



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 16-023	Contact	Steven Robertson, 730-5295	
Application Type	Minor Subdivision	Planning Commission Date	January 12, 2016	
Deadline for Action	Application Date	March 15, 2016	60 Days	
	Date Extension Letter Mailed	March 22, 2016	120 Days	
Location of Subject	4110 West Superior Street			
Applicant	Kurtis A Bodin	Contact	kurt@slctc.com	
Agent	Richard Edwards	Contact		
Legal Description	See attached			
Site Visit Date	March 31, 2016	Sign Notice Date	March 29, 2016	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Applicant is proposing to split one existing platted lot into 2 separate parcels. An existing structure on site will straddle the proposed new two parcels.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B	Industrial	Light Industrial
North	MU-B	Industrial	Light Industrial/General Mixed Use
South	MU-B	Industrial	Light Industrial/Transportation
East	MU-B/MU-N	Industrial	Light Industrial
West	MU-B	Industrial	Light Industrial

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.

1-3-17

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

Future Land Use - Light Industrial. Areas for manufacturing, warehousing and distribution; uses that have few outside impacts, and can be located in relative proximity to non-industrial uses.

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

Staff finds that:

1. The proposed lots will both have street frontage. The MU-B district does not have a minimum lot frontage or lot area requirement. The side yard setback requirement is 0 feet; splitting the parcels will not create a new structure zoning non-conformity.
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:

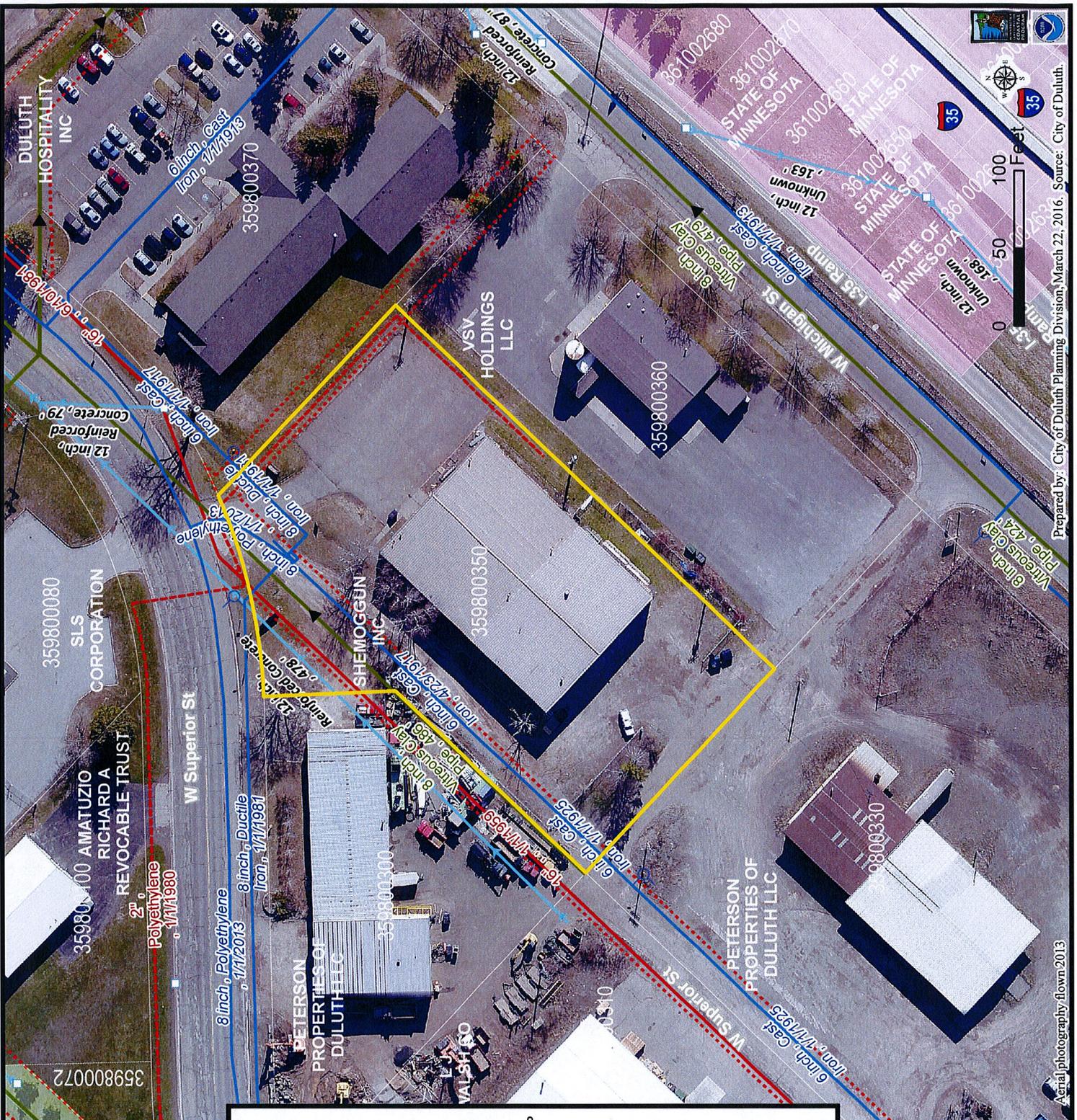
1. This subdivision be filed with St. Louis County within 180 days.
2. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute 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 Planning
 PL 16-023
 4110 W Superior St



Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

- Storage Basin
- Pump Station

Sanitary Gravity Mains

- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype

- Storm Sewer Pipe

Gas Distribution Main

- Coated Steel
- Plastic
- 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 damages in connection with the use of this information contained within.

Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, March 22, 2016. Source: City of Duluth.





VICINITY MAP
NO SCALE

LEGAL DESCRIPTION PARCEL A

That part of Lot 6, Block 3, ONEOTA INDUSTRIAL PARK, according to the recorded plat thereof St. Louis County, Minnesota, lying Northeastly and Easterly of the line described as follows:

Commencing at the most Easterly corner of said Lot 6, Block 3; thence on an assumed bearing of south 43 degrees 47 minutes 51 seconds West, along the Southeastly line of said Lot 6, Block 3, a distance of 184.58 feet to the intersection with a line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6, Block 3 to the point of beginning of the line herein described; thence North 46 degrees 13 minutes 25 seconds West, along said line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6, Block 3, a distance of 136.28 feet; thence North 16 degrees 50 minutes 06 seconds East, a distance of 140.84 feet to the North line of said Lot 6, Block 3 and there terminating.

Said parcel contains 31925.9 sq. ft. or 0.73 acres, more or less.

Subject to: A 25.00 foot wide easement for driveway purposes lying over, under and across that part of Lot 6, Block 3, ONEOTA INDUSTRIAL PARK, according to the recorded plat thereof St. Louis County, Minnesota the centerline of said easement is described as follows:

Commencing at the Southwest corner of said Lot 6; thence on an assumed bearing of North 43 degrees 47 minutes 51 seconds East, along a Southwesterly line of said Lot 6, a distance of 155.50 feet to the intersection with a line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6; thence South 46 degrees 13 minutes 25 seconds East, along said line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6 for a distance of 31.35 feet to the Point of Beginning of the centerline herein described; thence North 45 degrees 06 minutes 41 seconds East 33.33 feet; thence North 30 degrees 15 minutes 32 seconds East 132.16 feet to the North line of said Lot 6 and there terminating.

The sidelines of said driveway easement shall be prolonged or shortened to terminate on said Northeastly line of the Southwesterly 155.50 feet of said Lot 6 and said North line of Lot 6.

Said easement contains 4143.8 sq. ft. or 0.10 acres, more or less.

LEGAL DESCRIPTION PARCEL B

Lot 6, Block 3, ONEOTA INDUSTRIAL PARK, according to the recorded plat thereof St. Louis County, Minnesota.

Except: that part of Lot 6, Block 3, ONEOTA INDUSTRIAL PARK, according to the recorded plat thereof St. Louis County, Minnesota, lying Northeastly and Easterly of the line described as follows:

Commencing at the most Easterly corner of said Lot 6, Block 3; thence on an assumed bearing of south 43 degrees 47 minutes 51 seconds West, along the Southeastly line of said Lot 6, Block 3, a distance of 184.58 feet to the intersection with a line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6, Block 3 to the point of beginning of the line herein described; thence North 46 degrees 13 minutes 25 seconds West, along said line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6, Block 3, a distance of 136.28 feet; thence North 16 degrees 50 minutes 06 seconds East, a distance of 140.84 feet to the North line of said Lot 6, Block 3 and there terminating.

Said parcel contains 33366.3 sq. ft. or 0.77 acres, more or less.

Together with: A 25.00 foot wide easement for driveway purposes lying over, under and across that part of Lot 6, Block 3, ONEOTA INDUSTRIAL PARK, according to the recorded plat thereof St. Louis County, Minnesota the centerline of said easement is described as follows:

Commencing at the Southwest corner of said Lot 6; thence on an assumed bearing of North 43 degrees 47 minutes 51 seconds East, along a Southwesterly line of said Lot 6, a distance of 155.50 feet to the intersection with a line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6; thence South 46 degrees 13 minutes 25 seconds East, along said line which is parallel with and distant 155.50 feet Northeastly of a Southwesterly line of said Lot 6 for a distance of 31.35 feet to the Point of Beginning of the centerline herein described; thence North 45 degrees 06 minutes 41 seconds East 33.33 feet; thence North 30 degrees 15 minutes 32 seconds East 132.16 feet to the North line of said Lot 6 and there terminating.

The sidelines of said driveway easement shall be prolonged or shortened to terminate on said Northeastly line of the Southwesterly 155.50 feet of said Lot 6 and said North line of Lot 6.

Said easement contains 4143.8 sq. ft. or 0.10 acres, more or less.

LEGEND

-  FENCE LINE
-  PROPOSED DRIVEWAY EASEMENT
-  PROPOSED SIGNAGE EASEMENT
-  GRAVEL SURFACE
-  BITUMINOUS SURFACE
-  EXISTING BUILDING
-  SIGN POST
-  SET GIN SPIKE MONUMENT
-  SET CAPPED REBAR RLS. NO. 4950S

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: 3-11-16
David R. Evans
David R. Evans MN License No. 49505

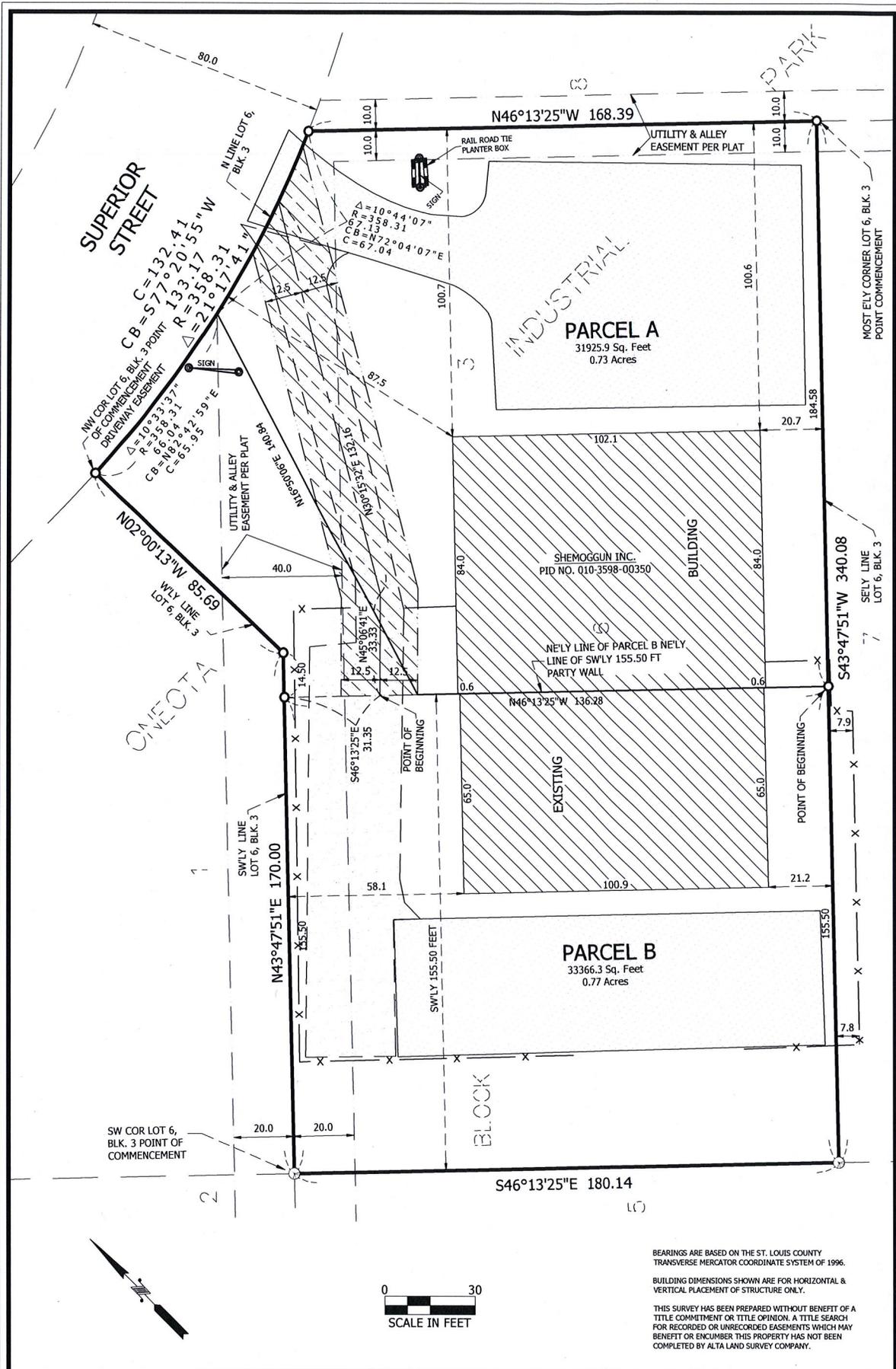
MINOR SUBDIVISION EXHIBIT

CLIENT: KURTIS BODIN	REVISIONS: REVISED 3-11-16 NEW PARCELS & LEGALS
DATE: 11-30-2015	
ADDRESS: 4114 W SUPERIOR ST	
JOB NUMBER: 15-291	

ALTA

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

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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: 3-11-16
David R. Evans
 David R. Evans MN License No. 49505

SHEET 2 OF 2 SHEETS

MINOR SUBDIVISION EXHIBIT	
CLIENT: KURTIS BOJIN	REVISIONS: REVISED 3-11-16 NEW PARCELS & LEGALS
DATE: 11-30-2015	
ADDRESS: 4114 W SUPERIOR ST	
JOB NUMBER: 15-291	

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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.

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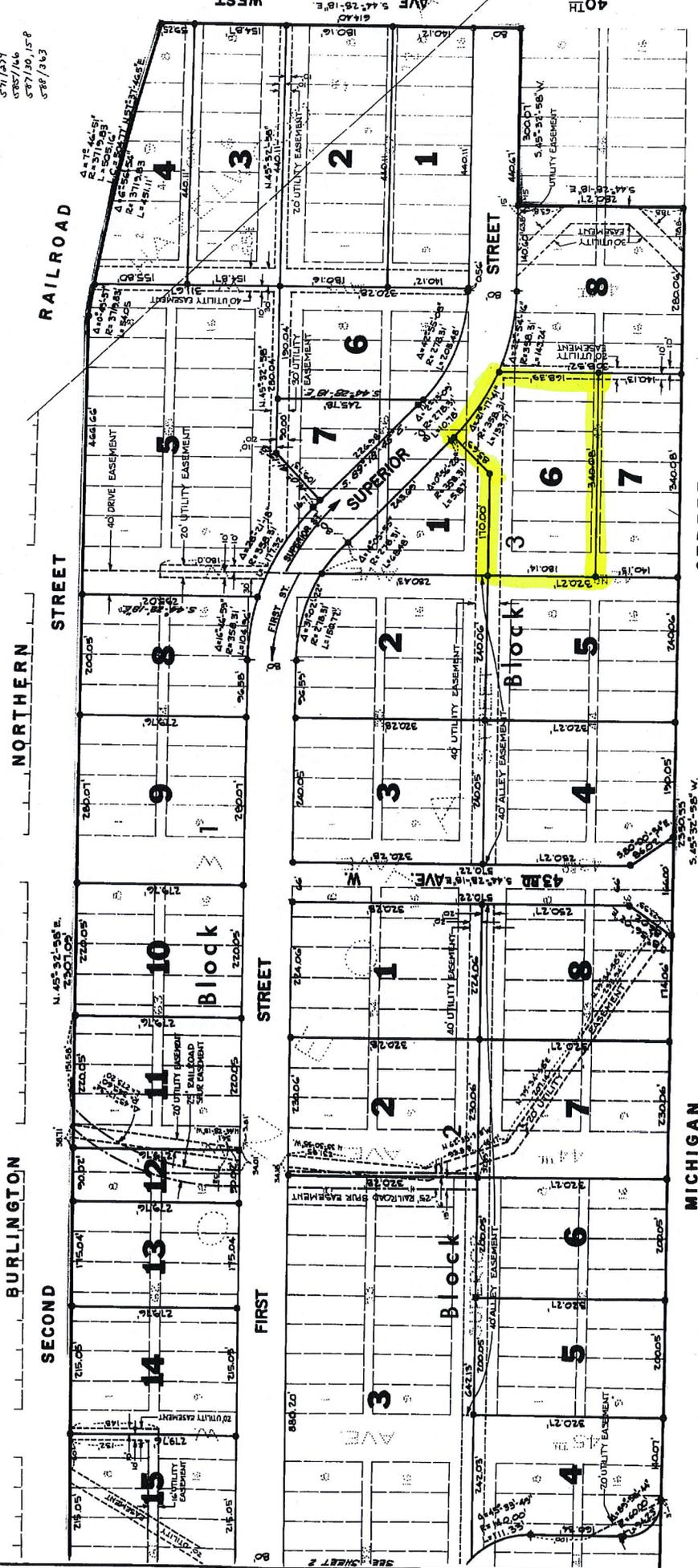
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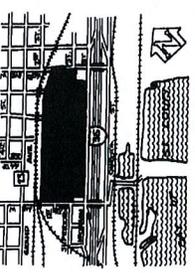
ONEOTA INDUSTRIAL PARK

BEING A REARRANGEMENT OF BLOCKS 41, 42, 43, 44, 45, 46, 52, 53, 54, 55, 56, 57, 61, 62, 63, 64, 65 & 65 1/2 ONEOTA AND BLOCKS 2, 5, 6, 9 & 10, HAZELWOOD ADDITION TO ONEOTA, DULUTH, ST. LOUIS CO., MINNESOTA

498/141
 578/17
 578/134
 577/274, 275
 578/248, 31A
 578/361
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 579/17
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OFFICIAL PLAT



- LEGEND**
- PLAT BOUNDARY
 - LOT LINE
 - EASEMENT
 - IRON ROD

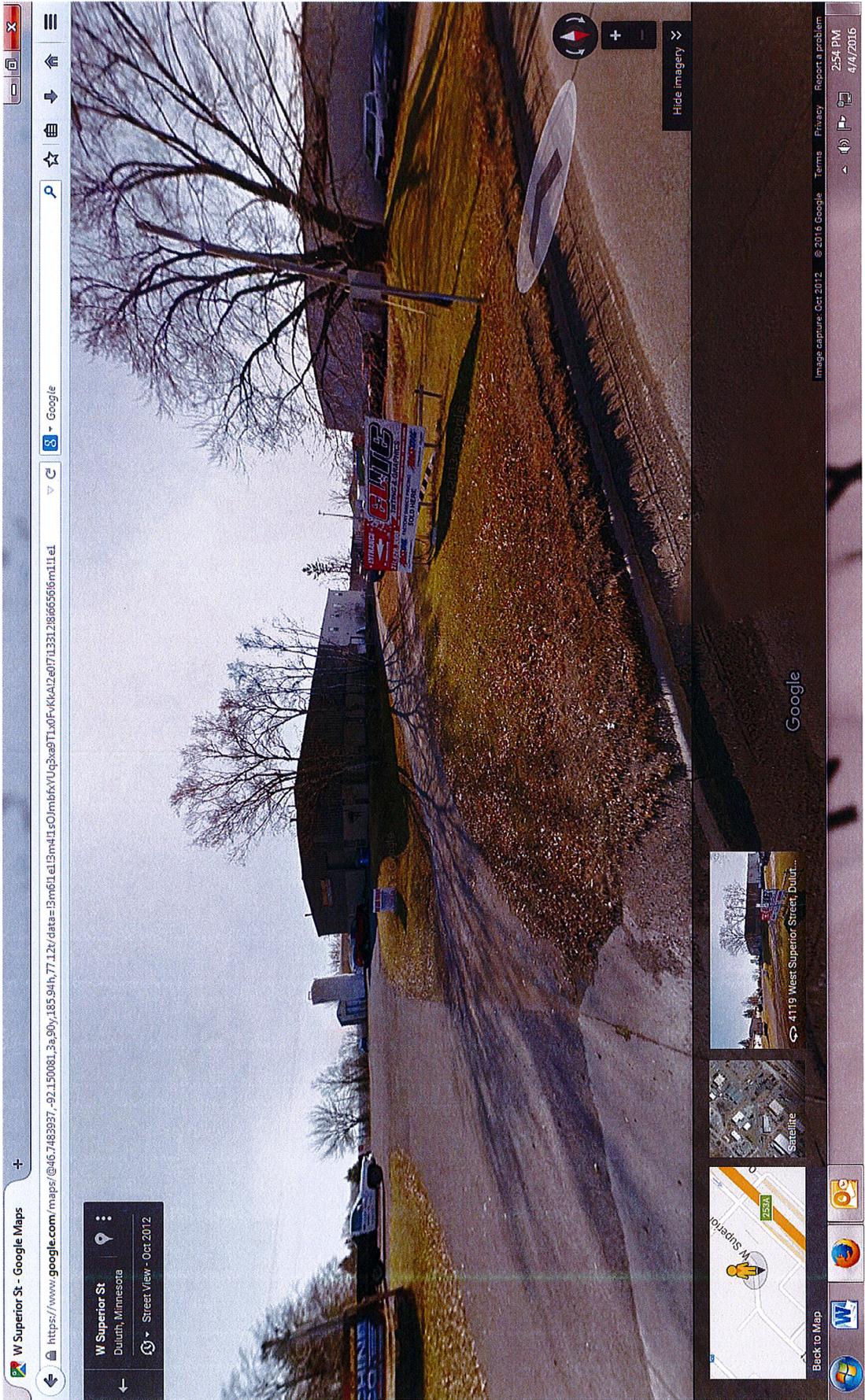


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