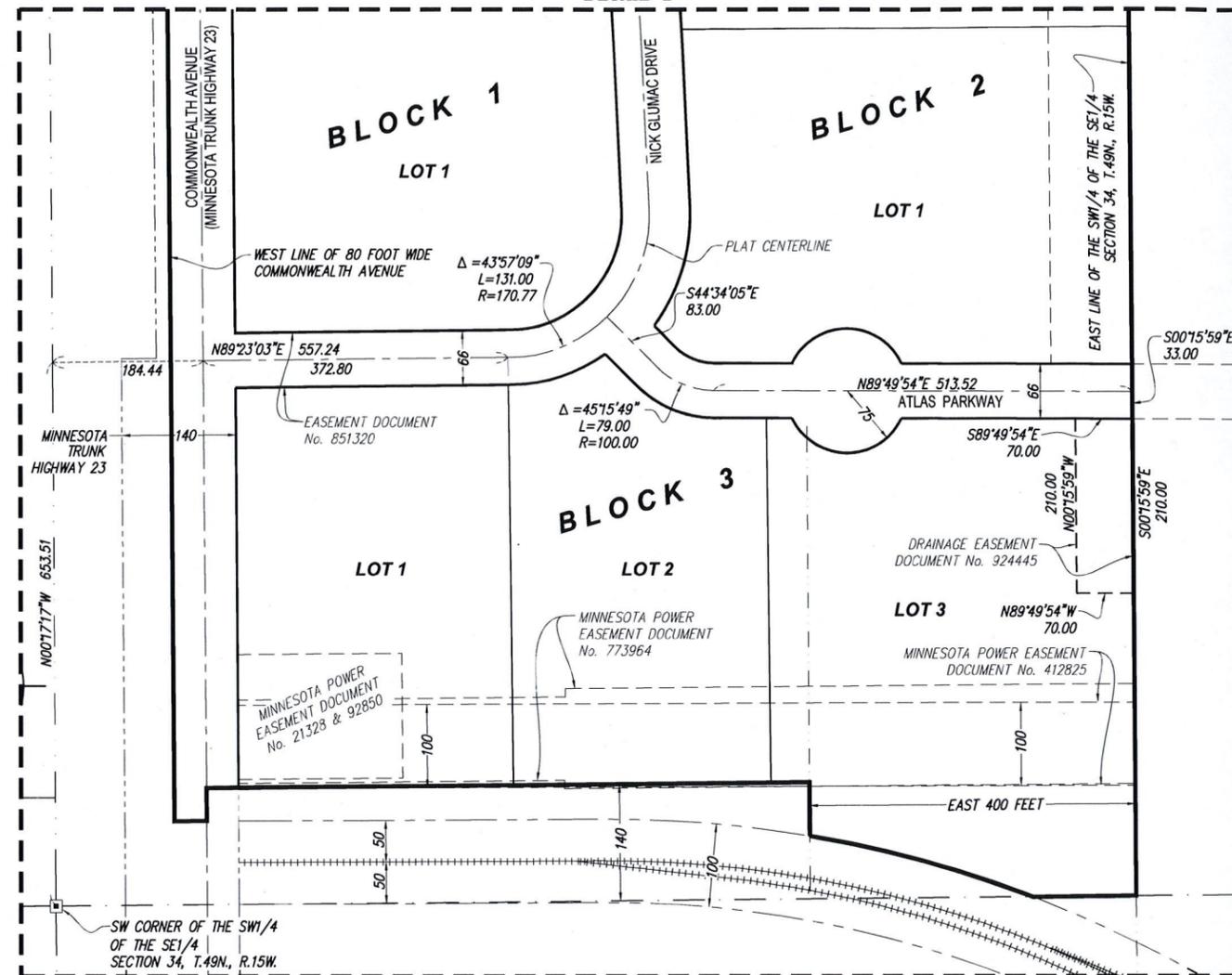
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DETAIL "C"

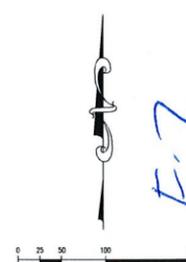


DETAIL "D"



LEGEND

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- = VACATED PLAT LINE
- = RAILROAD RIGHT OF WAY LINE
- ++++ = RAILROAD TRACKS
- = FOUND ALUMINUM CAPPED SQUARE TUBE
- ◆ = FOUND STONE MONUMENT



(SCALE IN FEET)
Basis of Bearing is Grid North,
St. Louis County Transverse
Mercator 96 Coordinate System.

