

Presenter


Mark Lindhorst  
Senior Planner



Warren Johnson  
Preliminary Plat  
Annieland Development  
S35, T61N, R13W

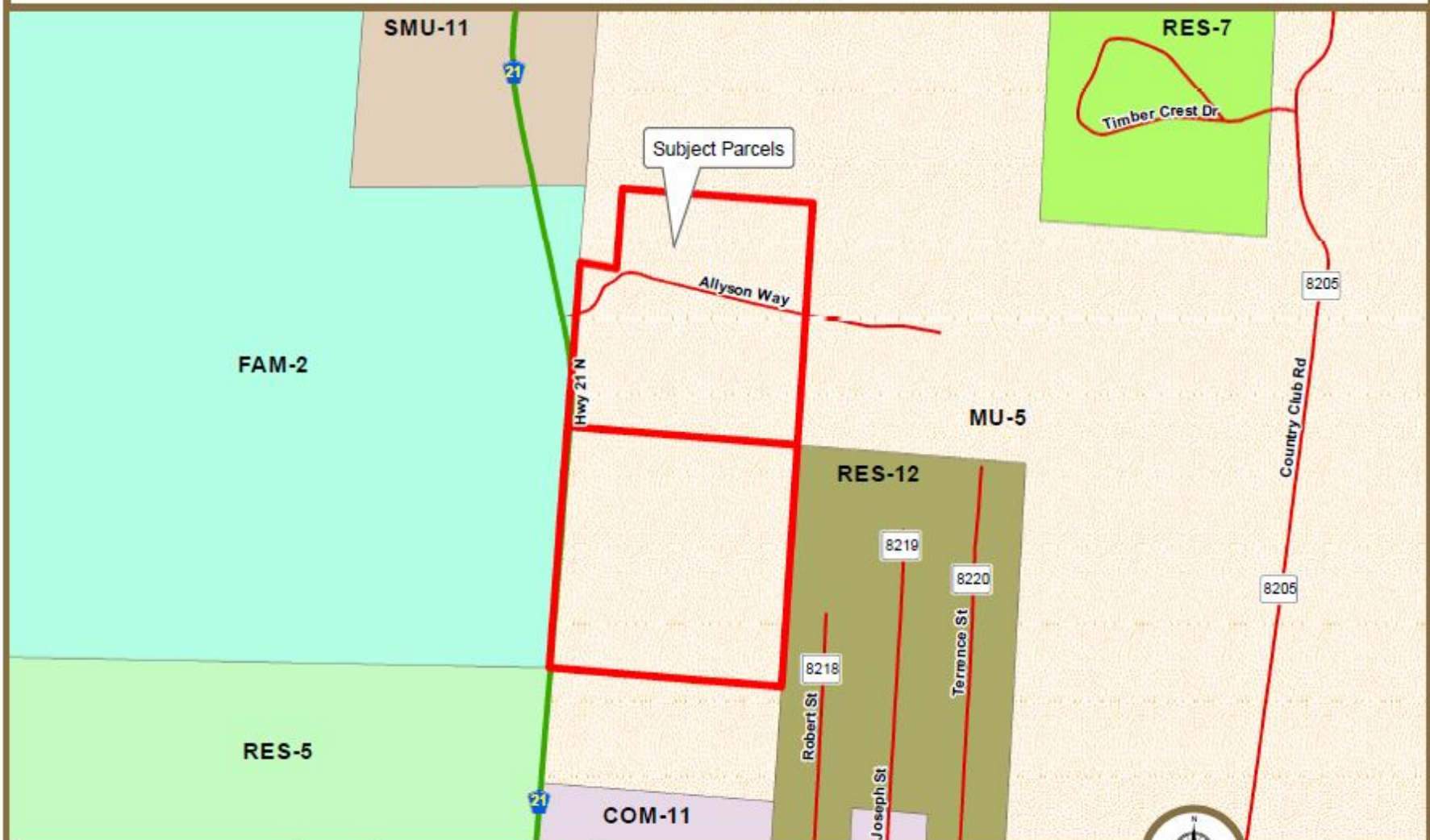


# Plat details

- 9 platted lots ranging from 5.28 to 10.89 acres.
  - Two platted roads that have been partially constructed.
  - Wetlands have been delineated and approved.
  - Septic and building site areas have been identified.
  - Power line runs through the middle of the property.
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- A series of several parallel white diagonal lines in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

# St. Louis County

December PC Meeting



Prepared By: Planning & Community  
Development  
(218) 725-5000  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

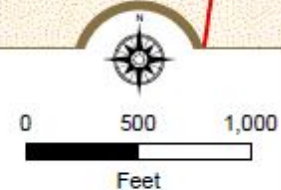
Source: St. Louis County  
Map Created: 11/17/2020

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



## Warren Johnson Zoning Map

PIN:625-0011-04970, 625-0011-05000

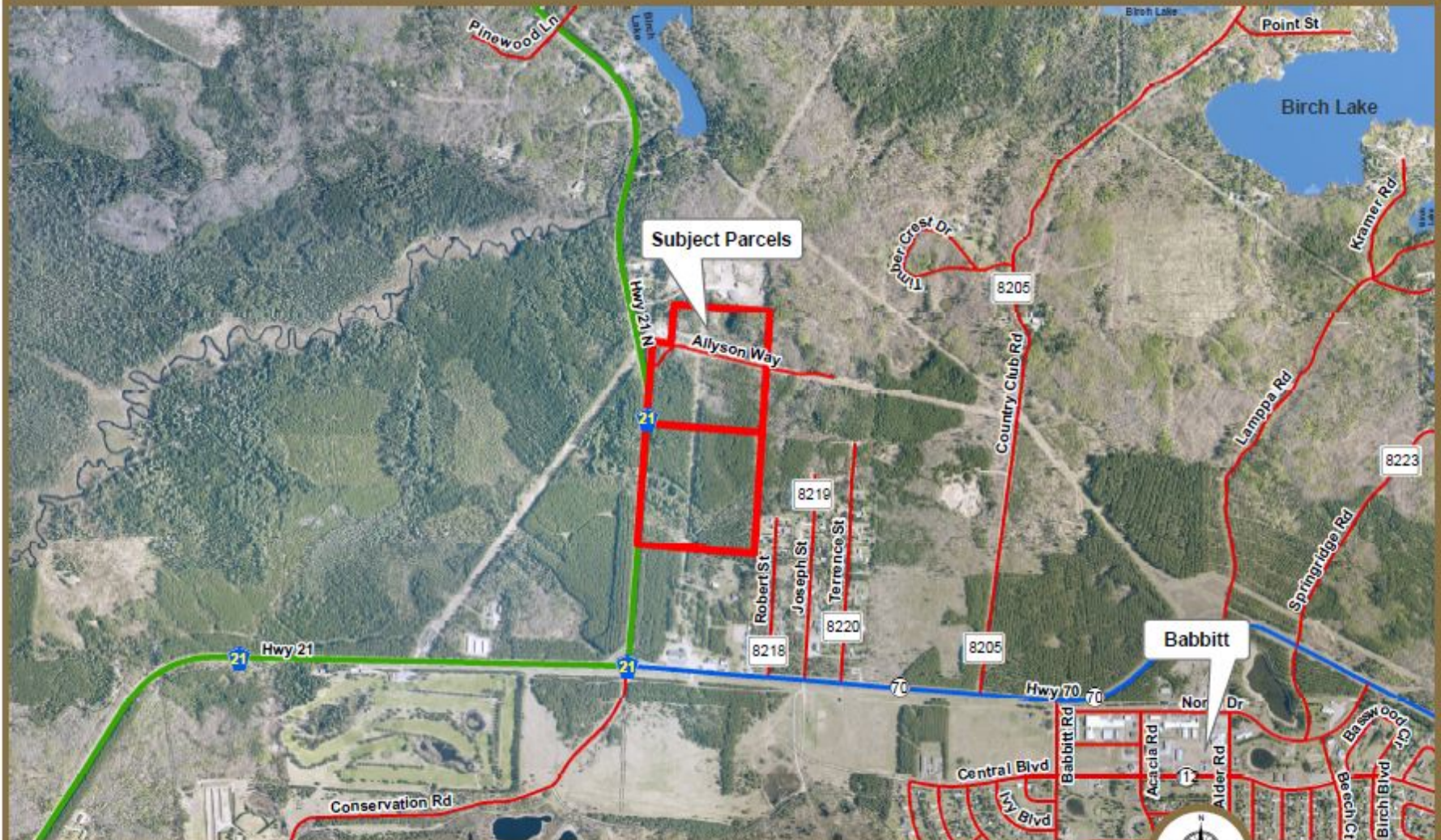


St. Louis County MN



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## Warren Johnson Location Map

PIN:625-0011-04970, 625-0011-05000



0 0.25 0.5  
Miles



St. Louis County MN





### TOPOGRAPHIC INFORMATION

ALL CONTOURS ARE BASED ON NAVD83 LIDAR DATA. THE CONTOUR INTERVAL IS 2 FEET.

### ENGINEER

JPI ENGINEERING, INC.  
405 GRANT STREET  
HOBBS, MN 55746  
P: 218-252-5528  
F: 218-252-5529  
CONTACT: JOHN JANNICK

### OWNER/DEVELOPER

WARREN JOHNSON  
1003 2ND AVE EAST  
ELY, MN 55731  
P: 218-243-0397  
CONTACT: WARREN JOHNSON

### PRIVATE ROAD

UNPAVED GRAVEL ROAD - SHARED MAINTENANCE  
22' WIDE DESIGN SPEED 20 mph > 50 CARS PER DAY

EAST TO WEST - ALLISON WAY  
NORTH TO SOUTH - GRANT LANE

### PROJECT DESCRIPTION

DEVELOPMENT: 9 RESIDENTIAL LOTS (73.7 AC)

UTILITIES: WATER - INDIVIDUAL WELLS  
SEWER - SEPTIC SYSTEMS  
ELECTRIC - PRIVATE  
GAS - PRIVATE  
CABLE - PRIVATE

ACCESS: PRIVATE GRAVEL ROAD (50' RIGHT OF WAY PLATTED)

### LEGAL DESCRIPTION

Certificate of Title Number 202986.2:

The SW 1/4 of the NW 1/4 EXCEPT that part of the SW 1/4 of NW 1/4 described as follows: Beginning at the northwest corner of said SW 1/4 of NW 1/4; thence south along the west boundary thereof 433.0 feet; thence deflected left at an angle of 82 degrees 42 minutes a distance of 203.78 feet; thence deflected left at an angle of 87 degrees 12 minutes a distance of 443.6 feet; thence deflected left at an angle of 87 degrees 06 minutes a distance of 203.12 feet to the point of beginning; and the NW 1/4 of the SW 1/4, Section 35, Township 61 North of Range 12 West of the Fourth Principal Meridian.

### LEGEND

- PROPERTY LINE
- LOT SETBACK
- NTS MAPPING WETLANDS\*\*
- BUILDABLE AREA (ALL AREAS SHOWN ARE 0.11 ACRES IN SIZE)
- PROPOSED PRIMARY SETS LOCATION\*
- PROPOSED ALTERNATIVE SETS LOCATION\*

\*\* WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT 10922A PREPARED BY NORTH-EAST TECHNICAL SERVICES, INC.

\* SUBSURFACE SEWAGE TREATMENT SYSTEMS (SSTS) LOCATIONS AS DETERMINED BY WARREN JOHNSON EXCAVATING

### LOT AREAS

<b>BLOCK 1</b>			
Lot 1	317,153 sq.ft.	7.28 ac	
Lot 2	313,804 sq.ft.	7.20 ac	
<b>BLOCK 2</b>			
Lot 1	333,579 sq.ft.	7.66 ac	
Lot 2	237,823 sq.ft.	5.46 ac	
Lot 3	229,887 sq.ft.	5.28 ac	
Lot 4	330,599 sq.ft.	7.59 ac	
Lot 5	315,172 sq.ft.	7.23 ac	
Lot 6	474,271 sq.ft.	10.89 ac	
Lot 7	470,427 sq.ft.	10.80 ac	
Allison ROW	92,436 sq.ft.	2.12 ac	
Granta ROW	94,444 sq.ft.	2.17 ac	
PARENT LOT	3,206,595 sq.ft.	73.68 ac	

### ZONING NOTES

ST. LOUIS COUNTY CURRENT ZONING: MU-5 MULTIPLE USE

REQUIREMENTS:  
MINIMUM LOT AREA: 2.5 ACRES  
MINIMUM LOT WIDTH: 200 FT  
MAXIMUM LOT COVERAGE: 25%  
SETBACK-PRINCIPAL STRUCTURE: 30 FT  
SETBACK-ACCESSORY STRUCTURE: 10 FT



JPI ENGINEERING, INC.  
405 GRANT STREET  
HOBBS, MN 55746  
(218) 252-5528  
5570 Miller Trunk Hwy  
Duluth, MN 55811  
(218) 720-0219

www.jpjeng.com

ANNELAND DEVELOPMENT  
HOBBS, MINNESOTA

PRELIMINARY SKETCH OF:  
ANNELAND

DATE	BY

DATE: 08/20/2018  
DRAWN: JC  
CHECKED: JPI

1. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
DATE: 08/20/2018  
SIGNATURE: JOHN P. JANNICK, P.E.

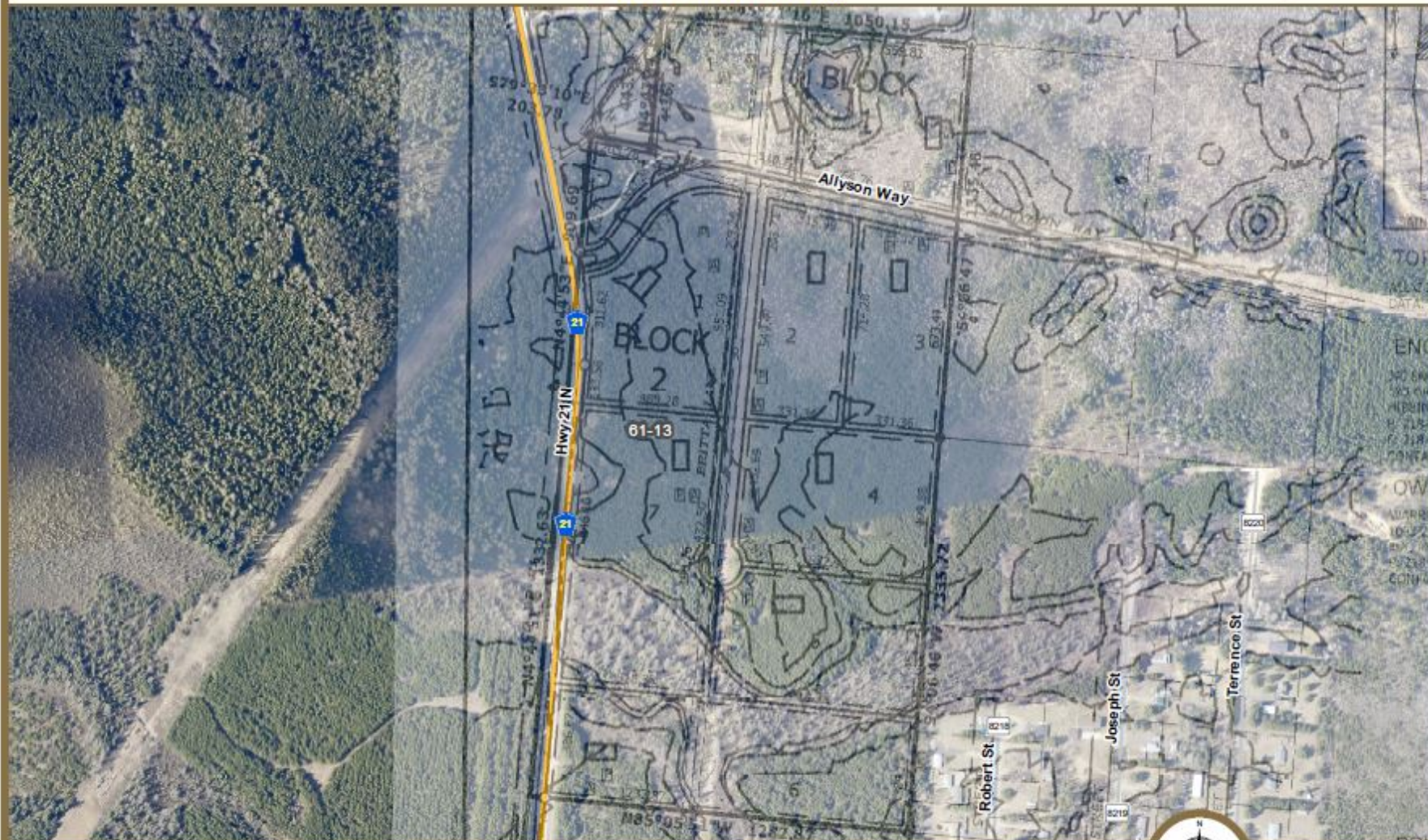
CHECKED: JPI

20-708 PROJECT # 1 of 1



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## Warren Johnson

### Proposed Plat

PIN: 625-0011-04970 and -05000



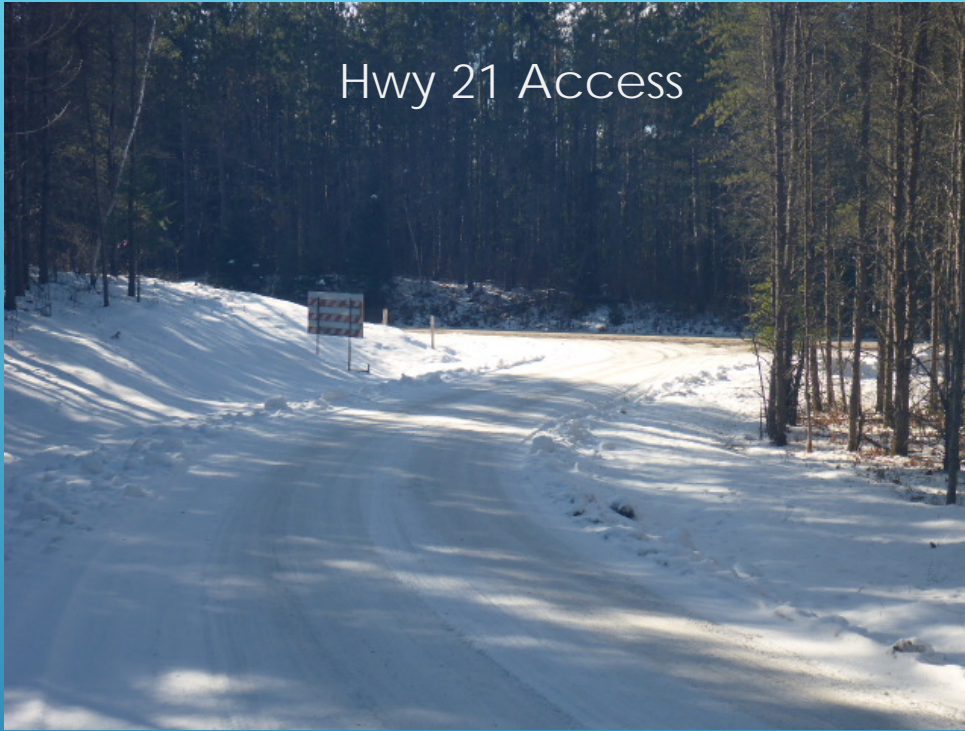
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Feet



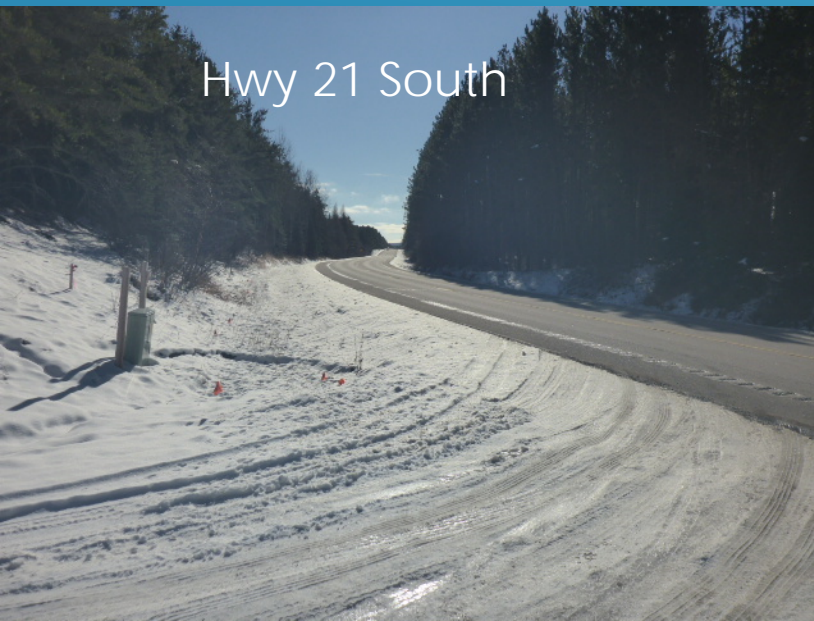
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Hwy 21 Access



Hwy 21 South



Hwy 21 North





## Constructed portion of Allyson way



## Constructed portion of Britta Lane

Britta Lane South



Britta Lane North





# Facts and Findings

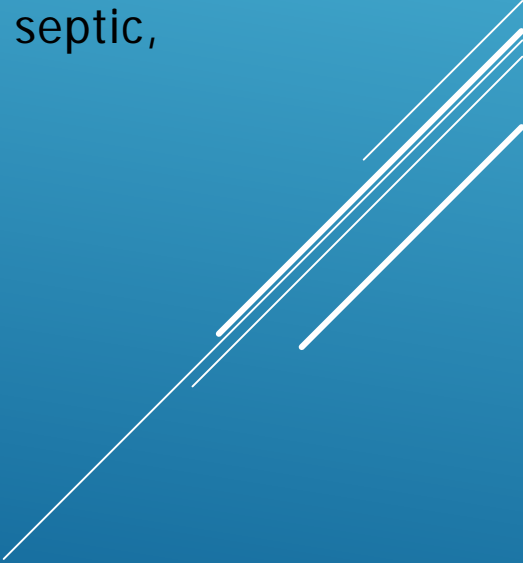
## A. Plans and Official Controls:

1. St. Louis County Subdivision Ordinance 60 Article VIII, Section 8.1 requires that subdivisions by plat are subject to a public hearing at the preliminary plat stage.
2. A portion of the property falls within the Community Growth category of the future land use map. This identifies preferred areas for expansion of communities that have a reasonable potential to grow. This category is intended for both incorporated and unincorporated areas. The proposed plat is within a quarter mile of the incorporated limits of the City of Babbitt.
3. The St. Louis County Comprehensive Plan Goal LU-4 states that development shall proceed in an orderly, efficient and fiscally responsible manner and ensure that development opportunities in isolated areas are self-supporting.

## **B. Neighborhood Compatibility:**

1. A portion of the plat will be adjacent to the plat of North Babbitt which has seen development since the mid 1960's. The surrounding area is zoned Multiple Use and Residential which allows for residential development. The property to the south is zoned commercial.

## **C. Orderly Development:**


1. The proposed plats intended purpose is to provide suitable residential development that addresses road access, lot coverage, septic, stormwater etc.
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## **D. Desired Pattern of Development:**


1. The pattern of development in the area consist of residential development to the east and commercial development to the south. The residential area to the east has been developed since the early 1960's. As stated in the St. Louis County Comprehensive Land Use Plan this area has been identified as an area for future community growth.

## **E. Other Factor(s):**

1. A Phase I Environmental Site Assessment was completed on the property and revealed no evidence of recognized environmental conditions and no further investigation is recommended.
- 

# Recommendations

In the event that the Planning Commission determines that the proposal meets the criteria for preliminary plat approval, the following conditions shall apply:

1. The requirements of the Minnesota Wetland Conservation Act shall be followed.
  2. The platted roads shall be constructed and approved by St. Louis County Public Works prior to recording.
  3. All other county, state and federal regulations shall be followed.
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# Correspondence



# Planning Commission

Questions?





# Public Questions?

