



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

|                      |                              |                 |                          |                                                                           |                 |
|----------------------|------------------------------|-----------------|--------------------------|---------------------------------------------------------------------------|-----------------|
| File Number          | PLSUB-2501-0001              |                 | Contact                  | Jason Mozol, <a href="mailto:jmozol@duluthmn.gov">jmozol@duluthmn.gov</a> |                 |
| Type                 | Minor Subdivision            |                 | Planning Commission Date |                                                                           | May 13, 2025    |
| Deadline for Action  | Application Date             |                 | April 16, 2025           | 60 Days                                                                   | June 15, 2025   |
|                      | Date Extension Letter Mailed |                 | April 16, 2025           | 120 Days                                                                  | August 14, 2025 |
| Location of Subject  |                              | 421 Anderson Rd |                          |                                                                           |                 |
| Applicant            | The Jigsaw LLC               |                 | Contact                  | Bruce Carlson                                                             |                 |
| Agent                |                              |                 | Contact                  |                                                                           |                 |
| Legal Description    |                              | 010-2589-00020  |                          |                                                                           |                 |
| Site Visit Date      |                              | April 21, 2025  | Sign Notice Date         |                                                                           | April 25, 2025  |
| Neighbor Letter Date |                              | N/A             | Number of Letters Sent   |                                                                           | N/A             |

**Proposal**

Minor subdivision to create separate lots for two commercial developments.

**Recommended Action:** Approve with conditions.

|                | <b>Current Zoning</b> | <b>Existing Land Use</b> | <b>Future Land Use Map Designation</b>         |
|----------------|-----------------------|--------------------------|------------------------------------------------|
| <b>Subject</b> | MU-N                  | Undeveloped              | Neighborhood Mixed Use                         |
| <b>North</b>   | MU-C                  | Hotel/Clinic/Bank        | Neighborhood Mixed Use/ Large Scale Commercial |
| <b>South</b>   | R-1                   | Residential              | Traditional Neighborhood/ Open Space           |
| <b>East</b>    | MU-N                  | Residential              | Neighborhood Mixed Use                         |
| <b>West</b>    | MU-N                  | Restaurant               | Neighborhood Mixed Use                         |

**Summary of Code Requirements:**

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.

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

50-15.2-1 MU-N minimum lot area: 4,000 square ft for a one family dwelling, 2,500 sq ft per family for a two-family dwelling, and 500 sq ft per unit in multi-family; minimum lot frontage: 30 ft for one or two family and 50 ft for multi family.

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

Principle #8- Encourage mix of activities, uses, and densities. This development brings commercial uses to a space that is transitional between large scale retailers and residential neighborhoods.

**Future Land Use: Neighborhood Mixed Use** – A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

**History:** This area was re-platted in 2018 for future mixed-use development. The first two parcels in this plat are currently under development for a carwash and a fast-food restaurant.

**Review and Discussion Items:**

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. The land is owned by the applicant. The proposed parcels, Parcel 3-1 and Parcel 3-2, that will be created by the minor subdivision are both vacant with previous earthwork preparing them for future development.
2. Lots created by this subdivision are subject to the zoning requirements of the MU-N district in UDC Table 50-15.2-1. Parcel 3-1 is proposed to have 102.74' of frontage and a lot area of 21,379 sq/ft. Parcel 3-2 is proposed to have 510.27' of frontage and a lot area of 57,291 sq/ft. Both proposed parcels exceed the 50' minimum frontage and the 4,000 sq ft minimum lot area requirements.
3. Both parcels have access to gas, water and sanitary sewer utilities in the streets surrounding the site.
4. The proposed subdivision would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
5. No public, agency, or other City comments were received.
6. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. 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.

**Staff Recommendation:**

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

1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
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.





**PLSUP-2412-0029**  
**PLSUP-2412-0030**

Special Use Permits  
421 Anderson Rd

## Legend

- Zoning Boundaries
- Road or Alley ROW
- County Parcel Data

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.





CERTIFICATE OF SURVEY FOR:  
Kimley-Horn and Associates

PROPOSED LEGAL DESCRIPTION:

Proposed Parcel 3-1

That part of Lot 2, Block 1, JIGSAW, St. Louis County, Minnesota lying easterly of and adjoining the following described line:

Commencing at the southwest corner of Lot 1, Block 1, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lots 1 and 2, a distance of 250.69 feet to the point of beginning of the line to be described; thence North 00 degrees 00 minutes 00 seconds East, a distance of 72.36 feet; thence North 21 degrees 59 minutes 16 seconds East, a distance of 161.17 feet to the northerly line of said Lot 2 and said line there terminating.

And lying westerly of and adjoining the following described line:

Commencing at the southwest corner of Lot 1, Block 1, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lots 1 and 2, a distance of 332.39 feet to the point of beginning of the line to be described; thence North 21 degrees 59 minutes 06 seconds East, a distance of 197.44 feet to the northerly line of said Lot 2 and said line there terminating.

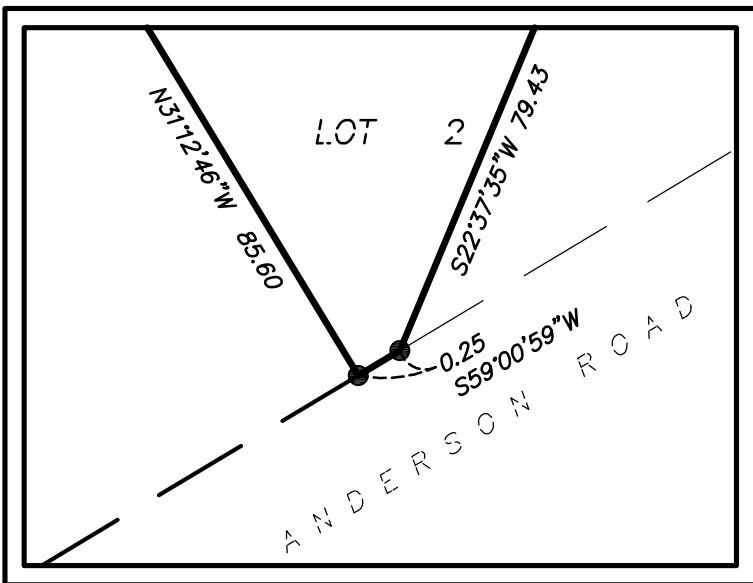
(Said Parcel 3-1 Contains 21,379 square feet or 0.49079 acres)

Proposed Parcel 3-2

That part of Lot 2, Block 1, JIGSAW, St. Louis County, Minnesota lying easterly of and adjoining the following described line:

Commencing at the southwest corner of Lot 1, Block 1, JIGSAW; thence North 89 degrees 48 minutes 59 seconds East, assumed bearing, along the south line of said Lots 1 and 2, a distance of 332.39 feet to the point of beginning of the line to be described; thence North 21 degrees 59 minutes 06 seconds East, a distance of 197.44 feet to the northerly line of said Lot 2 and said line there terminating.

(Said Parcel 3-2 Contains 57,291 square feet or 1.31522 acres)



DETAIL  
NOT TO SCALE

| FIELD BOOK                    | PAGE | FIELDWORK CHIEF: | REVISIONS |      |             |
|-------------------------------|------|------------------|-----------|------|-------------|
|                               |      | SPK              | NO.       | DATE | DESCRIPTION |
|                               |      | DRAWN BY:        |           |      |             |
|                               |      | LS               |           |      |             |
|                               |      | PMD              |           |      |             |
| DRAWING NAME:                 |      | CHECKED BY:      |           |      |             |
| .42410 PARCEL 3 CERT 2024.dwg |      | CAI              |           |      |             |
| JOB NO. 42410                 |      |                  |           |      |             |
| FILE NO. 6011                 |      |                  |           |      |             |

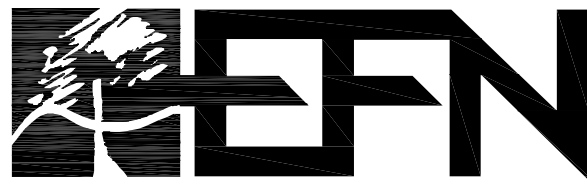
CERTIFICATE  
OF SURVEY

SURVEY FOR:

Kimley-Horn and Associates

PROPERTY ADDRESS:

421 Anderson Road  
Duluth, Minnesota 55811



Egan, Field & Nowak, Inc.  
land surveyors since 1872

475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM

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