



CITY OF DULUTH
Planning Division

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STAFF REPORT

File Number	PL 15-180	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Minor Subdivision	Planning Commission Date	January 12, 2016	
Deadline for Action	Application Date	December 7, 2015	60 Days	February 5, 2016
	Date Extension Letter Mailed	December 22, 2015	120 Days	April 5, 2016
Location of Subject	1400 block of St. Louis Avenue			
Applicant	David and Bonnie Ling	Contact	bling55802@gmail.com, 218-393-4325	
Agent	Jacob and Kaye Tanttari	Contact	jakekaye@discover-net.net, 218-722-1941	
Legal Description	See attached			
Site Visit Date	December 31, 2015	Sign Notice Date	December 29, 2015	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Applicant is proposing to combine 3 vacant parcels into 2. Applicant and agent own adjacent residential lots, and are planning to each own one of the resulting parcels.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacant (residential yard)	Traditional Neighborhood
North	R-1	Vacant (residential yard)	Traditional Neighborhood
South	R-1	Vacant (residential yard)	Traditional Neighborhood
East	R-1	Vacant/Residential	Traditional Neighborhood
West	P-1	Park/Duluth Boat Club	Recreation

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.

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):

Staff finds that:

1. The proposed lots have street frontage and meet the minimum lot frontage requirements in the R-1 district.
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.

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



City Planning

PL 15-180

1400 Block St. Louis Avenue

Legend

Zoning Boundaries
Zoning Boundaries

Right-of-Way Type

..... Road or Alley ROW

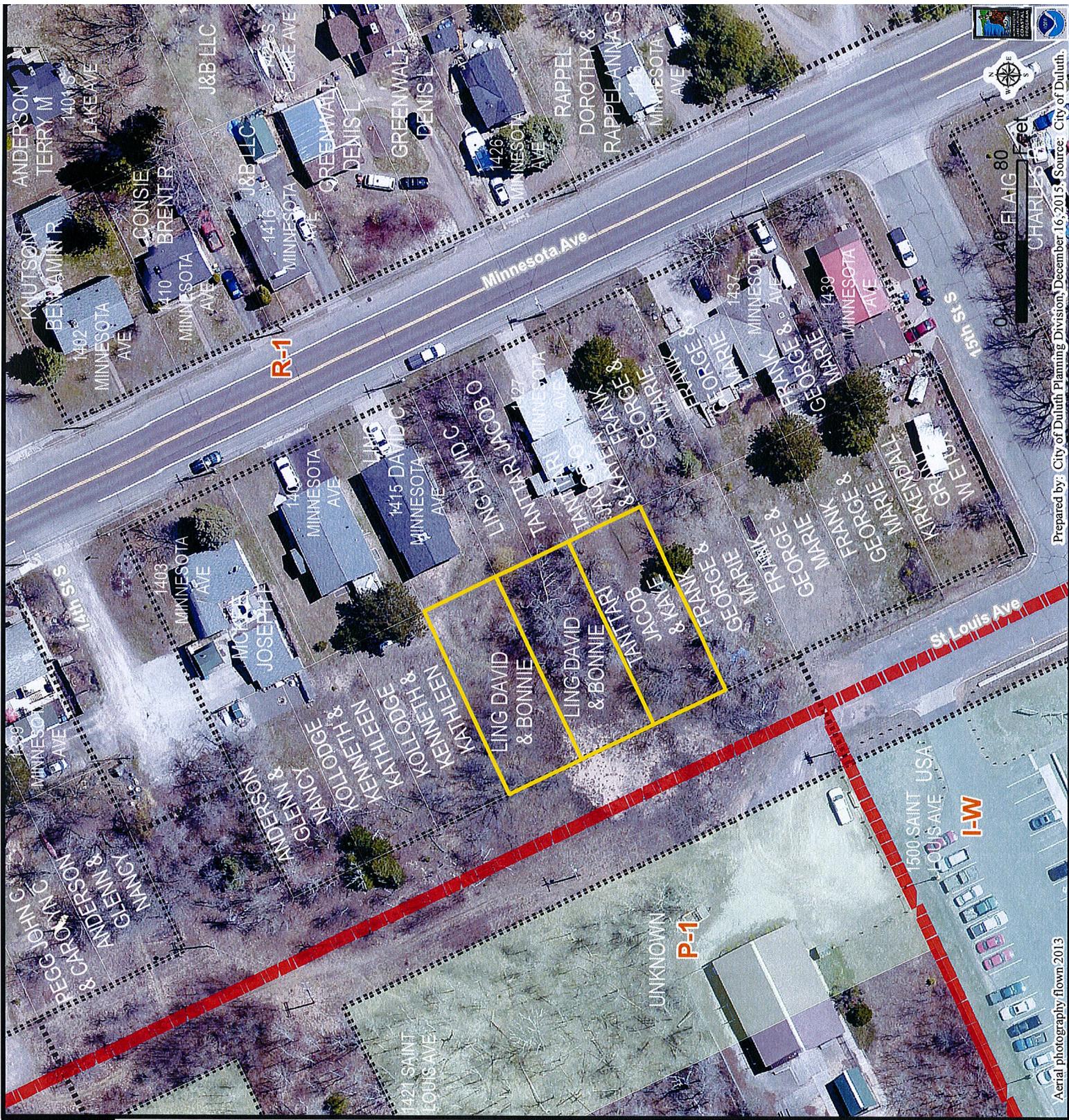
▨ Vacated ROW

Easement Type

▨ Utility Easement

▨ Other Easement

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Aerial photography, flown 2013

