

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, October 2, 2014

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

14-0837 Approve the minutes of the September 4, 2014, 4:00 pm regular meeting.

Attachments: [September 4, 2014 Meeting Minutes](#)

General Business

14-0839 Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).

Attachments: [The Movement Center Rezone: Staff Report](#)
[The Movement Center Rezone: Site Maps](#)
[Zoning Map Amendment Considerations w/checklist](#)
[The Movement Center Rezone: Application](#)

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, November 6th, 2014



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0837 **Version:** 1 **Name:** Approve the minutes of the September 4, 2014, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 9/23/2014 **In control:** Planning Commission

On agenda: 10/2/2014 **Final action:**

Title: Approve the minutes of the September 4, 2014, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [September 4, 2014 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
10/2/2014	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the September 4, 2014, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the September 4, 2014, 4:00 pm regular 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, September 4, 2014

4:00 PM

Council Chambers

Call To Order

Call of Roll

Present 6 - Chairperson Julie Fedje-Johnston, Commissioner Michael Twite, Commissioner Mark Gothard, Commissioner Marn Flicker, Commissioner Katherine Sedore, and Commissioner Charles Burress

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 August 7, 2014, 4:00 pm regular meeting.

The minutes should reflect Commissioner Sedore was absent and Commissioner McKellep should be removed from the minutes as absent.

Approved as Amended by Commission

Public Hearings

Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.

Community Development Specialist Trast provided a power point presentation. Mr. Mortenson has applied for a variance, which if granted, would allow for the constructio of a 720 sq. ft. addition to his multi-tenant commercial building located at: 208 NE 9th Avenue.

Motion by Commissioner Twite, second by Commissioner Flicker to open the public hearing. The following voted in favor thereof: Sedore, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously.

Mr. Herb Mortenson, 1608 SW 3rd Avenue, is the owner of the building and has an issue with the way the front of the building is identified. Mr. Mortenson owns seven lots on the block.

Motion by Commissioner Sedore, second by Commissioner Burress to close the public hearing. The following voted in favor thereof: Gothard, Flicker,

Burress, Fedje-Johnston, Twite, Sedore. Opposed: None, passed unanimously.

Motion by Twite, second by that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby deny the following variance to Herb Mortenson for the property legally described as: Lots 13-19, Block 23, & W ½ of VAC N/S Alley LYG ADJ thereto, Third Division of Grand Rapids, Itasca County, Minnesota;

- to allow a one-time waiver of the requirements of Section 30-512 Table 2-A of the Municipal Code for the construction of a 20' X 36' addition to the south end of the commercial building located on the property, which would encroach 20' in to the required 30' front yard setback for principal structures, as depicted in the variance application submitted by Mr. Mortenson.

Mr. Twite read his considerations for the record.

1. Is this an "Area" variance rather than a "Use" variance?

This is an area variance for a 720 sq. ft. encroachment into the front yard setback.

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

Why/Why not-

yes it does, this is a commercial building in general business district with adjacent grandfathered in residential property. The usage remains consistent with the current operation

and there is no additional revenue from the proposed project.

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-

No, there are no unique attributes to this property to support this variance to build into the front yard setback. There is available property to the north that is zoned properly and

could accommodate the addition.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-

The purpose and intent of the ordinance with respect to front yard setbacks has been one of sight lines, whether it's been for public safety or for the benefit of the

adjacent land owners. In future development of the adjacent property it could be impacted by the front yard setback. It is not in harmony with ordinance for those reasons.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-

No it would not alter the essential character of the locality it's a very quiet and remote general business district and is not intended for and currently used a high degree of

traffic with respect to past street vacations in the 90's.

6. Is the variance consistent with the comprehensive plan?

Why/Why not-

This variance is not consistent with the comprehensive plan because there

are other options to put the land to use in a reasonable manner.

Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.

Community Development Specialist Trast provided the staff report. Ms. Daigle has applied for two variances, which if granted, would allow for the reconfiguration, and enlargement of, an attached screen porch to the nonconforming residential structure located at: 1411 NW 9th Street.

Motion by Commissioner Twite, second by Commissioner Burress to open the public hearing. The following voted in favor thereof: Gothard, Flicker, Burress, Fedje-Johnston, Twite, Sedore. Opposed: None, passed unanimously.

Ms. Connie Daigle, 1411 NW 9th Street, Grand Rapids would like to bring the current screen porch up to code and replace the screen with windows so it could be used more. There will not be any increased run off from the screen porch.

Motion by Commissioner Twite, Second by Commissioner Flicker to close the public hearing. The following voted in favor thereof: Sedore, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None passed unanimously.

Motion by Commissioner Twite, second by Commissioner Flicker that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby grant the following variances to Ms. Connie Daigle for the property legally described as:

LOT 13 LESS ALL THAT PART OF LOT 13 LYG E OF THE FOLLOWING DESC LINE: THE S BOUNDARY OF LOT 13 IS ASSUMED A E & W BEARING & THE POB BEING A POINT ON SAID S BOUNDARY A DIST OF 10 FT W OF THE SE CORNER OF LOT 13; TH N 05 DEG 59' W A DIST OF 177.18 FT TO THE NE CORNER OF LOT 13 & THERE TERM, OTTANNA, GRAND RAPIDS, ITASCA COUNTY, MINNESOTA

- to allow a one time waiver of the requirements of Section 30-512-Table 17C-2 and Section 30-458(c)1 for the reconfiguration, and enlargement of an attached screen porch, to the residential structure thereby increasing the footprint of the nonconforming structure by 48 sq. ft., and encroach an additional 4 ft. into the required 75 ft. setback from the ordinary high water level of Hale Lake, as described within the variance application submitted by Ms. Daigle.

Commissioner Twite read his considerations for the record.

1. Is this an “Area” variance rather than a “Use” variance?

This is an area variance for a 4 ft. encroachment into the 75 ft. setback and secondly for an increase of 48 sq. ft. of a non-conforming structure.

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

Why/Why not-

With respect to the 4ft. encroachment and the increase of 48 ft. area encroachment, yes, the replacing of the 8x18 unsafe structure with a new code compliant structure that will have a better fit and finish, be a better match for the neighborhood will put the property to use in a reasonable manner.

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-

To the first point of the 4 ft. encroachment into the 75 ft. setback this structure was built and located and pre dates the 75 ft. setback requirement the principal structure is within that existing setback requirement. That makes it very unique from that perspective. To the second point with respect to a 48 sq. ft. increase in a non conforming structure what is unique due to location the entire structure would not be compliant and the total over all increase to the impervious surface is very minimal which makes it unique in itself.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-

Yes, it increases the value and it increases the tax base. This structure pre-dates the ordinance and the variance procedure is designed for this reason so the Planning

Commission can deal with this on a case by case basis.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-

This variance will improve the character of this specific property which will have the benefit of maintaining or increasing values of the surrounding properties.

6. Is the variance consistent with the comprehensive plan?

Why/Why not-

Yes, it increases tax capacity and increases the quality of housing within the City of Grand Rapids.

The following voted in favor thereof: Sedore, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously.

General Business

Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.

Community Development Director Mattei provided the background information. River Hills Apartment of Grand Rapids, LLC. has submitted an application requesting the City's establishment of a tax increment financing district in order to facilitate construction of two 35 unit multi-family apartment buildings.

Motion by Commissioner Sedore, second by Commissioner Flicker to adopt resolution 14-01 finding tax increment financing plan for tax increment financing

District No. 1-10 (River Hills Apartments) consistent with the plans for development of the City of Grand Rapids. The following roll call vote was taken: Aye: Gothard, Flicker,

Burress, Twite, Sedore, Fedje-Johnston. Nay: None, passed unanimously.

Consider the election of a Planning Commission Officer: Vice Chairperson/Secretary.

Motion by Commissioner Burress, second by Commissioner Flicker to appoint Commissioner Twite to Vice Chair. The following voted in favor thereof: Sedore, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously.

Public Input

Miscellaneous\Updates

Adjourn



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0839 **Version:** 1 **Name:** Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).

Type: Agenda Item **Status:** General Business

File created: 9/25/2014 **In control:** Planning Commission

On agenda: 10/2/2014 **Final action:**

Title: Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).

Sponsors:

Indexes:

Code sections:

Attachments: [The Movement Center Rezone: Staff Report](#)
[The Movement Center Rezone: Site Maps](#)
[Zoning Map Amendment Considerations w/checklist](#)
[The Movement Center Rezone: Application](#)

Date	Ver.	Action By	Action	Result
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10/2/2014	1	Planning Commission		
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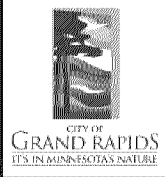
Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 10/2/2014
Statement of Issue:	Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).	
Background:	<p>Erik and Christina Andersen, d.b.a. The Movement Center, LLC. and property owner, North Country Property Development, have filed a petition for a Zoning Map Amendment with the City on September 19, 2014. The petition for rezoning requests the City's consideration of a Zoning Map amendment to the following described parcel; from its current I-2 (General Industrial Park) to GB (General Business):</p> <p style="text-align: center;"><i>W 440' OF NW NE LYG N OF S ¼, Section 33, Township 55N, Range 25W, Itasca County, Minnesota</i></p> <p>The petition submitted by The Movement Center, requests the rezoning of 9.9 acres of land located at: 320 SE 21st Street (<i>former home of Pitch-n-Put</i>). Map #1 illustrates the subject property in relation to the existing zoning in the area: GB (General Business) across 21st Street to the north, I-2 (General Industrial Park) to the immediate west and south, and R-4 (Multi-Family Residential- high density) to the east.</p> <p>The Zoning Map Amendment, if approved, would facilitate development of a multi-tenant building housing; Center (Yoga & Pilates) and a Medi-spa. Currently, within the existing I-2 zoning district, neither proposed use; Center (<i>health & fitness club</i>) use, or a Spa (<i>general retail sales & service</i>) use, are permitted uses as outlined within Section 30-512 Table-1 <i>Permitted Uses</i> of the Municipal Code.</p> <p>Additionally, only the health & fitness club use would be permitted within the BP (Business Park) zoning district, thus the request for an expansion of the GB (General Business) zoning district in the area.</p> <p>The Future Land Use map contained within the Comprehensive Plan (<i>see map #2</i>) shows the subject property located within, and divided between, a slightly larger area indicated as future <u>Business Park</u> (<i>west ½ of property</i>) and future <u>Multi-family Residential</u> (<i>east ½ of property</i>).</p> <p>A sample listing of the uses permitted by right in an GB zoning district are as follows:</p> <ul style="list-style-type: none"> ▪ Accessory apartments, multi-family housing, bed and breakfast accommodations daycare/nurseries, accessory buildings, pet shops, 	

veterinary services, farm equipment/supplies sales, automotive sales, auto-truck fleet storage, transportation dispatch, construction material suppliers, equipment/truck sales & service, banks, restaurants, clinics, offices, administrative & support services, indoor recreation, health/fitness clubs, communication services, general sales & service, nursery/landscaping, grocery stores, medical equipment & supplies, pharmacy's, and educational service institutes, post-high schools, general warehousing, mini-storage, motor freight terminal, cultural facilities, monument work/sales and wholesale distribution facilities.

A sampling of other uses permitted in GB with additional restrictions includes:

- Emergency housing facilities, outdoor storage, auto repair/service, car/truck wash, gas stations, contractors yard, equipment/tool rental, clubs/lodges, temporary outdoor sales, churches, essential service structures, light manufacturing, and recycling centers.

In addition to the previously mentioned permitted uses and uses permitted w/restrictions: junk/salvage yards, interim uses, outdoor recreation facilities, and general retail sales and service- *buildings w/footprint greater than 70,000 sq. ft.* are permitted provided a CUP (Conditional Use Permit) is petitioned for and granted by the City. These uses, however, are not a driving factor in the petitioned rezoning request of the subject property.

The following table shows a comparison of the yard and bulk requirements of GB and I-2 zoning, and illustrates several differences between the two zoning districts; larger lot size, greater setbacks, more building coverage, and greater building heights permitted in I-2 zoning.

	GB	I-2
Min. Lot Size	<u>gross area-10,500 sq. ft., area (unit)-3,000 sq. ft., width-75 ft.</u>	<u>gross area-1 acre, area (unit)- N/A, width- 150 ft.</u>
Min. Yard Setbacks	front-30 ft., int. side-10 ft., street side-15 ft., rear- 10 ft.	front-50 ft., int. side-25 ft., street side-25 ft., rear- 25 ft.
Max. Lot Coverage	building-40%, total surface-90%, GUOS (unit)- 500	building-60%, total surface-90%, GUOS- N/A
Building Size	max. height- 35 ft., min. dimension- 24 ft.	<u>max. height- 110 ft., min. dimension- N/A.</u>

Considerations:

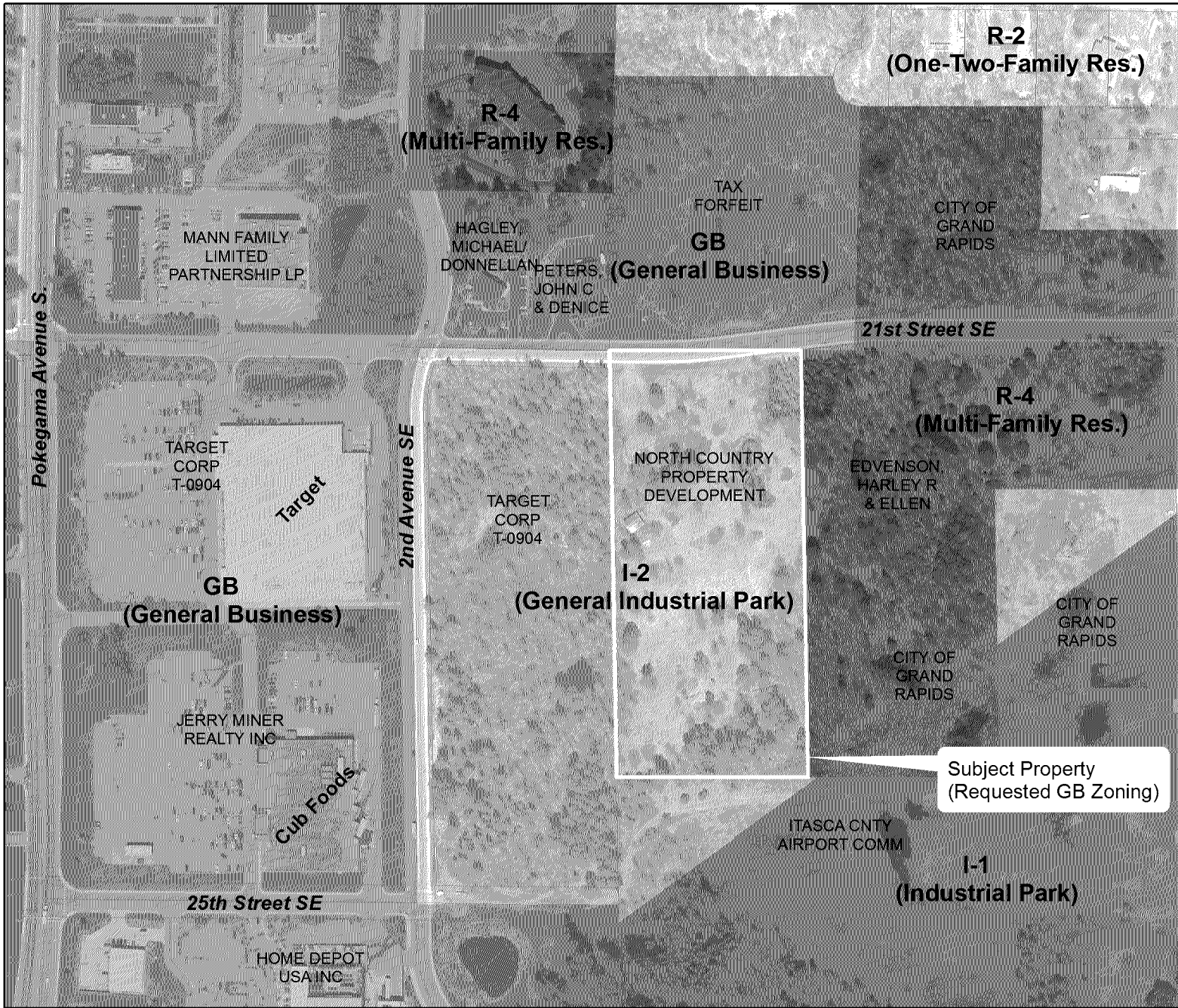
When reviewing a request for a zoning map amendment, the Planning Commission must make findings based on the attached list of considerations.

<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of 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 zoning map amendment.</p>
<p>Required Action:</p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested zoning map amendment.</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)(deny) the rezoning of property, described as: <i>W 440' OF NW NE LYG N OF S ¼, Section 33, Township 55N, Range 25W, Itasca County, Minnesota</i>, submitted by the Movement Center, LLC. and property owner, North Country Property Development, and as shown in the maps presented here today, from: I-2 (General Industrial Park) to GB (General Business);</p>
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Maps: Zoning and Future Land Use • Copy of the zoning map amendment petition and associated documentation. • List of the Planning Commissions Zoning Map Amendment Considerations.

The Movement Center Zoning Map Amendment Req

Map #1

(I-2 to GB Requested)



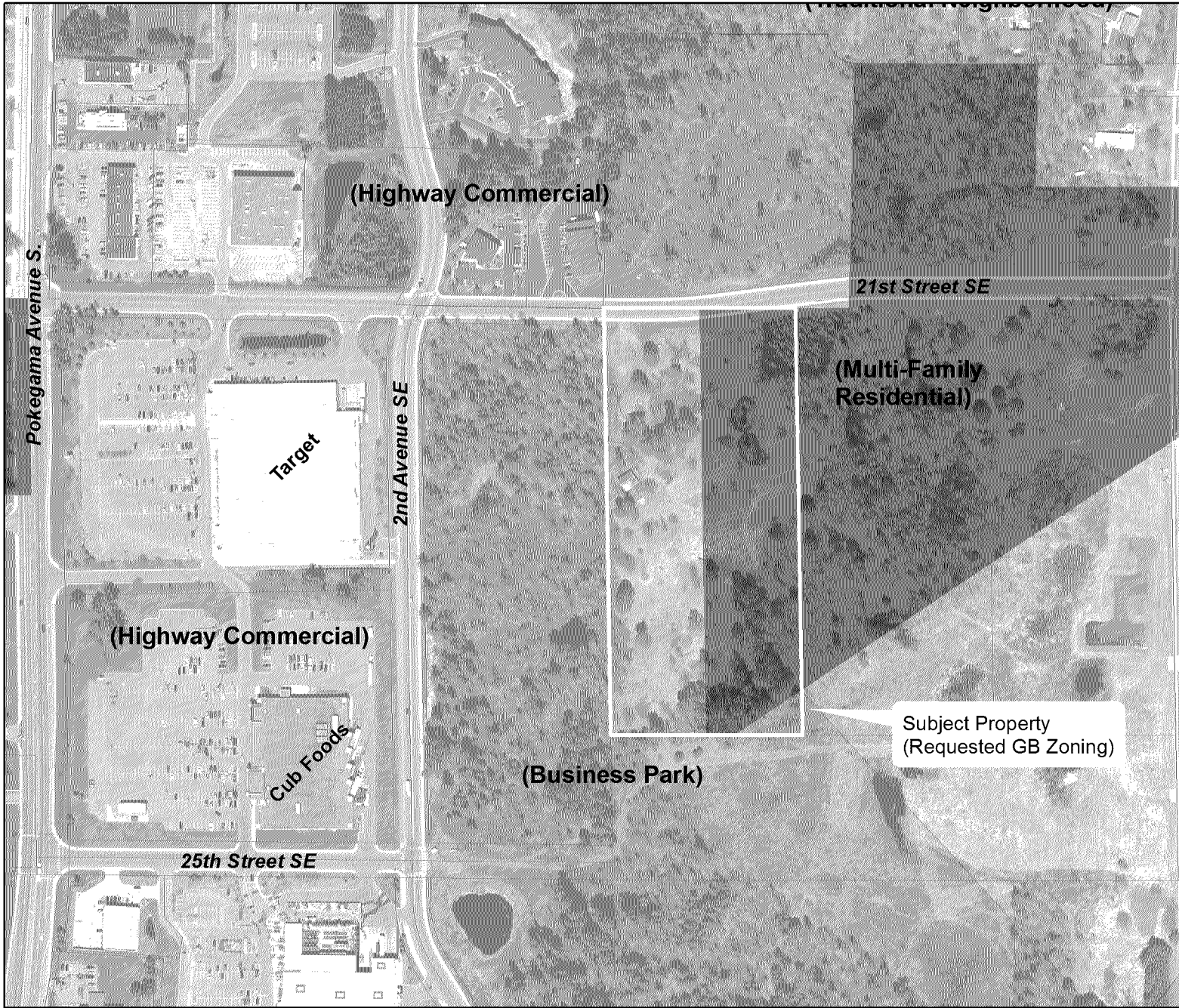
250 125 0 250 Feet



The Movement Center Zoning Map Amendment Req

Map #2

(Comprehensive Plan Future Land Use)



250 125 0 250 Feet



PLANNING COMMISSION

Considerations

ZONING MAP AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

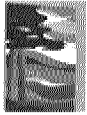
5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?

SUPPLEMENTAL CHECKLIST FOR REZONING

When considering rezoning property, the following questions should also be considered:

1. Has there been a change in the development policies of the community?
2. Are there changed conditions in the community that would change the proper zoning of the property?
3. Was there a mistake in the original zoning ordinance?
4. Is the zoning ordinance up to date?
5. Is similarly zoned land currently available?
6. Does the proposed rezoning (or amendment) conform to the comprehensive plan?
7. Is the proposed use compatible with adjacent land uses?
8. Is the proposed rezoning (or amendment) spot zoning?
9. Is the timing proper for the proposed rezoning (or amendment)?
10. What is the effect of the proposed rezoning on public utilities?
11. Will the proposed rezoning place an undue financial burden on the community?
12. Will the rezoning increase tax revenues?



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

Petition for Rezoning (Zoning Map Amendment)

Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.grandrapidsmn.org

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

The Movement Center LLC

Name of Applicant

23735 Winchler Rd

Address

Grand Rapids MN 55824
City State Zip

218-244-7667

Business Telephone/e-mail

erik.andersen.23@hotmail.com

North Country Property Development

Name of Owner (If other than applicant)

PO Box 370

Address

Balsam Lake WI 54810
City State Zip

Business Telephone/e-mail

Parcel Information:

Tax Parcel # 91-033-1203

Property Size: 9.9 acres

Existing Zoning: I-2

Requested Zoning: GB

Existing Use: Closed "Pitch + Puff" Golf Course

Proposed Use: Future building site for Center - Yoga + Pilates, and Bela Medispa

Property Address/Location: 320 SE 21st St Grand Rapids

Legal Description: _____

(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]
Signature(s) of Applicant(s)

9-19-14
Date

Signature(s) of Owner(s)-(If other than applicant)

Date

SEP 19 2014

Office Use Only

Date Received _____ Certified Complete 9/19/2014 Fee Paid \$505⁰⁰

Planning Commission Recommendation Approved _____ Denied _____ Meeting Date 10/2/14

City Council Action Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____



Petition for Rezoning (Zoning Map Amendment)
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.grandrapidsmn.org

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

The Movement Center LLC
 Name of Applicant
23735 Wincker Rd
 Address
Grand Rapids MN 55744
 City State Zip
218-244-7667
 Business Telephone/e-mail

North Country Property Development
 Name of Owner (if other than applicant)
PO Box 370
 Address
Balsam Lake WI 54810
 City State Zip
 Business Telephone/e-mail

Parcel Information:

Tax Parcel # 91-033-1203 Property Size: 9.9 acres
 Existing Zoning: I-2 Requested Zoning: GB
 Existing Use: Closed "Pitch + Puff" Golf Course
 Proposed Use: Future building site for Center - Yoga + Pilates, and Bala Medispa
 Property Address/Location: 320 SE 21st St Grand Rapids
 Legal Description: _____
 (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]
 Signature(s) of Applicant(s)

9-19-14
 Date

[Signature]
 Signature(s) of Owner(s) (if other than applicant)

9-19-14
 Date

SEP 19 2014

Required Submittals (5 copies of each & electronic versions of all pertinent information):

- Application Fee - \$505.00 *¹ Location Map Map Showing Surrounding Zoning

Proof of Ownership – (a copy of a property tax statement or deed will suffice)

**¹The 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.*

Justification of Proposed Rezoning: Please answer all of the following questions (attach additional pages if needed). The planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

A. What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

See Attached.

B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

See Attached

C. Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?

See Attached

D. Demonstrate the need for additional property in the proposed zoning district.

See Attached

E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? _____

See Attached

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. See Attached

G. How does the proposed rezoning conform to the City's Comprehensive Plan? _____

See Attached

H. Is the timing proper for the proposed rezoning? _____

See Attached

I. Any additional information that the Petitioner would like to supply. See Attached.

Additional Instructions:

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Community Development Director. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

Findings for Approval:

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

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

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.

A. WHAT ARE THE SURROUNDING LAND USES? DESCRIBE THE EXISTING USES AND ZONING CLASSIFICATIONS IN THE AREA SURROUNDING THE SUBJECT PROPERTY.

NORTH: General Business (Red Willow & Hagley Dental) & Multi-Family Residence (undeveloped)

SOUTH: Industrial 2 / Air Port Fly Zone (Undeveloped)

EAST: Multi-Family Residence (Undeveloped)

WEST: Industrial 2 (Undeveloped Outlot by Target) / General Business (Target & Cub Foods)

B. WOULD THE USES PERMITTED BY THE PROPOSED ZONING MAP CHANGE BE APPROPRIATE FOR THE SURROUNDING AREA?

Yes. General Business classification is already being used directly across the street by a general retail sales business and dental clinic, as well as future multi-family housing in multiple sites to the east. Our proposed use would be conveniently located and compliment both the current businesses as well as the proposed future multi-family housing units as we will be a combination of health and wellness facilities and other miscellaneous general retail sales. In addition, the site for our proposed use currently contains a decaying, vandalized structure that is unsafe and unsightly. Our proposed use would remove this building.

C. IS THE PROPERTY ADEQUATELY SERVED BY THE PUBLIC INFRASTRUCTURE?

Yes, served by SE 21st Street

D. DEMONSTRATE THE NEED FOR ADDITIONAL PROPERTY IN THE PROPOSED ZONING DISTRICT.

Our proposed use includes a plan to maintain a significant portion of the natural site elements including major trees and vegetation along the property lines and throughout the site to create a retail and multiuse site within the city limits. There are not currently many available sites with these elements within the General Business zone.

E. WHAT EFFECT WITH THE PROPOSED REZONING HAVE ON THE GROWTH AND DEVELOPMENT OF EXISTING NEIGHBORHOODS, OTHER LANDS IN THE PROPOSED DISTRICT, COMMERCIAL AND INDUSTRIAL NEIGHBORHOODS?

Our proposed use would be consistent with the overall direction of the development of the surrounding area by providing a mixed use of conveniently located professional, health & wellness facilities, and complimentary retail facilities.

F. DEMONSTRATE THAT THE PROPOSED REZONING IS THE MINIMUM CHANGE NEEDED TO ALLOW REASONABLE USE OF THE PROPERTY.

The current property has been vacant for several years after a previous business venture closed. The proposed rezoning is necessary to allow the use of the property for the proposed businesses to operate together since some of the businesses have previously been classified as "General retail sales" in other districts in town. Each of the businesses included in the plan are existing, successful businesses; however, we believe the co-location of the various businesses will create substantial synergies that cannot be achieved separately.

G. HOW DOES THE PROPOSED REZONING CONFORM TO THE CITY'S COMPREHENSIVE PLAN?

The Comprehensive Plan proposes the rezoning of the property to General Business Park. While the GBP allows for the use of several of the businesses, it does not allow for the use of businesses previously classified in the General Sales category.

H. IS THE TIMING PAPER FOR THE PROPOSED REZONING?

With the imminent development of several surrounding parcels for multiuse and the blighted, vandalized state of our proposed site, it seems to suggest that the proposed rezoning is especially timely.

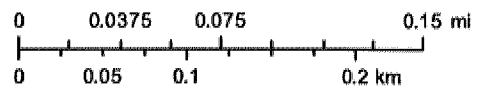
City of Grand Rapids Zoning Map



September 19, 2014

1:4,514

- Parcels
-  2010 Grand Rapids City Limits
- Roads
- GRRivers
- GRLakes



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community