

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Meeting Agenda Full Detail

Wednesday, January 8, 2020

4:00 PM

Council Chambers

Planning Commission

**COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744**

Call To Order**Call of Roll**

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

19-0831 Approve the minutes of the October 17, 2019, 4:30 pm regular/rescheduled meeting.

Attachments: [October 17, 2019 Planning Commission Meeting Minutes](#)

Public Hearings

20-0843 Conduct a public hearing to consider the preliminary plat of The Pillars.

Attachments: [Preliminary Plat- The Pillars: Staff Report & Area Map](#)
[Rules for Public Hearing and Subdivision Considerations](#)
[Preliminary Plat Document: The Pillars](#)
[Preliminary Plat- The Pillars: Application](#)
[Preliminary Plat: Civil Plans](#)

20-0841 Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.

Attachments: [The Pillars Variance Request: Staff Report, Map, & Plat](#)
[Rules for Public Hearing & Variance Considerations](#)
[Variance Request: Application](#)
[Site Layout Map & Building Elevations](#)

General Business

19-0833 Consider a recommendation to the City Council regarding the rezoning of 7.3 acres of land from PU (Public Use) to R-4 (Multiple-family Residential- high density).

Attachments: [Zoning Map Amendment Request: Staff Report & Location Maps](#)
[Zoning Map Amendment Considerations & Checklist](#)
[Aurora Heights Zoning Map Amendment Request: Application](#)
[Aurora Heights/City of GR purchase agreement](#)

Public Input

Individuals may address the Planning Commission about any non public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Miscellaneous\Updates

Adjourn

*NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, February 6th, 2020*



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0831 **Version:** 1 **Name:** Approve the minutes of the October 17, 2019, 4:30 pm regular/rescheduled meeting.

Type: Minutes **Status:** Approved

File created: 12/19/2019 **In control:** Planning Commission

On agenda: 1/8/2020 **Final action:**

Title: Approve the minutes of the October 17, 2019, 4:30 pm regular/rescheduled meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [October 17, 2019 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
1/8/2020	1	Planning Commission		

Approve the minutes of the October 17, 2019, 4:30 pm regular/rescheduled meeting.

Background Information:

See attached meeting minutes.

Staff Recommendation:

Approve the minutes of the October 17, 2019, 4:30 pm regular/rescheduled meeting.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744

Thursday, October 17, 2019

4:30 PM

Council Chambers

Call To Order

Call of Roll

- Present** 4 - Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Lester Kachinske, and Commissioner Betsy Johnson
- Absent** 3 - Commissioner Susan Lynch, Commissioner Mark Gothard, and Commissioner Ted Hubbes

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approved As Presented

Approval of Minutes

Approve the minutes of the September 5, 2019, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Johnson to approve the minutes of the August 1st, 2019 Regular Meeting. The following voted in favor thereof: Johnson, Goggin, Kachinske, MacGregor. Opposed: None, passed unanimously.

Public Hearings

Conduct a public hearing to consider a recommendation to the City Council regarding a request for a fourth amendment to the approved Conditional Use Permit granted to Wal-Mart Stores Inc., for the construction of a new Wal-Mart Supercenter located on Lot 1, Block 1, Plat of Wal-Mart Grand Rapids in December 2006.

LK Architecture, on behalf of Wal-Mart Real Estate Business Trust, has recently requested the Planning Commission's recommendation for approval, of a fourth amendment to a Conditional Use Permit.

The requested amendment would allow for the updating of the building's current exterior paint colors, from the existing earth tone color scheme, to the current Wal-Mart brand standard of neutral grey with blue accent, and additionally, the updating of existing building signage.

When reviewing a Conditional Use Permit application and considering their recommendation to the City Council, the Planning Commission should make specific findings based upon their standard list of considerations, which are found in Section 30-531e of the City Code. The Planning Condition must also consider the degree to which the proposed project meets the criteria and objectives established within the Large Scale Commercial Design Standards, Division 14, of the City Zoning Code, and if certain conditions or restrictions should be recommended to the City Council to ensure that the project meets those objectives and criteria.

Special attention should be given to that portion of Division 14 which addresses building materials and colors, to be sure the spirit and intent of the ordinance is maintained with the proposed changes: (attachment - Division 14)

- *Section 30-903(1)b. Materials and colors*

Staff has reviewed the application and the associated changes to the approved development plans and provides the following comment and potential condition:

- *That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, & 17-106 remain in effect.*

Motion by Commissioner Kachinske, second by Commissioner Goggin to open the public hearing. The following voted in favor thereof: Johnson, Goggin, Kachinske, MacGregor. Opposed: None, passed unanimously.

Jesus Delatorre of LK Architecture provided information on the project and answered the Commissioners questions.

Motion by Commissioner Kachinske, second by Commissioner Goggin to close the public hearing. The following voted in favor thereof: MacGregor, Kachinske, Goggin, Johnson. Opposed: None, passed unanimously.

Motion by Commissioner Johnson, second by Commissioner Kachinske that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby recommend that the City Council grant the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:

- **Allow for the updating of the building's current exterior paint colors, from the existing earth tone color scheme, to the current Wal-Mart brand standard of neutral grey with blue accent, and additionally, the updating of existing building signage of the Wal-Mart building as described within the CUP application.**

and that the following conditions shall apply:

- **That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, & 17-106 remain in effect.**

With the following considerations:

- 1. Will not be detrimental to the public health, safety, morals, or general**

welfare?

Why/Why not? No, it will not it is just a color change on the building.

2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage?

Why/Why not? No, it will not.

3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area?

Why/Why not? No, it will improve the look which should add value to the properties.

4. Will not impede the orderly development of other property in the area?

Why/Why not? No, it will not and by keeping the property well maintained it should encourage other development.

5. Will not impose an excessive burden on parks and other public facilities and utilities?

Why/Why not? No, it will not.

6. Is consistent with the Comprehensive Plan?

Why/Why not? Yes, it compliant with orderly development.

The following voted in favor thereof: MacGregor, Kachinske, Johnson, Goggin.
Opposed: None, passed unanimously.

Public Input

Miscellaneous\Updates

The comprehensive plan consultants will be setting up public input sessions in December and are hoping to have the update completed by early January.

Adjourn



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0843 **Version:** 1 **Name:** Conduct a public hearing to consider the preliminary plat of The Pillars.

Type: Public Hearing **Status:** PC Public Hearing

File created: 12/31/2019 **In control:** Planning Commission

On agenda: 1/8/2020 **Final action:**

Title: Conduct a public hearing to consider the preliminary plat of The Pillars.

Sponsors:

Indexes:

Code sections:

Attachments: [Preliminary Plat- The Pillars: Staff Report & Area Map](#)
[Rules for Public Hearing and Subdivision Considerations](#)
[Preliminary Plat Document: The Pillars](#)
[Preliminary Plat- The Pillars: Application](#)
[Preliminary Plat: Civil Plans](#)

Date	Ver.	Action By	Action	Result
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1/8/2020	1	Planning Commission		
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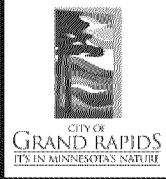
Conduct a public hearing to consider the preliminary plat of The Pillars.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a public hearing to consider the preliminary plat of The Pillars.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 1/8/2020
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of The Pillars.	
Background:	<p>A preliminary plat entitled “The Pillars” was submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, and filed with the City on December 6, 2019. The property included within the preliminary plat is 14.45 acres in area, including proposed right-of-way, and its location can generally be described as west of the Grand Itasca Clinic and Hospital, north of the Golf Course Road (Co. Rd. 23), and accessed from the west by way of the newly constructed 8th Street SW within the plat of Great River Acres. <i>(see attached location map)</i> A complete legal description of the subject property is included with the preliminary plat documents.</p> <p>The plat petitioner has indicated that the three proposed lots will be developed as follows:</p> <ul style="list-style-type: none"> • <u>Lot 1, Block 1</u>: northern most lot (7.96 acres) will be retained by Grand Itasca Clinic and Hospital, also retaining the existing SM (Shoreland Medical) zoning designation. Future development and/or a request for a possible zoning change is undetermined at this time. • <u>Lot 2, Block 1</u>: southern most lot (5.8 acres) will be purchased by Oppidan Holdings from Grand Itasca, and developed into a 120-unit senior living community (independent living, assisted living, and memory care) providing: underground parking, a fitness center, theater room, pub/gathering room, salon and spa, chapel, roof deck and outdoor activity space. A Zoning Map Amendment request will be petitioned for this lot in the near future, requesting a change from the existing SM (Shoreland Medical) zoning designation to that of SR-4 (Shoreland Multi-family Residential-high density). • <u>Outlot A</u> (.11 acres) ownership retained by Grand Itasca Clinic and Hospital and will serve as a storm water basin for a portion of the 8th Street SW runoff. <p>The plat area, part of Grand Itasca’s greater 74 acre medical campus, is currently undeveloped, except for a non-motorized, multi –purpose trail crossing the northern one-third of the property, and was previously inaccessible for development prior to the platting of Great River Acres, and the extension of city infrastructure into the adjacent property.</p> <p>The 2011 Comprehensive Plan’s general vision for land use in the area of this</p>	

	<p>proposed subdivision is that of Medical Campus, which is consistent with the existing use of the eastern portion of the greater parcel owned by Grand Itasca. Properties to the west and south are shown as future Multi-family Residential. A future rezoning of a portion of the subject property from the currently established SPU (Shoreland Public Use) to a SR-4 designation to take place under separate petition. <i>It should be noted that the boundaries for land uses, in the Future Land Use Map, are not precise and that the actual boundaries are intended to be shaped by market conditions, demographic changes, and economic events that occur over the life of the Comprehensive Plan.</i></p> <p>The staff review committee, consisting of the Director of Public Works/City Engineer, Fire Chief, Grand Rapids PUC, Director of Parks and Recreation, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City's subdivision requirements. However, there are a few comments identified by the review committee that should be addressed. Those items are as follows: <i>(various items have already been addressed on the preliminary plat, prior to the Public Hearing)</i></p> <ul style="list-style-type: none"> • Provide a street lighting plan for 8th St. SW prior to final plat approval. • The Subdivision Agreement, to be considered at the final plat approval, shall incorporate a parkland dedication fee, in lieu of dedication of land and in accordance with Section 30-266. <p>Additionally, the preliminary plat was circulated to the Commissioner of the MN DNR, as required by MN Shoreland Rules.</p>
<p>Considerations:</p>	<p>When reviewing the preliminary plat, the Planning Commission needs to make findings as to whether or not the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners; review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the preliminary plat, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations, and giving consideration, also, to the supplemental list provided.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future</p>

	meeting date allowing sufficient time for revisions to be made and reviewed.
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval of the preliminary plat.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the preliminary plat of The Pillars; <i>(Contingent upon the applicant making the following corrections/clarifications):</i></p> <ul style="list-style-type: none"> • Those changes suggested by the Review Committee • <i>Any additional revisions the Planning Commission sees as necessary</i>
Attachments:	<ul style="list-style-type: none"> • Preliminary Plat and associated documents • Site Map

The Pillars (Preliminary Plat)



— Area of Preliminary Plat
— Grand Rapids Tax Parcels



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Grand Rapids Planning Commission

Grand Rapids, MN – City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairperson will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

PLANNING COMMISSION

CONSIDERATIONS

SUBDIVISIONS

1. Has there been a change in the development policies of the community?
2. Was there a mistake in the original zoning ordinance?
3. Is the Zoning Ordinance up to date?
4. Is the proposed subdivision compatible with adjacent land uses?
5. Will the proposed subdivision cause undue traffic congestion?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?

PRELIMINARY PLAT OF THE PILLARS

Part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota

CURVE TABLE			
Curve	Length	Radius	DEG
C1	78.24	60.00	07°41'02.92"
C2	59.76	60.00	07°41'01.92"
C3	224.51	122.255	10°13'29.79"
C4	102.25	51.1275	10°24'49.10"

LEGAL DESCRIPTION OF PARENT PARCEL

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Thirty (30), Township North Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet of the said Northeast Quarter, Itasca County, Minnesota. Excepting all minerals and mineral rights.

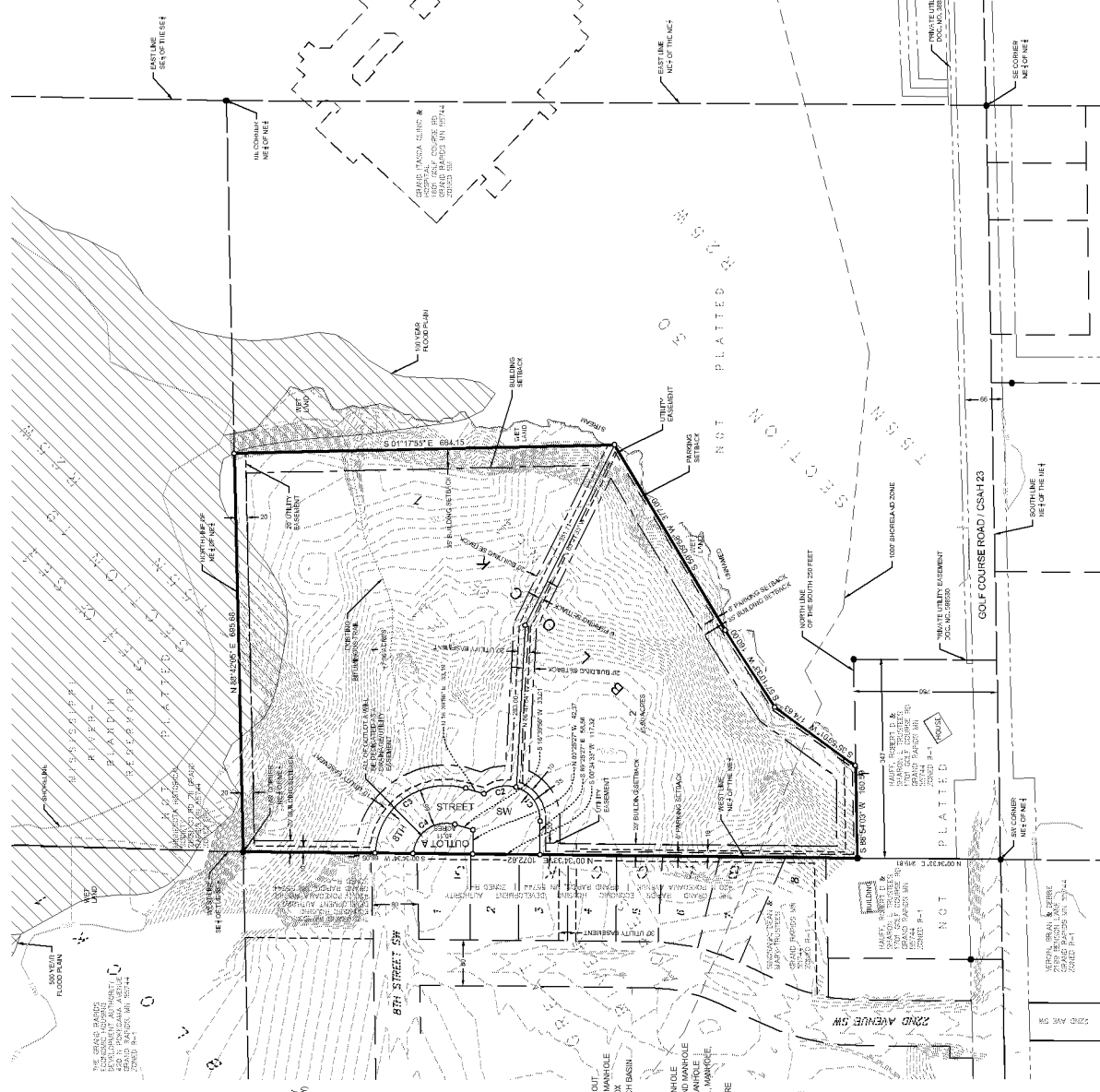
DESCRIPTION OF PROPOSED PARCEL

The part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Thirty (30), Township North Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet of the said Northeast Quarter, Itasca County, Minnesota, lying within the following delineated figure:

BEGINNING at the Northwest Corner of the said NE 1/4 of the NE 1/4, thence North 88 degrees 42 minutes 05 seconds East, along the north line of the said NE 1/4 of the NE 1/4, a distance of 699.68 feet; thence South 11 degrees 17 minutes 25 seconds East a distance of 269.17 feet; thence South 26 degrees 03 minutes 59 seconds West a distance of 180.00 feet; thence South 56 degrees 59 minutes 01 seconds West a distance of 174.43 feet to the north line of the said South 250 feet of the West 347 feet of the said Northeast Quarter; thence along the said North line a distance of 100.00 feet to the East line of the said Northeast Quarter; thence along the East line a distance of 107.52 feet to the Point of Beginning and there commencing.

Excepting all minerals and mineral rights. Subject to restrictions, reservations, and assessments of record. Containing approximately 14.46 acres.

SURVEYORS NOTE: Subject to boundary lines which bear 60' or below the elevation of 1209.34 feet as depicted in Book 18 MR, page 150, dated January 3, 1907.



N

SKY VIEW FLOOD PLAN

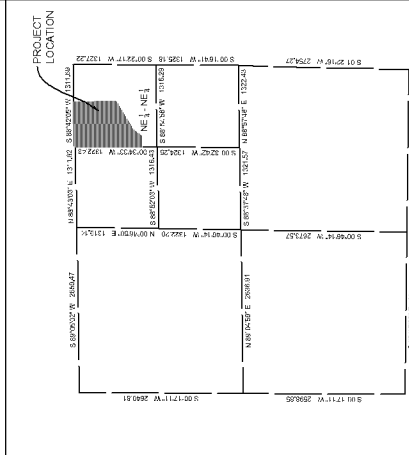
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0 100 200 Feet

- DEVELOPER/OWNER**
GRAND ITASCA HOSPITAL
14.45 ACRES
GRAND RAPIDS, MN 55744
- SURVEYOR/DESIGNER**
SHORT ELLIOT HENRICKSON INC.
21 NORTHEAST 6TH STREET, SUITE 200
GRAND RAPIDS, MN 55744
- ZONING**
CURRENT ZONING IS M (MEDICAL AND SKILLED NURSING CARE)
PROPOSED ZONING IS SR-4 (RESIDENTIAL HIGH DENSITY)
- BILLING SETBACKS**
FRONT = 35'
REAR = 20'
STREET SIDE = 30'
- PARKING SETBACKS**
FRONT = 10'
INTERIOR SIDE = 0'
REAR = 10'
- EXISTING**
EIGHT (8) POWER POLES
RAINWATER UTILITY EASEMENT
PROPERTY LINE
PARKING SETBACK
BENCH MARK
CONTROL POINT
FOUND MONUMENT
SET MONUMENT
FORSE MAIN AND LET STATION
SANTARIUM SEWER SERVICE & CLEANOUT
WATER MAIN, HYDRANT, VALVE AND MANHOLE
STORM SEWER MANHOLE AND CATCH BASIN
GUYWIRE AND ARCHON ENGINE WALL
CULVERT AND ARCHON ENGINE WALL
GAS MAIN, VALVE, VEHT AND METER
BURIED FIBER OPTIC CABLE AND MANHOLE
BURIED PHONE CABLE, PEDESTAL AND MANHOLE
BURIED TV CABLE, PEDESTAL AND MANHOLE
TRANSFER BOX AND METER
OVERHEAD WIRE, POLE AND GUY WIRE
LIGHT POLE
STREET LIGHT
STREET NAME SIGN
SIGN (NON STREET NAME)
RAILROAD TRACKS
BUSH / SHRUBS AND STUMP
EDGE OF WOODED AREA
WETLAND
BUILDING
FENCE (UNIDENTIFIED)
CHAIN LINK FENCE
ELECTRIC WIRE FENCE
WOOD FENCE
WOOD PILE
CABLE GUARDRAIL
CABLE GUARDRAIL
POST / ROLL-UP
RETAINING WALL
- SURVEY**
SURVEY BASELINE
COUNTY
SECTION
QUARTER
COORDINATE LIMITS
RAILROAD RIGHT OF WAY

TOTAL AVERAGE
14.45 ACRES
PROPOSED
RIGHT OF WAY

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ITASCA SYSTEM, NASSR ELEVATION ARE REPORTED IN NAVD83





CITY OF GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Preliminary Plat Application
Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, www.cityofgrandrapidsmn.com (follow the prompts for City Code).

PLAT NAME: The Pillars

Applicant/Business Name: Oppidan Holdings, LLC

Contact Person: Michelle Riedel

Address: 400 Water Street, Suite 200

Zip: 55331

Telephone:(Work) 952-294-0353

(Other)

(Fax)

E-mail Address: michelle@oppidan.com

Interest In Property: Senior Housing Development

Property Owner(s) of record: Grand Itasca Hospital

Address: 1601 Golf Course Road, Grand Rapids, MN

Zip: 55744

Telephone:(Work) 218-999-1702

(Other)

(Fax)

Surveyor or Engineer: Sara Christenson, SEH

Address: 21 NE 5th Street, Grand Rapids, MN 55744

Telephone:(Work) 218-322-4513

(Other)

218-360-0463

(Fax)

E-mail Address: schristenson@sehinc.com

Office Use Only

DEC 06 2019

Date Received _____

Certified Complete 12/6/19

Fee Paid \$2,525.00

Does the subdivision boundary abut a state rail bank or established trunk highway (requiring road review): Yes No

Planning Commission Recommendation: (Preliminary) _____
(Final) _____

Approved _____

Denied _____

Meeting Date 1/8/2020

Approved _____

Denied _____

Meeting Date _____

City Council Action: (Preliminary) _____
(Final) _____

Approved _____

Denied _____

Meeting Date 1/27/20

Approved _____

Denied _____

Meeting Date _____

Parcel Information:

Tax Parcel #(s) 91-030-1102 Property Size(acres): 6.3 acres

Existing Zoning: Medical

Proposed Zoning*1: SR-4

Existing Use: Vacant, undeveloped

Proposed Use(s): 120-unit senior housing development

Property Address/Location: _____

Legal Description: See attached.

(attach additional sheet if necessary)

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

*1 If a zoning change is required, a petition for rezoning must be filed separately.

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.



Signature(s) of Applicant(s)

12/3/19

Date



City's Signature (if different than applicant)

12/3/19

Date

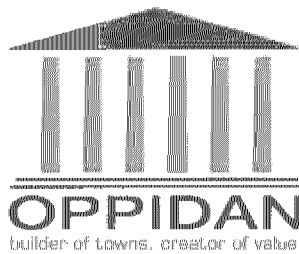
Required Submittals: The following items must be provided with your application, unless the Director of Community Development waives a requirement.

- Application Fee - \$2,525.00 *²
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- 2 copies of the Preliminary Plat (D- size--22" X 34")
- 1 copy of the Preliminary Plat (B size—11" x 17")
- A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.
- A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:
 - A statement of the proposed use of all of the lots
 - A listing of any proposed protective covenants.
 - Proposed reapportionment of any existing assessments.
- A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.
- A copy of an updated Title Opinion or Title Insurance Policy showing proof of ownership of the property being subdivided.
- A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.
- Copy of current year's Tax Statement.
- Electronic files of any written project statements, legal descriptions, or narratives, and plans in Microsoft Word format and pdf.

**²The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



400 Water Street · Suite 200 · Excelsior, MN 55331 · T: 952.294.0353 · F: 952.294.0151 · www.oppidan.com

December 5, 2019

City of Grand Rapids
420 N. Pokegama Avenue
Grand Rapids, MN 55744

RE: Preliminary Plat Application Letter to the Planning Commission

Grand Rapids Planning Commission,

Per the requirements of the City of Grand Rapids Preliminary Plat application Oppidan, Inc. is applying, on behalf of Grand Itasca Hospital, and would like to introduce The Pillars of Grand Rapids, a 120-unit senior living community for Independent, Assisted Living and Memory Care residents.

This proposed development would require approximately 6 acres of land for development. Within this proposed community are several amenities including heated, underground parking, a fitness center, pub, theater room, salon and spa, chapel, roof deck and outdoor activity space. Grand Itasca Hospital would retain the remaining 9 acres for future development allowed by the Shoreline Density Tier provisions.

Listing of Any Proposed covenants

N/A - It is the decision of the Oppidan and the Grand Itasca not to create any restrictions on development of remaining lands.

Proposed Reapportionment of any existing assessments

N/A – There are no existing easements to reapportion.

We look forward to working with you, the Planning Commission, and the City to work through additional details of this proposal.

Sincerely,

Oppidan, Inc.

Legal Description

DESCRIPTION OF PARENT PARCEL:

The Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼), Section Twenty-nine (29), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, LESS the South 191 feet of the East 363 feet thereof;

AND

The Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), Section Thirty (30), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet thereof;

All according to the United States Government Survey thereof, Itasca County, Minnesota.

DESCRIPTION OF PROPOSED PARCEL to be subdivided:

That part of the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼), Section Thirty (30), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet thereof, according to the United States Government Survey thereof, Itasca County, Minnesota, lying within the following described figure:

BEGINNING at the Northwest Corner of the said NE ¼ of the NE ¼, thence North 88 degrees 42 minutes 05 seconds East, along the north line of the said NE ¼ of the NE ¼, a distance of 695.68 feet; thence South 1 degree 17 minutes 55 seconds East a distance of 664.15 feet; thence South 59 degrees 09 minutes 58 seconds West a distance of 377.00 feet; thence South 57 degrees 10 minutes 33 seconds West a distance of 160.00 feet; thence South 35 degrees 59 minutes 01 second West a distance of 174.63 feet to the north line of the said South 250 feet of the West 347 feet; thence South 88 degrees 54 minutes 03 seconds West, along said north line, a distance of 160.59 feet to the west line of said NE ¼ of the NE ¼, thence North 00 degrees 34 minutes 33 seconds East, along said west line, a distance of 1072.62 feet to the Point of Beginning and there terminating.

Excepting all minerals and mineral rights. Subject to restrictions, reservations, and easements of record. Containing approximately 14.44 acres.

SURVEYOR'S NOTE: Subject to flowage rights upon lands at or below the elevation of 1269.34 feet as described in Book 18 M.R., page 162, dated January 3, 1901.

Legal Description

The Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼), Section Twenty-nine (29), Township Fifty Five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, LESS the South 191 feet of the East 363 feet thereof;

AND

The Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), Section Thirty (30), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet thereof;

All according to the United States Government Survey thereof, Itasca County, Minnesota.

Project Narrative

Approximately 6 acres of land owned by the Grand Itasca Hospital described in the application are proposed to be platted and rezoned in compliance with the City of Grand Rapids ordinance. Oppidan Holdings, LLC has entered into agreement with Grand Itasca Hospital to lease the land located near 1601 Golf Course Road for a proposed new senior living community.

Before development plans began, Oppidan contracted a Senior Living Consultant to perform a market study to determine demand for senior residential units for Independent Living, Assisted Living and Memory Care. The study supports the proposed 120-unit community. Oppidan will own the community and has entered into an agreement with Ebenezer Management Services to manage the community. Ebenezer is wholly owned by Fairview Health Services and brings a wealth of experience and awareness to the aging population from both a caring living experience to necessary healthcare provisions. This will be the sixth community partnership between Oppidan and Ebenezer.

As mentioned, this proposed community will be 120 units of Independent Living, Assisted Living and Memory Care. Oppidan has partnered with Kaas Wilson Architects to design the building. Oppidan and Kaas Wilson have worked on two additional senior communities in the past and Kaas Wilson has worked with Ebenezer on numerous projects. This partnership will allow the proposed development to provide state of the art amenities for seniors throughout their various stages of care. Oppidan has also partnered with SEH for the civil piece of the design and will rely heavily on their familiarity and knowledge of Grand Rapids.

Proposed Use of all the lots

This proposed development would require 6 acres of land for development. This includes 120 apartments for residents looking for Independent and Assisted Living as well as Memory Care. Included in this proposed community are several amenities including heated, underground parking, a fitness center, pub, theater room, salon and spa, chapel, roof deck and outdoor activity space.

Grand Itasca Hospital would retain an additional 9 acres for future development allowed by the Shoreline Density Tier provisions.

Surrounding Site

The area surrounding this site has been zoned residential and is currently being developed by the City of Grand Rapids. These plans include single-family homes and a nearby elementary school. Our proposed senior housing community fits well within this new development and would create a unique opportunity for intergenerational activities between the seniors, the students and the neighbors.

We also know that there is a great need for senior housing in the City of Grand Rapids and the proposed development will provide for a great alternative location with unique amenities and a well-known operator in Ebenezer.

Comprehensive Plan

The proposed senior housing community development falls directly in line with the vision set forth in the City of Grand Rapids' Comprehensive Plan. The addition of this community in a developing area adds to the diversity of housing options provided in the area by blending seamlessly with the City's proposed single-family homes that are currently under development.

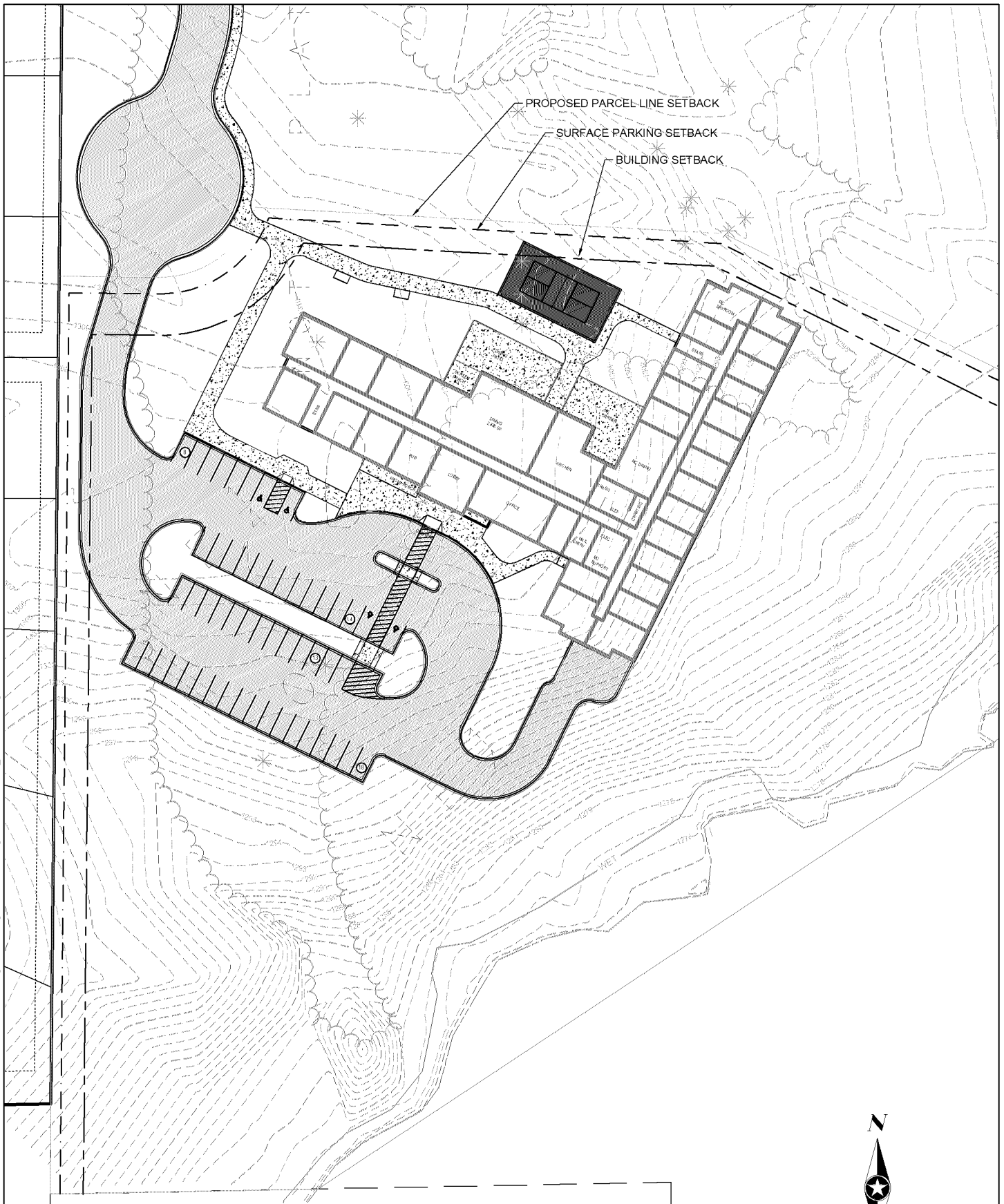
This proposed community provides safe, healthy living options for the seniors of Grand Rapids and surrounding communities. Great care and attention to detail are put into designing a building that is safe and comfortable for its residents but also for the surrounding users. Each roadway, bike path and park bench are designed with safety, functionality and accessibility in mind for our aging population and those nearby.

One of the best features of this site, while also being one of the biggest challenges, is its forestry and topography. While the site will change during development, we intend to save as much of the surrounding landscape as possible. This is one of the biggest draws to the site and our intent is to enhance this wooded setting in a way that will allow residents and visitors to appreciate the surrounding beauty.

Additionally, one of the founding principles of The Pillars senior living communities is lifelong learning. In working with Ebenezer, we strive to create unique opportunities for our residents through community partnerships, intergenerational activities, access to education and programming through programs such as WellnessVR (virtual reality) and partnerships with the community. Oppidan communities benefit from experiences made possible through the Pillars Fund which provides unique opportunities for memory care residents living within our communities. These funds allow residents to create art, music and memories otherwise not possible.

We believe that the Pillars of Grand Rapids will provide seniors of the Grand Rapids area with a great alternative living option and we look forward to working with the City to make this a reality.

Save: 11/12/2019 11:49 AM schristensen Plot: 11/12/2019 12:02 PM P:\KOK\KJTJTH\153062\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\KT153062_ExhibitGL1.dwg




PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

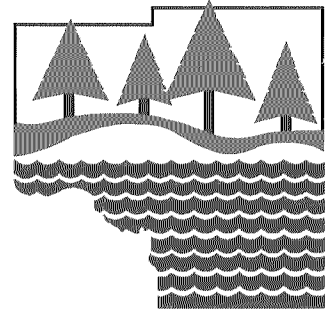
FILE NO.
KTJTH 153062

DATE:
11/12/2019

**OPPIDAN EXHIBIT
GENERAL SITE LAYOUT
GRAND RAPIDS, MINNESOTA**

**EXHIBIT
NO. GL1**

NICOLLE ZUEHLKE
COUNTY RECORDER/REGISTRAR
Itasca County Courthouse
123 N.E. 4th Street
GRAND RAPIDS, MINNESOTA 55744-2600
(218) 327-2856 • FAX (218) 327-0689



November 25th, 2019

Michael Hudec
SEH

RE: Plat Name

Dear Michael,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of "The Pillars".

Sincerely,

Nicole Zuehlke

Nicolle Zuehlke

Itasca County Recorder/Registrar

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) Itasca County Soil & Water Conservation District	Address 1889 E. Highway 2 Grand Rapids, MN 55744
--	--

1. PROJECT INFORMATION

Applicant Name Oppidan Holdings. LLC Agent: Erin Budrow	Project Name Oppidan Complex	Date of Application 10/30/2018	Application Number 2018/29
<input checked="" type="checkbox"/> Attach site locator map.			

Type of Decision:

<input checked="" type="checkbox"/> Wetland Boundary or Type Sequencing	<input type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/>
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach): TEP recommends approval of this application		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 11/29/2018
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with conditions (include below) <input type="checkbox"/> Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

LGU found application received 10/30/2018
 LGU found wetlands to be jurisdictional
 LGU found the single wetland basin consisting of Type 2,3,6, and 7 wetlands to be typed correctly
 LGU found the single wetland basin consisting of Type 2,3,6, and 7 wetlands to have a correct boundary

In conclusion LGU recommends approval of this application

For Replacement Plans using credits from the State Wetland Bank:

Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)

Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:


Financial Assurance: For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).

Deed Recording: For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.

Credit Withdrawal: For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name Waylon Glienke	Title Wetland Specialist	
Signature 	Date 11/29/2018	Phone Number and E-mail 218-328-3091 waylon.glienke@itascaswcd.org

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

<input type="checkbox"/> Appeal of an LGU staff decision. Send petition and \$_____ fee (if applicable) to:	<input type="checkbox"/> Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
---	---

4. LIST OF ADDRESSEES

<input checked="" type="checkbox"/> SWCD TEP member: Kim Yankowiak (kim.yankowiak@itascaswcd.org)
<input checked="" type="checkbox"/> BWSR TEP member: Matt Johnson (matthew.johnson@state.mn.us)
<input type="checkbox"/> LGU TEP member (if different than LGU Contact):
<input checked="" type="checkbox"/> DNR TEP member: Rian Reed (rian.reed@state.mn.us)
<input type="checkbox"/> DNR Regional Office (if different than DNR TEP member)
<input type="checkbox"/> WD or WMO (if applicable):

<input checked="" type="checkbox"/>	Applicant and Landowner (if different)
<input checked="" type="checkbox"/>	Members of the public who requested notice: Itasca County Environmental Services (Jim.Gustafson@co.itasca.mn.us)
<input checked="" type="checkbox"/>	Corps of Engineers Project Manager
<input type="checkbox"/>	BWSR Wetland Bank Coordinator (wetland bank plan decisions only)

5. MAILING INFORMATION

➤ For a list of BWSR TEP representatives: www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf

➤ For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➤ Department of Natural Resources Regional Offices:

NW Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	NE Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Central Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Southern Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073
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For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

➤ For a list of Corps of Project Managers: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687
or send to:

US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

➤ For Wetland Bank Plan applications, also send a copy of the application to:
Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

6. ATTACHMENTS

In addition to the site locator map, list any other attachments:	
<input checked="" type="checkbox"/>	Application attached
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ITASCA COUNTY

Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids, MN
55744

218-327-2859
www.co.itasca.mn.us

Property ID: 91-030-1102
Owner: GRAND ITASCA CLINIC & HOSPITAL

Taxpayer(s):

TAXPAYER # 44154
GRAND ITASCA CLINIC & HOSPITAL
1601 GOLF COURSE RD
GRAND RAPIDS MN 55744

Property Description:

GRAND RAPIDS CITY
SEC:30 TWP: 55.0 RG:25 LOT: BLK: ACRES: 36.80
NE NE LESS S 250FT OF W 347FT & LESS CO RD

2019 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2018	2019
STEP 1	Estimated Market Value:	26,480,100	26,480,100
	Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	TAX EXEMPT	TAX EXEMPT
		Sent in March 2018	
STEP 2	PROPOSED TAX	Proposed Tax: (excluding special assessments) Sent in November 2018	
STEP 3	PROPERTY TAX STATEMENT	First-half Taxes: May 15 Second-half Taxes: Total Taxes Due in 2019:	45.00 45.00

\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

	Taxes Payable Year: 2018	2019
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits		
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits		
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits		
PROPERTY TAX BY JURISDICTION		
6. County		
7. City or Town		
8. State General Tax		
9. School District: A. Voter approved levies		
0318 B. Other local levies		
10A. Special taxing district		
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments		
SPECIAL ASSESSMENTS		
13A. SOLID WASTE ASSMT (EXEMPT PROPERTY)		45.00
B. SOLID WASTE ASSMT (EXEMPT PROPERTY)	45.00	
C.		
14. Total property tax and special assessments	45.00	45.00

ISSUED: 10/01/2019

2 ND HALF PAYMENT STUB



*910301102

TAXPAYER # 44154
GRAND ITASCA CLINIC & HOSPITAL

TAX EXEMPT ACCT# 73386

Property ID Number: 91-030-1102	
Full Tax for Year	.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 10/01/2019

10000009103011022019073386

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Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
County Auditor/Treasurer

Mail to: Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids, MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with second half payment

Payable in 2019

R

CASH
CHECK
COUNTER
MAIL

1 ST HALF OR FULL PAYMENT STUB



*910301102

TAXPAYER # 44154
GRAND ITASCA CLINIC & HOSPITAL

TAX EXEMPT ACCT# 73386

Property ID Number: 91-030-1102	
Full Tax for Year	45.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 10/01/2019

10000009103011022019073386

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Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
County Auditor/Treasurer

Mail to: Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids, MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with first half or full payment

Payable in 2019

R

CASH
CHECK
COUNTER
MAIL

ASSESSMENT CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF ITASCA) SS
CITY OF GRAND RAPIDS)

I, the Finance Director of the City of Grand Rapids, do hereby certify that I have carefully examined the records of my office for the purpose of ascertaining the existence of assessments levied for local improvements upon the real property herein described and that at the date of this certificate there are no assessments or installments thereof charged against the following described premises:

Parcel No. 91-030-1102

Legal Description: NE NE LESS S 250FT OF W 347FT & LESS CO RD

This certificate is made as to the above property description, supplied by the person requesting this certificate, and we do not certify as to assessments against the same property leveled under another description.

Our records do not reveal, and we do not certify, whether any PAST DUE installments have not been paid. This information should be obtained from the Itasca County Auditor.

WITNESS my hand and official seal at Grand Rapids, this 14th day of November, 2019.


Barbara A. Baird, Finance Director



Embedded Secure Document

The file <https://grandrapids.legistar.com/View.ashx?M=F&ID=7981690&GUID=C1AD2950-BF12-4652-A088-1CE52F1BC764> is a secure document that has been embedded in this document. Double click the pushpin to view.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-0841 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.

Type: Public Hearing **Status:** PC Public Hearing

File created: 12/30/2019 **In control:** Planning Commission

On agenda: 1/8/2020 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.

Sponsors:

Indexes:

Code sections:

Attachments: [The Pillars Variance Request: Staff Report, Map, & Plat](#)
[Rules for Public Hearing & Variance Considerations](#)
[Variance Request: Application](#)
[Site Layout Map & Building Elevations](#)

Date	Ver.	Action By	Action	Result
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1/8/2020	1	Planning Commission		
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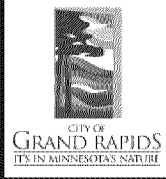
Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.



Planning Commission Staff Report

Agenda Item #3	Community Development Department	Date: 1/8/2020
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.	
Background:	<p>Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital have applied for one variance, which if granted, would allow for the construction of a four story, 120-unit senior living community building having an average building height to the mid-point of the roof of 50 ft. 4 inches on property currently the subject of a preliminary plat/subdivision petition.</p> <p>The subject property (in its current form) is 36.8 acres in area, but is part of a preliminary plat application which will subdivide the parent parcel into approximately 14.45 acres (3 lots: plat of The Pillars), and the remaining and unplatted 22.35 acres staying attached to the Grand Itasca Clinic and Hospital campus. The property is currently located within a SM (Shoreland Medical) zoning district (subject to a future rezoning request) and legally described as:</p> <p><i>DESCRIPTION OF PROPOSED PARCEL Subject to Variance Request (future: Lot 2, Block 1, Plat of The Pillars, Itasca County, Minnesota):</i></p> <p style="padding-left: 40px;"><i>That part of the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼), Section Thirty (30), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet thereof, according to the United States Government Survey thereof, Itasca County, Minnesota, lying within the following described figure:</i></p> <p style="padding-left: 40px;"><i>BEGINNING at the Northwest Corner of the said NE ¼ of the NE ¼, thence North 88 degrees 42 minutes 05 seconds East, along the north line of the said NE ¼ of the NE ¼, a distance of 695.68 feet; thence South 1 degree 17 minutes 55 seconds East a distance of 664.15 feet; thence South 59 degrees 09 minutes 58 seconds West a distance of 377.00 feet; thence South 57 degrees 10 minutes 33 seconds West a distance of 160.00 feet; thence South 35 degrees 59 minutes 01 second West a distance of 174.63 feet to the north line of the said South 250 feet of the West 347 feet; thence South 88 degrees 54 minutes 03 seconds West, along said north line, a distance of 160.59 feet to the west line of said NE ¼ of the NE ¼, thence North 00 degrees 34 minutes 33 seconds East, along said west line, a distance of 1072.62 feet to the Point of Beginning and there terminating.</i></p>	

	<p>Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital have requested the Planning Commission’s consideration of one variance from Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts.</p> <p>The requested variance, if approved, would allow for the construction of a four story, 120-unit senior living community building. As proposed, the residential structure would have an average building height to the mid-point of the roof of 50 ft. 4 inches, exceeding the 45 ft. maximum building height allowed within a SR-4 (Shoreland Multiple-Family Residential- high density) zoned district by 5 ft. 4 inches. <i>(future rezoning of a portion of the subject property from the currently established SPU (Shoreland Public Use) to a SR-4 designation to take place under separate petition)</i></p> <p>The applicant, within the variance petition, cites a need for the proposed 4-story building in order to maximize density and maintain a cohesive building design and placement for the proposed development, while creating an inviting outdoor space that fits the look and feel of the neighborhood, all while working with the sites unique topography, as several reasons for the variance request.</p> <p>The construction of a four story, 120-unit senior living community building having an average building height to the mid-point of the roof of 50 ft. 4 inches, as proposed, would require the Planning Commission’s approval of one variance.</p> <ol style="list-style-type: none"> 1. Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts, and establishes a 45 ft. maximum building height for principal structures within a SR-4 zoning district. <ul style="list-style-type: none"> • <i>Potential conditions for variance approval outlined below in “example motion”</i>
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>

<p>Required Action:</p>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variance to Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital for the property legally described above/within Staff Report;</p> <ul style="list-style-type: none"> • to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code for the construction of a four story, 120-unit senior living community building which would have an average building height to the mid-point of the roof of 50 ft. 4 inches, exceeding the 45 ft. maximum building height allowed within a SR-4 (Shoreland Multiple-Family Residential- high density) zoned district by 5 ft. 4 inches, as depicted in the variance application submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> • The variance applies to Lot 2, Block 1, Plat of the Pillars (upon completion of subdivision process). • The variance approval is contingent on the subject property being successfully rezoned from the current SM (Shoreland Medical) to SR-4 (Shoreland Multiple-Family Residential- high density) • _____
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Map • Copy of the variance petition and associated documentation • List of the Planning Commissions Variance Considerations

Grand Itasca/Oppidan Holdings Variance Request



— Subject Property of Variance Request
— Grand Rapids Tax Parcels

PRELIMINARY PLAT OF THE PILLARS

Part of the Northeast Quarter of the Northeast Quarter of Section 30,
Township 55 North, Range 25 West, Itasca County, Minnesota

Note: The Parcels of Block 1, as well as Parcels 1-17 of Block 3, of Grand River Acres being in the Grand River Estates Planning Development Authority.

Curve	Length	Radius	Delta
C1	78.24	80.00	074°42'49"
C2	59.70	60.00	057°04'10"
C3	243.51	122.65	144°32'01"
C4	102.29	51.00	107°49'10"

LEGAL LAND DESCRIPTION OF PARENT PARCEL

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Thirty (30), Township North Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet of the Northeast Quarter of the Northeast Quarter of Section 30, Township North Range 25 West, Itasca County, Minnesota. Excepting all minerals and mineral rights.

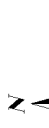
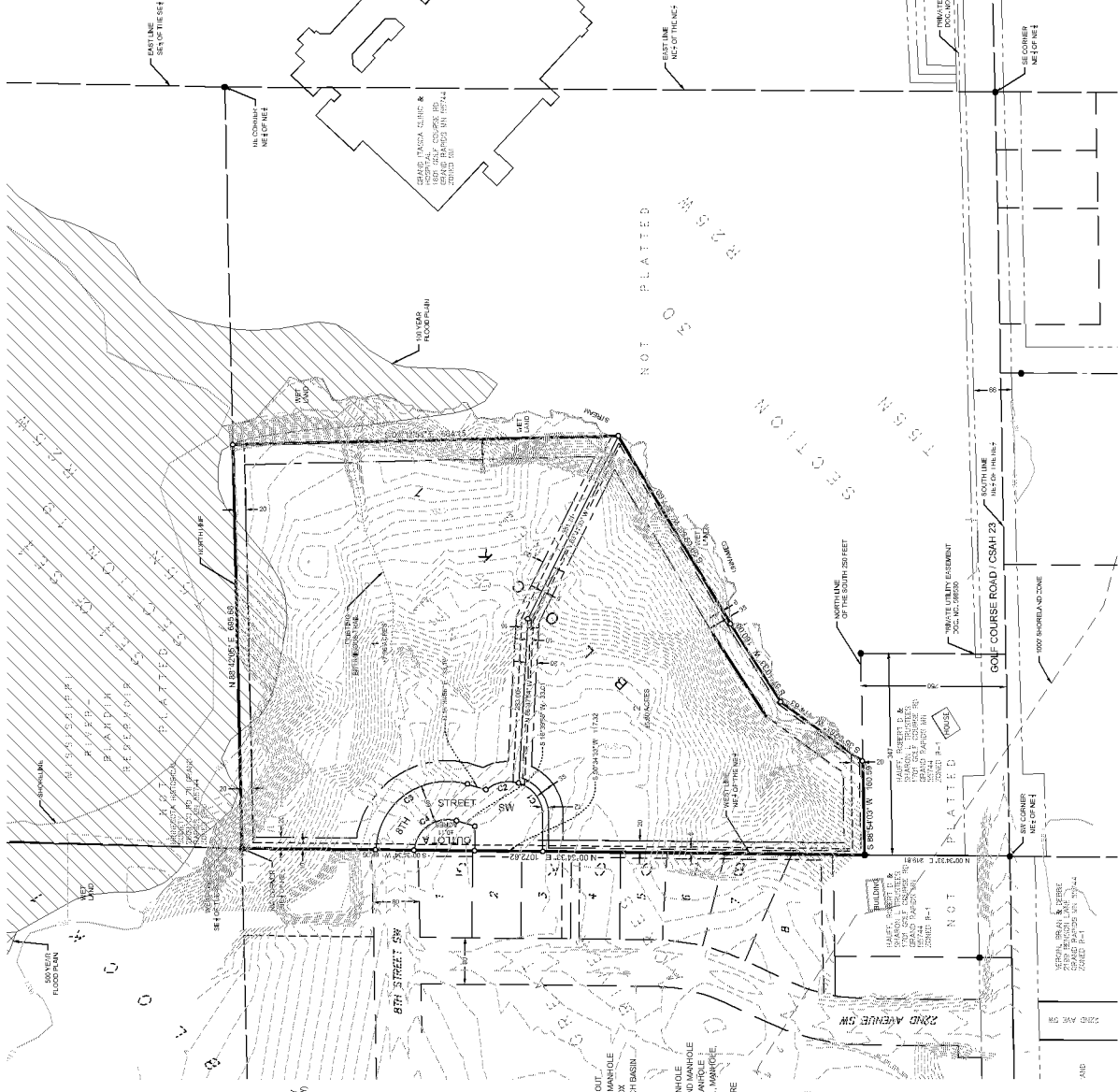
DESCRIPTION OF PROPOSED PARCEL

The part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Thirty (30), Township North Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet of the Northeast Quarter of the Northeast Quarter of Section 30, Township North Range 25 West, Itasca County, Minnesota, lying within the following detailed figure:

BEGINNING at the Northwest Corner of the said NE 1/4 of the NE 1/4, thence North 88 degrees 42 minutes 05 seconds East, along the north line of the said NE 1/4 of the NE 1/4, a distance of 699.68 feet; thence South 11 degrees 17 minutes 25 seconds East, a distance of 69.70 feet; thence South 12 degrees 04 minutes 59 seconds East, a distance of 180.00 feet; thence South 55 degrees 09 minutes 01 second West, a distance of 174.43 feet to the north line of the said South 250 feet of the West 347 feet of the Northeast Quarter of the Northeast Quarter of Section 30, Township North Range 25 West, Itasca County, Minnesota; thence South 33 degrees 23 minutes 33 seconds East, along the east-west line, a distance of 107.52 feet to the Point of Beginning and there terminating.

Excepting all minerals and mineral rights. Subject to restrictions, reservations, and assessments of record. Containing approximately 14.44 acres.

SURVEYOR'S NOTE: Subject to, however, rights which bear to or below the elevation of 1230.34 feet as described in Book 18 MR, page 182, dated January 3, 1907.



DEVELOPER/OWNER
KTJ074, LLC
21 NORTHEAST 5TH STREET, SUITE 200
GRAND RAPIDS, MN 55744

SURVEYOR/DESIGNER
SHORT ELLIOT HENRICKSON INC.
21 NORTHEAST 5TH STREET, SUITE 200
GRAND RAPIDS, MN 55744

TOTAL ACRES
14.45 ACRES
PROPOSED
RIGHT-OF-WAY

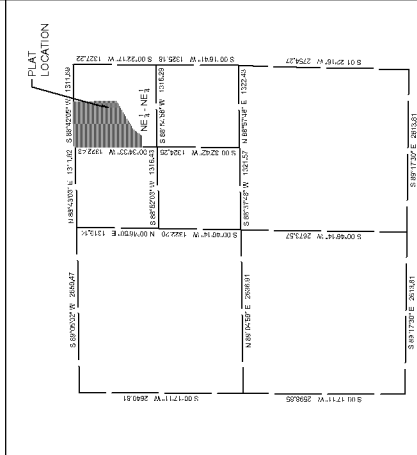
ZONING
CURRENT ZONING IS M
(MEDICAL AND SMALL
OFFICE)
PROPOSED ZONING IS SR-4
(RESIDENTIAL HIGH DENSITY)

BILLING SETBACKS
FRONT = 5'
REAR = 5'
STREET SIDE = 20'

PARKING SETBACKS
FRONT = 10'
INTERIOR SIDE = 6'
REAR = 6'

EXISTING
PERMANENT EASEMENT
PROPERTY LINE
BENCHMARK
CONTROL POINT
FOUND MONUMENT
SET MONUMENT
ELECTRIC AND MANHOLE
FORCE MAIN AND LET STATION
SANTARIAN SEWER SERVICE & CLEANOUT
WATER MAIN, HYDRANT, VALVE AND MANHOLE
STORM SEWER MANHOLE AND CATCH BASIN
GAS MAIN, VALVE, VEHT AND METER
CULVERT AND APRON ENGINE WALL
BURIED FIBER OPTIC CABLE AND MANHOLE
BURIED PHONE CABLE, PEDESTAL AND MANHOLE
BURIED TV CABLE, PEDESTAL AND MANHOLE
TRANSFORMER AND METER
PEDESTAL, MANHOLE
OVERHEAD WIRE, POLE AND GUY WIRE
LIGHT POLE
STREET LIGHT
STREET NAME SIGN
SIGN (NON STREET NAME)
RAILROAD TRAILS
BUSH / SHRUB AND STUMP
EDGE OF WOODED AREA
WETLAND
BUILDING
FENCE (UNIDENTIFIED)
CHAIN LINK FENCE
ELECTRIC WIRE FENCE
WOOD FENCE
WOOD PILE
PLATE BEAM GUARDRAIL
CABLE BEAM GUARDRAIL
POST / ROLLUP
RETAINING WALL

SURVEY
SURVEY BASELINE
COUNTY
SECTION
QUARTER
CORNER
COORDINATE LIMITS
RAILROAD RIGHT OF WAY



VICINITY MAP
SECTION 30, TOWNSHIP 55 NORTH, RANGE 25 WEST
ITASCA COUNTY, MINNESOTA



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Grand Rapids Planning Commission

Grand Rapids, MN – City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairperson will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



Petition for Variance
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Oppidan Holdings, LLC
 Name of Applicant*¹
 400 Water Street, Suite 200
 Address
 Excelsior MN 55426
 City State Zip
 952-294-0353 michelle@oppidan.com
 Business Telephone/e-mail address

Grand Itasca Hospital
 Name of Owner (If other than applicant)
 1601 Golf Course Road
 Address
 Grand Rapids MN 55744
 City State Zip
 Business Telephone/e-mail address

*¹ If applicant is not the owner, please describe the applicant's interest in the subject property. Redevelopment in partnership with Grand Itasca Hospital

Parcel Information:

Tax Parcel # 91-030-1102 Property Size: 6.3 acres
 Existing Zoning: Medical
 Existing Use: Vacant, undeveloped
 Property Address/Location: 1601 Golf Course Road, Grand Rapids, MN
 Legal Description: See attached.
 (attach additional sheet if necessary)

I (we) certify that, to the best of my (our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.


 Signature(s) of Applicant(s)

12/9/19
 Date


 Signature of Owner (If other than the Applicant)

12/9/19
 Date

Date Received DEC 09 2018 Certified Complete 12/9/2019 Office Use Only Fee Paid \$250.00

Planning Commission Recommendation: Approved _____ Denied _____

Meeting Date 1/8/2020

Summary of Special Conditions of Approval: _____

Required Submittals:

Application Fee - \$252.50 *²

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**²The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:
See attached Petition for Variance document.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).
See attached Petition for Variance document.

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

See attached.

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

See attached.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

See attached.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

Proposed Variance

- A. Oppidan is requesting a variance to allow for the height of this proposed Pillars of Grand Rapids Senior Living community to exceed the allowed limits. City Code limits structures zoned R4 to be a height of 45'-0" In order to achieve required density and maintain a cohesive design, Oppidan is requesting that the proposed development exceed this limit at a height of 50'-4".
- B. Provide an itemization of the required regulations pertaining to this variance. (ie. Setback lines, lot coverage ratios, parking requirements)

Proposed Zoning – SR-4 (Shore land Multi-family Residential – high density)

Senior Housing requires 0.5 stalls per dwelling unit (12.5% of the required parking shall be enclosed). Total of 113 stalls are proposed. Exterior parking includes 53 stalls with additional 4 that will be accessible parking. Interior parking is proposed to be 56 stalls.

Setbacks for Principal Structure:

35' front yard – Actual +/-58'
20' interior side yard – Actual +/-25'
30' street yard - NA
35' rear yard – Actual +/-100

Setback for Surface Parking:

10' front yard - NA
6' interior side yard – Actual +/-12'
10' street yard - NA
6' rear yard – Actual +/-72'

Minimum Roadway frontage:

100' Width – Actual +/-136 LF

Sports Court:

10' interior side yard – Actual +/-11'

Lot to creek centerline: +/-6.1 Acres

Proposed Lot Coverage: +/-1 .0 Acres (includes island)

Proposed Impervious Area: +/-1.9 Acres

Shoreline Density Requirements:

Tier 3: Cumulative total Density 108.3 – Actual: +/- 69.5 Units

Tier 4: Cumulative total Density 142.4 – Actual: +/- 50.5 Units

Justification of Requested Variance

- A. That the requested variance does not allow a use that is otherwise excluded for the particular zoning district in which it is requested.

This variance request for an increase in overall building height does not change the use of the building. The proposed senior housing development remains a high density, multi-family use which is permitted in the SR-4 district.

- B. Does the proposal put the property to use in a reasonable manner? Applicant justification – Describe how your situation applies to the above statement.

To date, this property has been untouched for development. This proposed use not only maximizes density but provides a much-needed community amenity and diversity of housing. As we know, the demand for senior housing is growing each year, and we have not yet hit the peak of that demand. Existing senior communities throughout Grand Rapids have several applicants on their waitlists to get into an apartment. This proposed development provides another alternative for the aging population.

Additionally, the City is currently developing neighboring land. This development includes a new elementary school and several single-family homes. A senior housing community is the perfect complimentary addition creating a multi-generational development and an inclusive neighborhood.

- C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance. Applicant justification - Describe how your situation applies to the above statement.

This site presents some unique challenges in topography. Due to these challenges we have been very diligent in building design and placement so that the proposed development sits in position to maximize the building while creating an inviting outdoor space that fits the look and feel of the neighborhood.

- D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property improvements in the neighborhood, and will not alter the essential character of the locality. Applicant justification - Describe how your situation applies to the above statement.

The proposed senior housing building despite requesting a variance for height, has been designed to blend within its natural setting and the surrounding residential neighborhood. The increased height of the building will not overshadow any adjacent properties. The site layout and shape of the building footprint are sensitive to the single-family homes to the West. To reduce the visual impact, a generous setback is maintained, and the four-story bulk of the building mass expands towards the creek along the east side of the property. The intent in the design is to stand out from our senior buildings in Grand Rapids but to be cohesive in our design and align with the

vision and look of the community. This includes creating a comfortable and inviting setting fitting of a residence and a new development.

- E. That the variance, if granted, shall be consistent with the comprehensive plan. Applicant justification - Describe how your situation applies to the above statement.

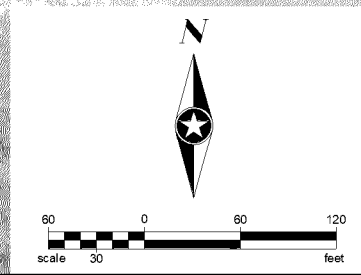
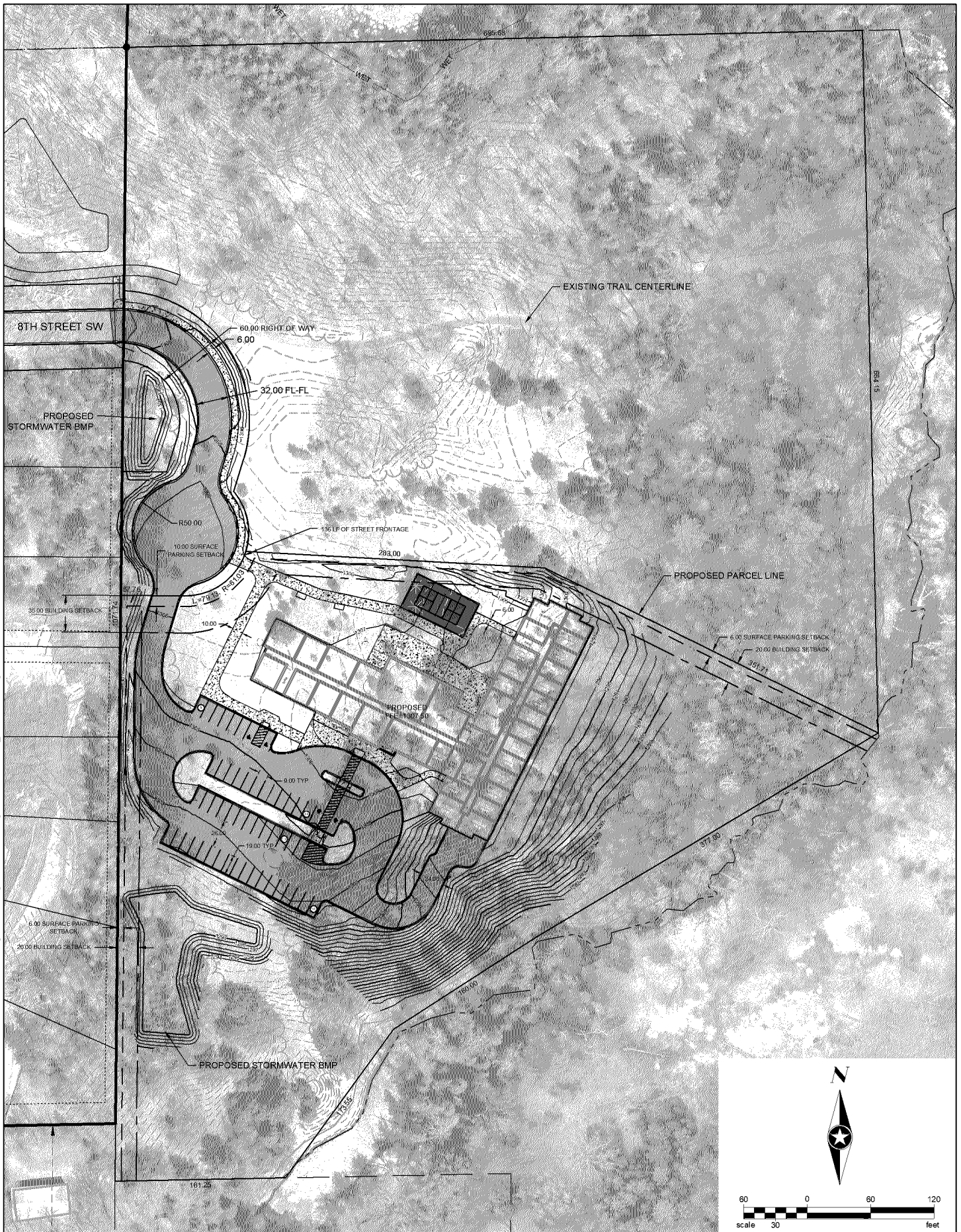
The proposed senior living community falls directly in line with the City of Grand Rapid's Comprehensive Plan. The addition of this community in a developing area adds to the diversity of housing provided in the area by blending with the City proposed single family homes currently under development.

This proposed community provides safe, healthy living options for the seniors of Grand Rapids and surrounding communities. Great care goes into designing not only a safe and nurturing building for seniors, but also for the areas surrounding the site. Each roadway, bike path, and park bench are designed with safety and functionality and accessibility in mind for our aging population while also blending seamlessly into the surrounding neighborhood.

One of the best features of this site is its forestry and topography. While some of this will change due to the development itself, we intend to blend this community with it's surrounding nature as much as possible. Views and site lines will be unmatched, and we intend to enhance this natural setting as much as possible.

Additionally, one of the founding principles of the Pillars senior living communities is life long learning. In working with Ebenezer, we strive to create unique opportunities for our residents through community partnerships, intergenerational activities, access to education and programming and through unique programs such as WellnessVR. Oppidan communities benefit from opportunities made possible through the Pillars Fund which provides unique opportunities for memory care residents living within our communities. These funds allow residents to create art, music and memories otherwise not possible.

Save: 11/26/2019 8:47 AM schristenson Plot: 11/26/2019 8:48 AM P:\KOK\KJT\JTH\153062\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\KJT_153062_ExhibitCS1.dwg




PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

FILE NO.
KJTJH 153062

DATE:
11/26/2019

**OPPIDAN EXHIBIT
PROPOSED SITE GRADING
GRAND RAPIDS, MINNESOTA**

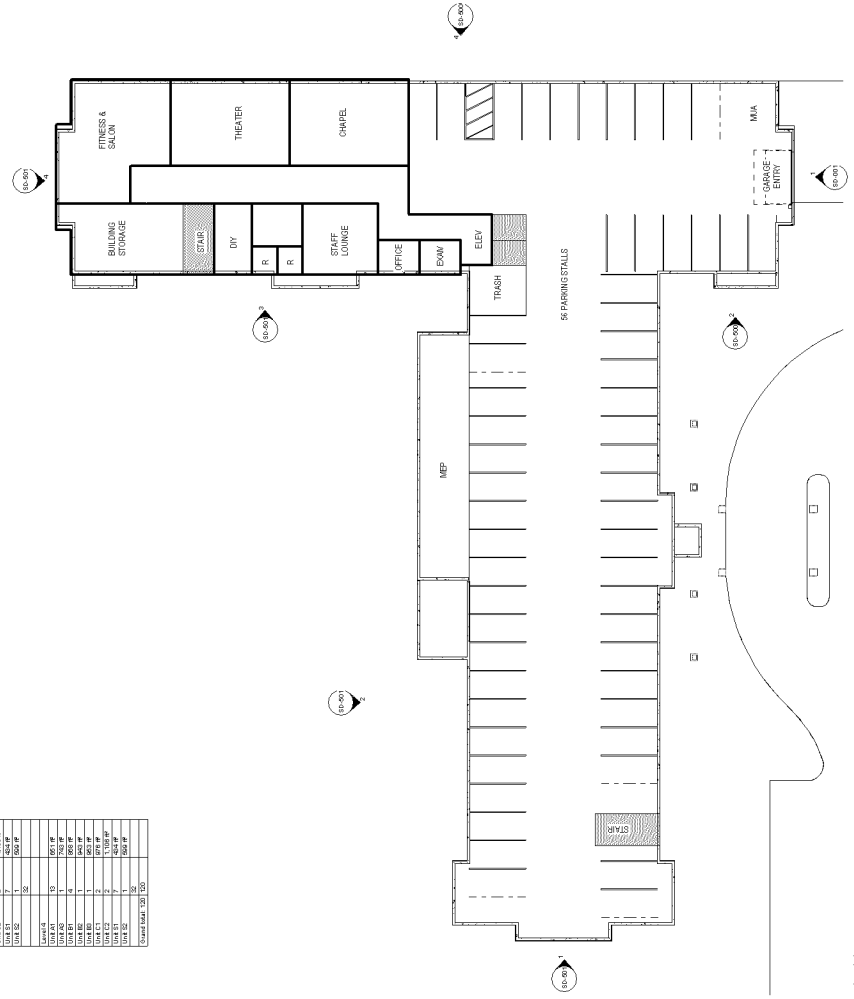
**EXHIBIT
NO. CS1**

THE PILLARS OF GRAND RAPIDS - SENIOR LIVING

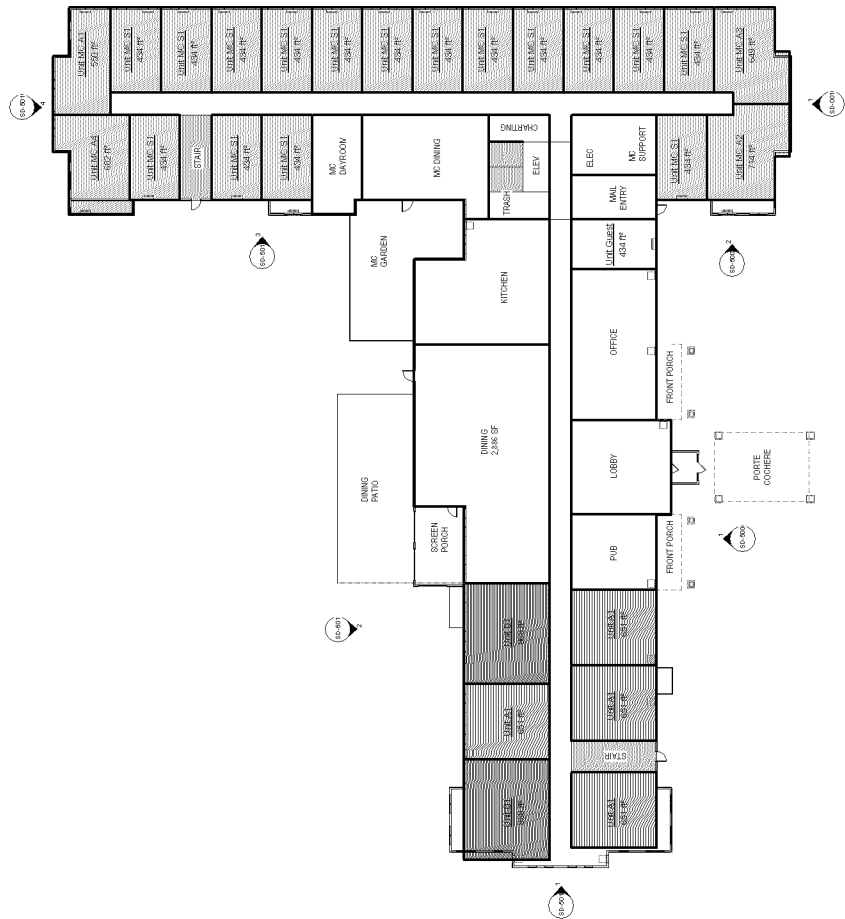


Units by Type			
Name	Unit Type	Count	Area
U1A1A1	1BR	42	1071 SF
U1A1B1	1BR	42	1071 SF
U1A1C1	1BR	42	1071 SF
U1A1D1	1BR	42	1071 SF
U1A1E1	1BR	42	1071 SF
U1A1F1	1BR	42	1071 SF
U1A1G1	1BR	42	1071 SF
U1A1H1	1BR	42	1071 SF
U1A1I1	1BR	42	1071 SF
U1A1J1	1BR	42	1071 SF
U1A1K1	1BR	42	1071 SF
U1A1L1	1BR	42	1071 SF
U1A1M1	1BR	42	1071 SF
U1A1N1	1BR	42	1071 SF
U1A1O1	1BR	42	1071 SF
U1A1P1	1BR	42	1071 SF
U1A1Q1	1BR	42	1071 SF
U1A1R1	1BR	42	1071 SF
U1A1S1	1BR	42	1071 SF
U1A1T1	1BR	42	1071 SF
U1A1U1	1BR	42	1071 SF
U1A1V1	1BR	42	1071 SF
U1A1W1	1BR	42	1071 SF
U1A1X1	1BR	42	1071 SF
U1A1Y1	1BR	42	1071 SF
U1A1Z1	1BR	42	1071 SF
U1A2A1	2BR	21	1542 SF
U1A2B1	2BR	21	1542 SF
U1A2C1	2BR	21	1542 SF
U1A2D1	2BR	21	1542 SF
U1A2E1	2BR	21	1542 SF
U1A2F1	2BR	21	1542 SF
U1A2G1	2BR	21	1542 SF
U1A2H1	2BR	21	1542 SF
U1A2I1	2BR	21	1542 SF
U1A2J1	2BR	21	1542 SF
U1A2K1	2BR	21	1542 SF
U1A2L1	2BR	21	1542 SF
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U1A2O1	2BR	21	1542 SF
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U1A2T1	2BR	21	1542 SF
U1A2U1	2BR	21	1542 SF
U1A2V1	2BR	21	1542 SF
U1A2W1	2BR	21	1542 SF
U1A2X1	2BR	21	1542 SF
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U1A3B1	3BR	7	2142 SF
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U1A3E1	3BR	7	2142 SF
U1A3F1	3BR	7	2142 SF
U1A3G1	3BR	7	2142 SF
U1A3H1	3BR	7	2142 SF
U1A3I1	3BR	7	2142 SF
U1A3J1	3BR	7	2142 SF
U1A3K1	3BR	7	2142 SF
U1A3L1	3BR	7	2142 SF
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U1A4V1	4BR	2	4284 SF
U1A4W1	4BR	2	4284 SF
U1A4X1	4BR	2	4284 SF
U1A4Y1	4BR	2	4284 SF
U1A4Z1	4BR	2	4284 SF

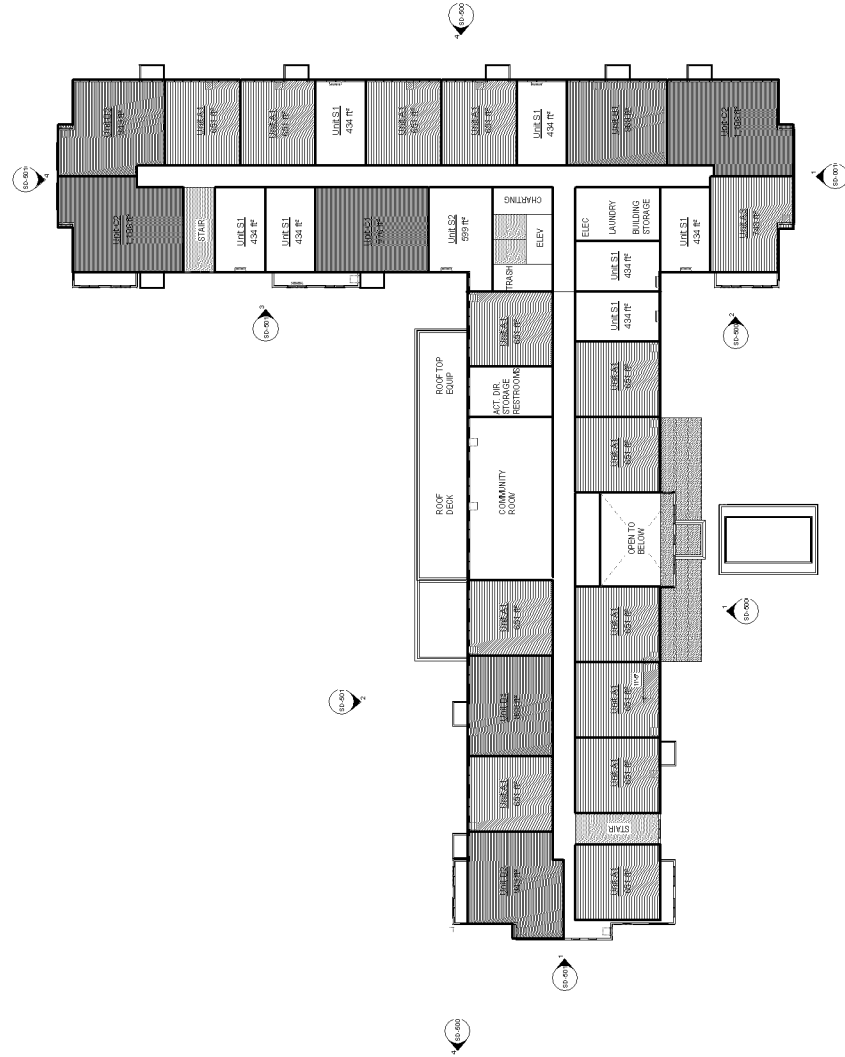
Total Gross Area
 U1A1 = 17,214,000 SF
 U1A2 = 10,748,400 SF
 U1A3 = 15,000,000 SF
 U1A4 = 8,568,000 SF
Total = 51,530,400 SF



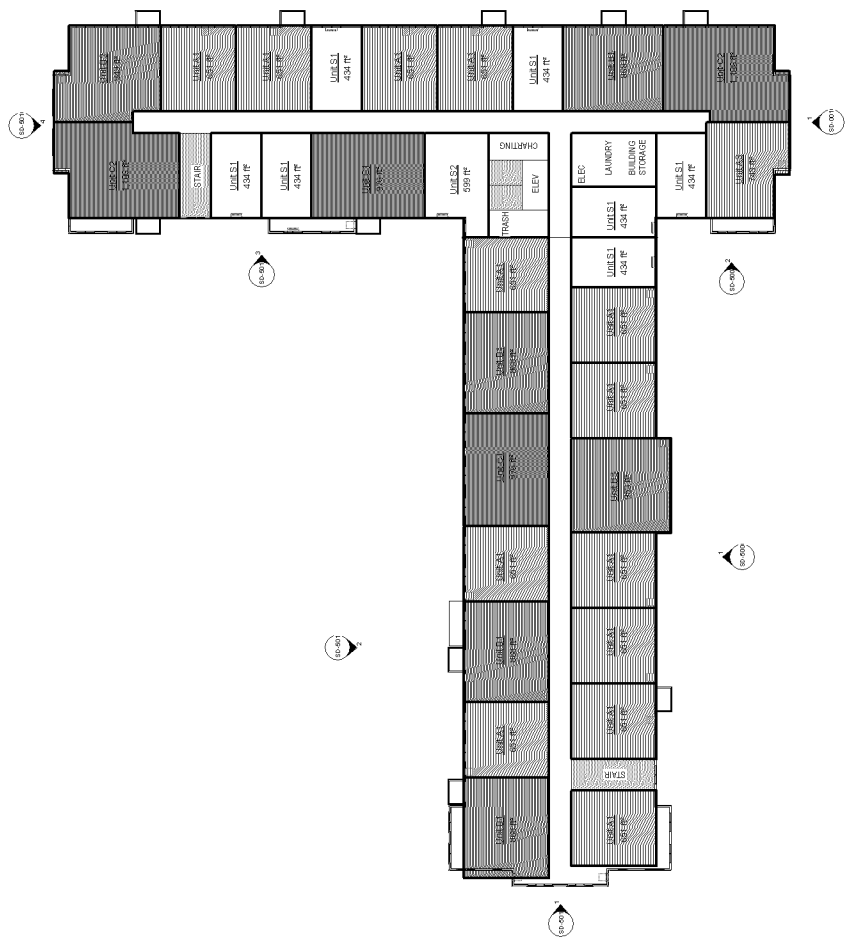
Level -1
 1/16" = 1'-0"



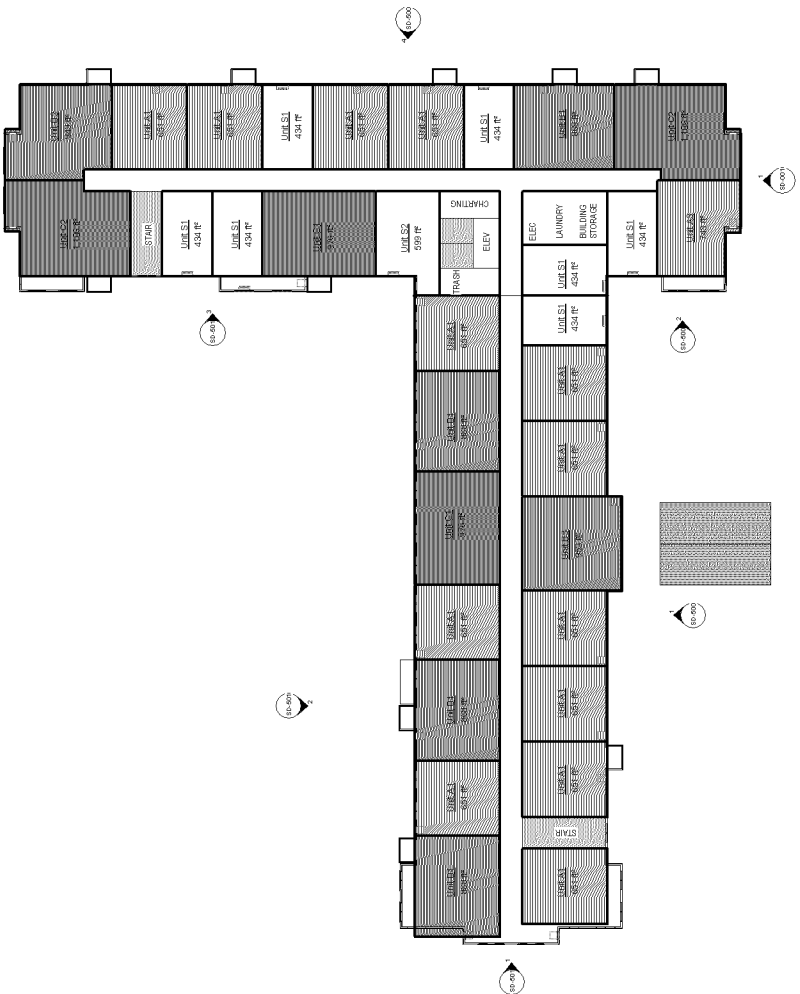
Level 1
1/16" = 1'-0"



Level 2
1/16" = 1'-0"



① Level 3
1/16" = 1'0"



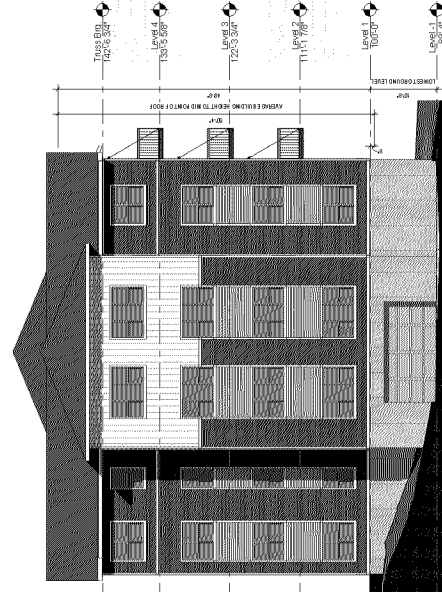
② Level 4
1/16" = 1'0"



① Elevation 1
1/8" = 1'-0"



② Elevation 2
1/8" = 1'-0"



③ Elevation 3
1/8" = 1'-0"



④ Elevation 4
1/8" = 1'-0"

Exterior Elevations

The Pillars of Grand Rapids - Senior Living
Grand Rapids, MI

Oppidan



Level 6
122'-5 3/8"

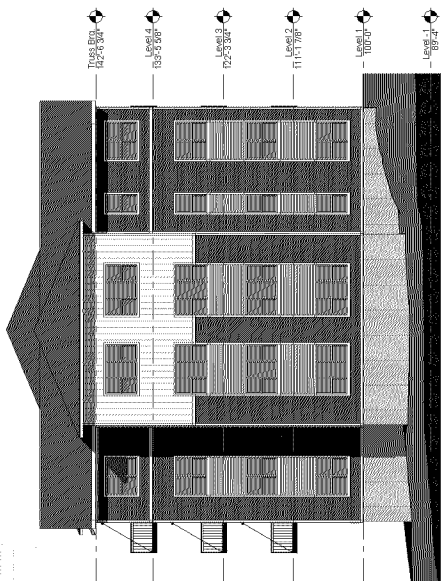
Level 4
138'-5 5/8"

Level 3
122'-5 3/8"

Level 2
111'-1 7/8"

Level 1
100'-0"

③ Elevation 6
10' x 11'0"



Level 6
122'-5 3/8"

Level 4
138'-5 5/8"

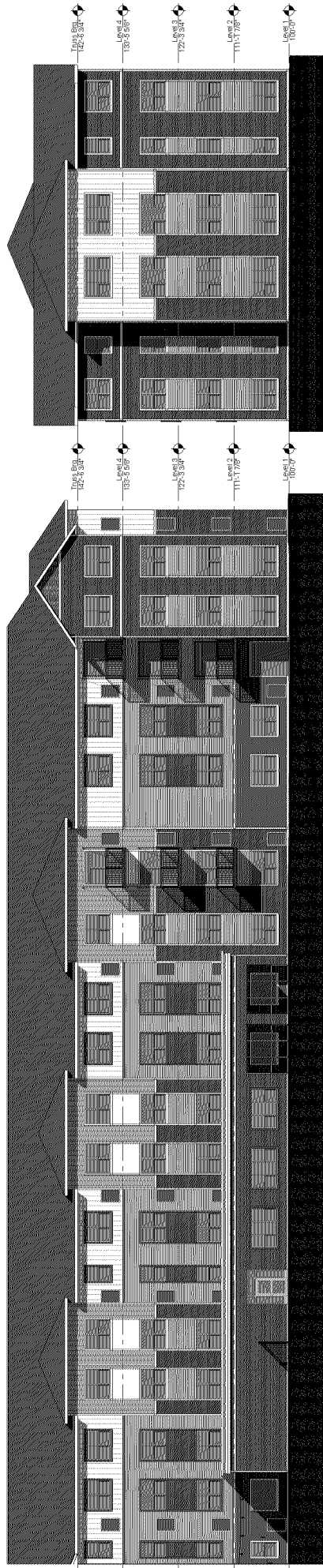
Level 3
122'-5 3/8"

Level 2
111'-1 7/8"

Level 1
100'-0"

Level 0
100'-0"

① Elevation 5
10' x 11'0"



Level 6
122'-5 3/8"

Level 4
138'-5 5/8"

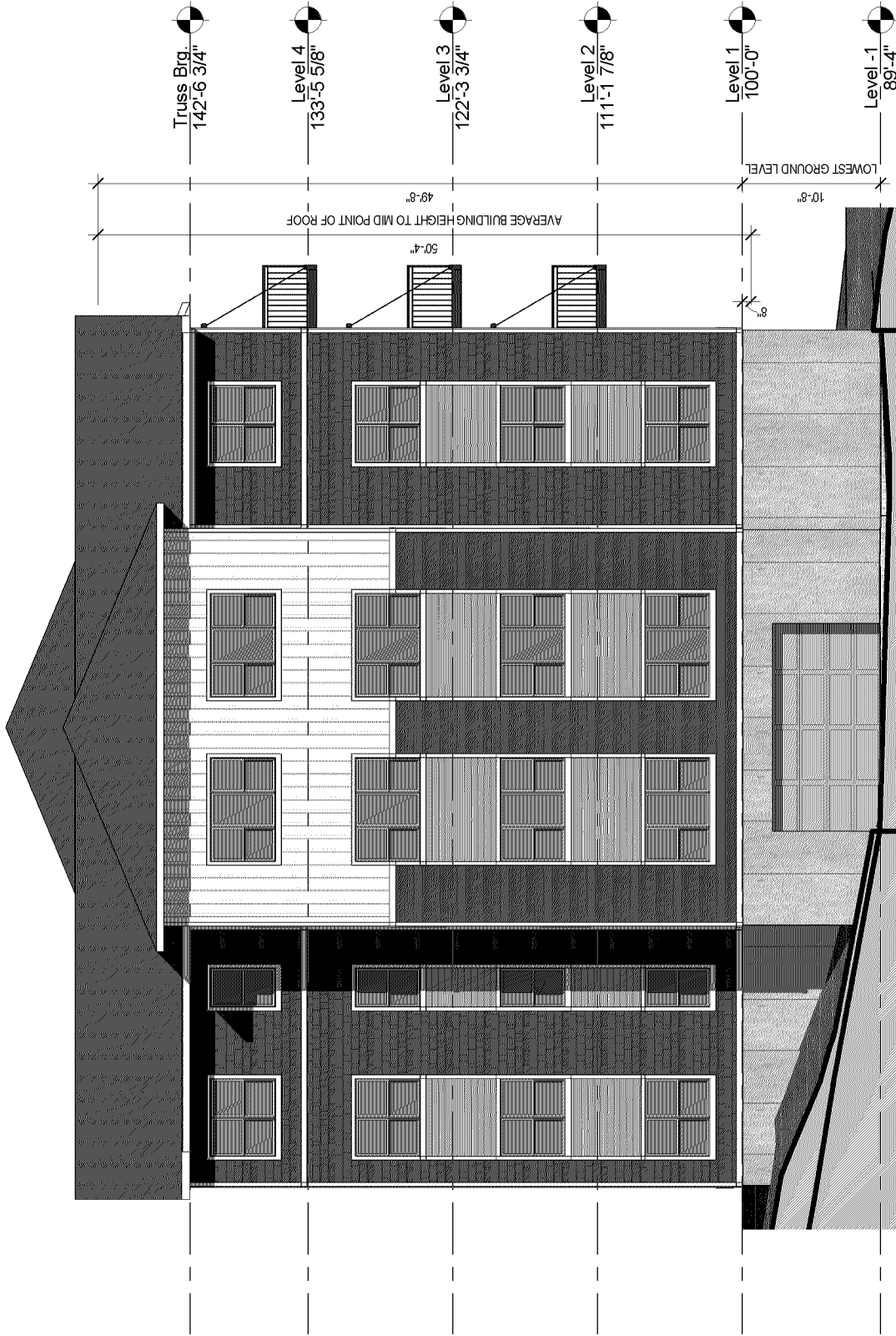
Level 3
122'-5 3/8"

Level 2
111'-1 7/8"

Level 1
100'-0"

② Elevation 8
10' x 11'0"

④ Elevation 7
10' x 11'0"



① Elevation 3 Copy 1
1/8" = 1'-0"

 Pillars of Grand Rapids - Senior Living 1071 American Blvd., E., Suite 100 Grand Rapids, MI 49545 Tel: (612) 875-6000 Fax: (612) 875-6666	Project Number: Issue Date:	Building Height Exhibit SD-001
	Revision Number: Revision Date:	

This record is currently unavailable.

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