



**CITY OF DULUTH**

Planning Division

411 W 1<sup>st</sup> St, Rm 208 \* Duluth, Minnesota 55802-1197  
 Phone: 218/730.5580 Fax: 218/723-3559

**STAFF REPORT**

<b>File Number</b>	PL 16-040	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov
<b>Application Type</b>	Minor Subdivision	<b>Planning Commission Date</b>	June 14, 2016
<b>Deadline for Action</b>	<b>Application Date</b>	May 2, 2016	<b>60 Days</b> July 1, 2016
	<b>Date Extension Letter Mailed</b>		<b>120 Days</b> August 30, 2016
<b>Location of Subject</b>	2415 W Arrowhead Road		
<b>Applicant</b>	Dale Kreager	<b>Contact</b>	390-2748, biggredd140@aol.com
<b>Agent</b>	N/A	<b>Contact</b>	N/A
<b>Legal Description</b>	Lots 14, 15 and Easterly 10 ft of Lot 16, ENGLEWOOD FARMS		
<b>Site Visit Date</b>		<b>Sign Notice Date</b>	May 26, 2016
<b>Neighbor Letter Date</b>	N/A	<b>Number of Letters Sent</b>	N/A

**Proposal**

Minor subdivision to divide property into two parcels. Owner intends to sell existing house and keep the remaining property for potential future construction.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Residential	Traditional Neighborhood
<b>North</b>	R-1/RR-2	Undeveloped	Traditional Neighborhood, Preservation
<b>South</b>	R-1	Residential	Traditional Neighborhood
<b>East</b>	R-1	Residential	Traditional Neighborhood, Preservation
<b>West</b>	R-1	Residential	Traditional Neighborhood

**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.

II. A-1

**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. Density of 4-8 units/acre.

This minor subdivision request would divide a 2 acre parcel into a 1.6 acre parcel and a 0.4 acre parcel.

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

Staff finds that:

1. The proposed lots have street frontage of 130' and 80'. The minimum lot frontage requirement in the R-1 district is 40'. Lots meet the minimum lot size requirement of 4,000 square feet.
2. Existing house and garage will remain and will meet all setbacks for the R-1 district; no non-conforming structures will be created.
3. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
4. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements.
5. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.
6. While flag lots are prohibited in the R-1 district, this is not a flag lot, as the width at the access point is not less than 25 percent of the lot width at its greatest point.
7. St. Louis County Transportation had no comment on this minor subdivision; any future construction will have to work with the county on any required permits for driveway access.
8. 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. Appropriate deeds 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.
3. Future construction on the new lot(s) shall conform to all standards of the UDC.

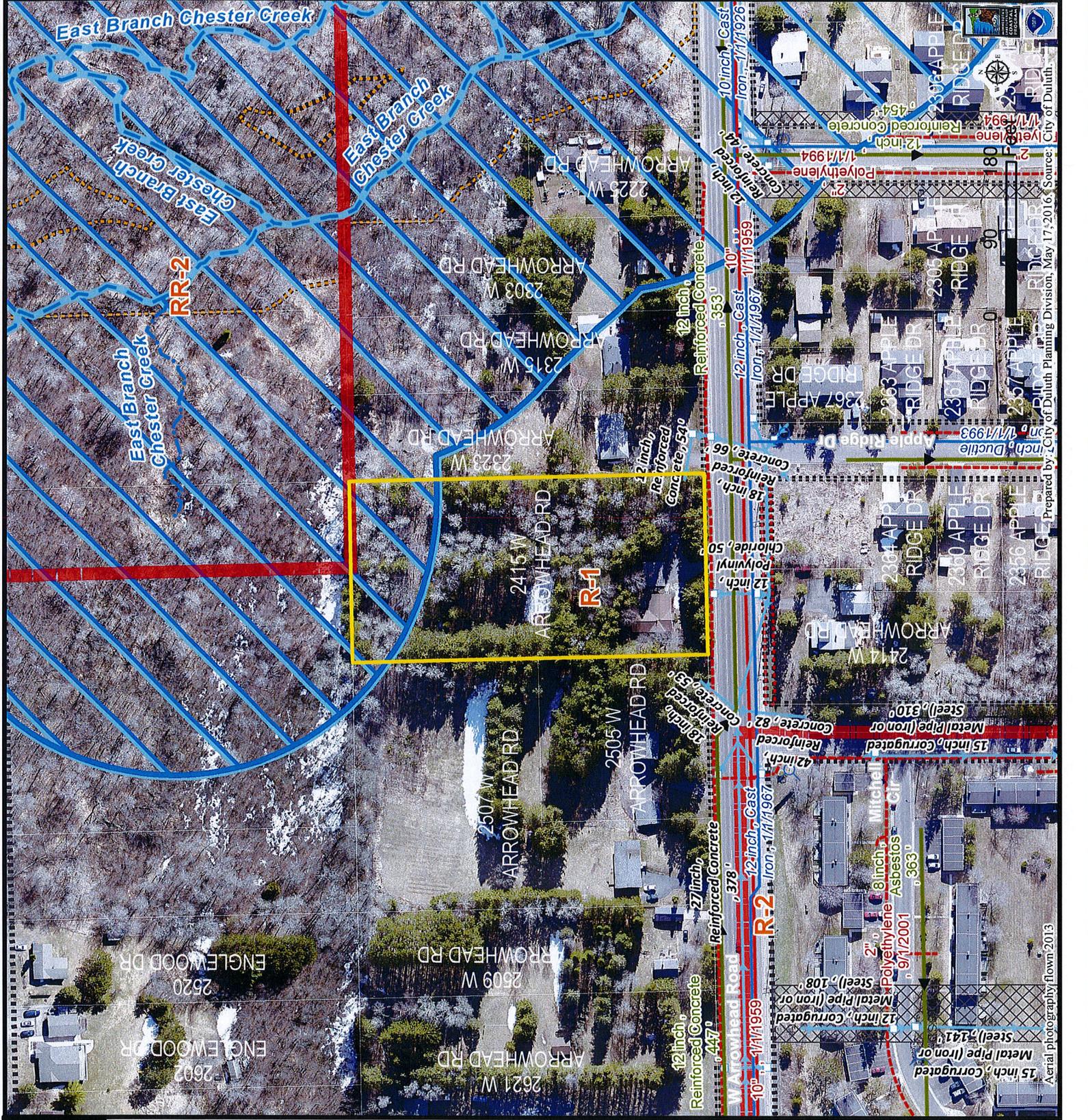
**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**

A-2

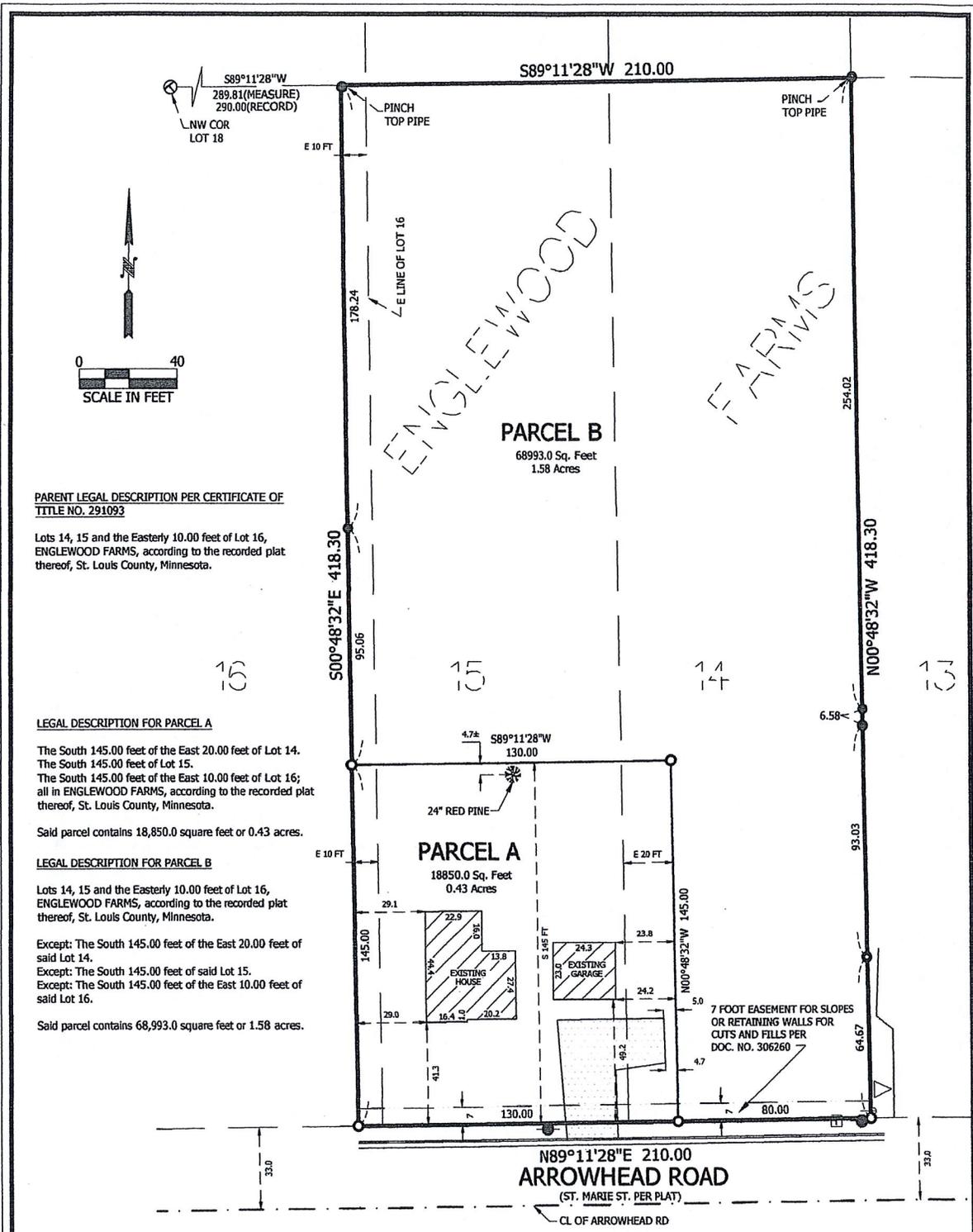
**Legend**

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main
- Network Structure**
- Subtype**
- Storage Basin
- Pump Station
- Sanitary Gravity Mains**
- Owner**
- CITY OF DULUTH
- WLS&D; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin
- Subtype**
- Storm Sewer Pipe
- Gas Distribution Main**
- Material**
- Coated Steel
- Plastic
- Zoning Boundaries**
- Zoning Boundaries
- 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

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.



Aerial photography, flown 2013



PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 291093

Lots 14, 15 and the Easterly 10.00 feet of Lot 16, ENGLEWOOD FARMS, according to the recorded plat thereof, St. Louis County, Minnesota.

**LEGAL DESCRIPTION FOR PARCEL A**

The South 145.00 feet of the East 20.00 feet of Lot 14.  
The South 145.00 feet of Lot 15.  
The South 145.00 feet of the East 10.00 feet of Lot 16; all in ENGLEWOOD FARMS, according to the recorded plat thereof, St. Louis County, Minnesota.

Said parcel contains 18,850.0 square feet or 0.43 acres.

**LEGAL DESCRIPTION FOR PARCEL B**

Lots 14, 15 and the Easterly 10.00 feet of Lot 16, ENGLEWOOD FARMS, according to the recorded plat thereof, St. Louis County, Minnesota.

Except: The South 145.00 feet of the East 20.00 feet of said Lot 14.  
Except: The South 145.00 feet of said Lot 15.  
Except: The South 145.00 feet of the East 10.00 feet of said Lot 16.

Said parcel contains 68,993.0 square feet or 1.58 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.

I hereby certify that this survey, plan, 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.

*David R. Evans*  
David R. Evans

Date: APRIL 26, 2016      MH Lk. No. 49505

MINOR SUBDIVISION	
CLIENT: RYAN KREAGER	REVISIONS: XXX
DATE: 4/26/2016	
ADDRESS: 2415 WEST ARROWHEAD ROAD DULUTH, MN 55811	
JOB NUMBER: 16-078	

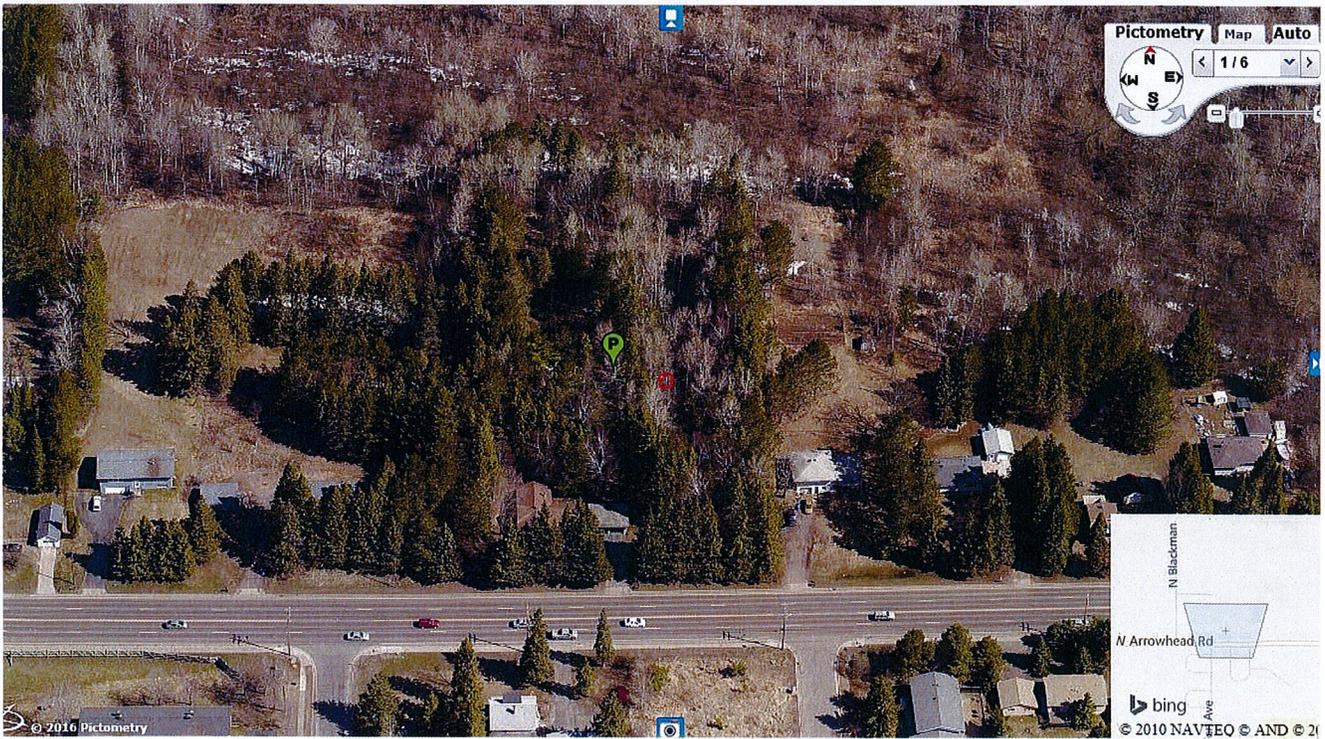
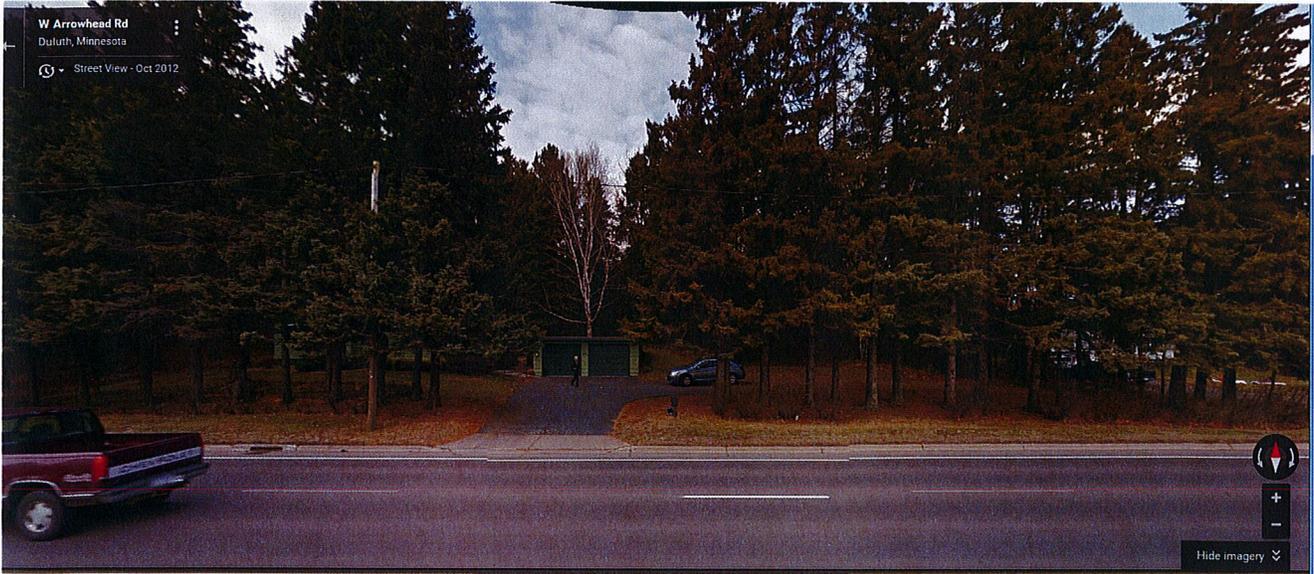
**ALTA**  
LAND SURVEY COMPANY

• LAND SURVEYING      PHONE: 218-722-5211  
• LAND DEVELOPMENT      LICENSED IN MN & WI  
• PLATTING      CERTIFIED FEDERAL SURVEYOR  
• LEGAL DESCRIPTIONS      WWW.ALTAANDSURVEYDULUTH.COM  
• CONSTRUCTION STAKING

A-4

# 2415 W Arrowhead Road

## Site Photos



A-5