

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 3, 2013

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

13-0586 Approve the minutes of the September 5, 2013, 4:00 pm regular meeting and the September 19, 2013, 4:00 pm special meeting.

Attachments: [9-5-2013 PC Meeting Minutes](#)
[9-19-2013 PC Special Mtg. Minutes](#)

General Business

13-0587 Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the Clinic (outpatient treatment center) use, as a permitted use, within the PU (Public Use) zoning district.

Attachments: [Text Amendment Staff Report-Clinic in PU Zoning District](#)
[Text Amendment- Considerations](#)
[YMCA Text Amendment-Application](#)

13-0591 Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).

Attachments: [Staff Report & Comp. Plan Excerpts: Zoning Map Amendment](#)
[Zoning Map Amendment: Maps](#)
[Considerations: Zoning Map Amendment](#)
[Zoning Map Amendment: Davis Group- 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 7, 2013



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0586 **Version:** 1 **Name:** Approve the minutes of the September 5, 2013, 4:00 pm regular meeting and the September 19, 2013, 4:00 pm special meeting.

Type: Minutes **Status:** Approved

File created: 9/26/2013 **In control:** Planning Commission

On agenda: 10/3/2013 **Final action:**

Title: Approve the minutes of the September 5, 2013, 4:00 pm regular meeting and the September 19, 2013, 4:00 pm special meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [9-5-2013 PC Meeting Minutes](#)
[9-19-2013 PC Special Mtg. Minutes](#)

Date	Ver.	Action By	Action	Result
10/3/2013	1	Planning Commission	Approved as Amended by Commission	

Approve the minutes of the September 5, 2013, 4:00 pm regular meeting and the September 19, 2013, 4:00 pm special meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the September 5, 2013, 4:00 pm regular meeting and the September 19, 2013, 4:00 pm special 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 5, 2013

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 6 - Commissioner Lee Anderson, Commissioner Julie Fedje-Johnston, Commissioner Ron Niemala, Chairperson Michael Twite, Commissioner Mark Gothard, and Commissioner Marn Flicker
- Absent** 1 - Commissioner Shane McKellep

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.

Motion by Commissioner Anderson, second by Commissioner Flicker to approve the agenda as presented. The following voted in favor thereof: Gothard, Flicker, Anderson, Fedje-Johnston, Twite, Niemala. Opposed: None, passed unanimously.

Approval of Minutes

Approve the minutes of the August 1, 2013, 4:00 pm regular meeting.

Motion by Commissioner Twite, Second by Commissioner Anderson to approve the minutes of the August 1st, 2013 Regular Meeting. The following voted in favor thereof: Niemala, Twite, Fedje-Johnston, Anderson, Flicker, Gothard. Opposed: None, passed unanimously.

General Business

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the *Mini Storage* use, as a permitted use, within the I-1 (Industrial Park) zoning district.

Community Development Specialist Trast provided background information.

The Commissioners reviewed the considerations.

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 forward a favorable recommendation to the City Council regarding the draft text amendments adding mini storage as a permitted use within the the I-1 (Industrial Park) zoning district: Section 30-512

Table-1 (Permitted Uses).

Commissioner Twite read his considerations for the record.

1. **Will the change affect the character of neighborhoods?**
No, I-1 and mini storage are aligned uses and are compatible with each other and the existing neighborhood.
2. **Would the change foster economic growth in the community?**
Yes, it allows for more options for business location and business growth.
3. **Would the proposed change be in keeping with the spirit and intent of the ordinance?**
Yes, the ordinance was designed for orderly and methodical development.
4. **Would the change be in the best interest of the general public?**
Yes, this opens opportunity for reasoned, organized development in Grand Rapids.
5. **Would the change be consistent with the Comprehensive Plan?**
Yes, Chapter 4 future land use goal 2 is well served by this as well as goal 3.

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

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Anderson, Second by Commissioner Flicker to adjourn the meeting at 4:30 p.m. The following voted in favor thereof: Niemala, Twite, Fedje-Johnston, Anderson, Flicker, Gothard. Opposed: None, passed unanimously.



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 19, 2013

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 5 - Commissioner Julie Fedje-Johnston, Commissioner Shane McKellep, Commissioner Ron Niemala, Chairperson Michael Twite, and Commissioner Mark Gothard
- Absent** 2 - Commissioner Lee Anderson, and Commissioner Marn Flicker

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

Public Hearings

Community Development Director Mattei provided background information. Mr. & Mrs Hardy have applied for three variances in order to construct a 50 x 80 foot metal mini storage building.

Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.

Recorder Groom noted all notices required by law have been met.

Motion by Commissioner Twite, second by Commissioner McKellep to open the public hearing.

Mr. Ron Hardy, owner of the mini storage located at 2414 Trout Lake Road provided information on his proposed project.

Motion by Commissioner Twite, second by Commissioner McKellep to close the public hearing.

The Commissioners reviewed the variance considerations.

Motion by Commissioner Twite, Second by Commissioner Niemala 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 Ron and LeAnn Hardy for the property legally described as:

N 300' of S 333' of W 375' of SW SW Less Hwy 38 ROW, Section 4, Township 55N, Range 25W, Itasca County, Minnesota

- to allow a one time waiver of the requirements of Section 30-707(c)4. a & b for the construction of a 50 ft. X 80 ft. metal, mini storage building, which after applying the setback requirements established within Section 30-707(c)4, would encroach 32 ft. into the required front setback and 10 ft. into the required side yard setback, as described within the variance application submitted by Mr. and Mrs. Ron Hardy.

and that the following condition(s) shall apply:

- Contingent on City Council approval of a pending text amendment to the zoning ordinance, which would add the mini storage use, as a permitted use, within the I-1 zoning district.

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 the front and side yard setback.
2. Does the proposal put property to use in a reasonable manner?
When you consider the practical difficulties test the discussion focused on the idea of aligning the sight line and having the consistency on the street is a reasonable manner for expansion on this property.
3. Is the owner’s plight due to circumstances which are unique to the property and which are not self-created by the owner?
This was a pre-existing business with three pre-existing structures prior to 2005 when the City of Grand Rapids took over the zoning jurisdiction. It also pre-dated the 2009-2010 Scenic Byway Overlay District.
4. Is the variance in harmony with the purposes and intent of the ordinance?
The variance is in harmony with the overall land use goals and the land use ordinances. It's not in compliance with the overlay district, but having an aligned structure with similar facades from the front is more visually appealing and consistent with the land use.
5. Will the variance, if granted, alter the essential character of the locality?
No, as the development was previously described it is still harmonious with the existing structures and the overall site.
6. Is the variance consistent with the comprehensive plan?
Yes, although it differs from specific performance requirements in that the Scenic Byway Overlay District emphasizes natural appearances and natural materials. The Comprehensive Plan does however encourage additional development in the I-1 district and the zoning on this parcel is I-1.

The following voted in favor thereof: Niemala, McKellep, Fedje-Johnston, Twite, Gothard. Opposed: None, passed unanimously.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Niemala, Second by Commissioner McKellep to adjourn the meeting at 5:01 p.m.

This record is currently unavailable.

This record is currently unavailable.

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This record is currently unavailable.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0591 **Version:** 1 **Name:** Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).

Type: Agenda Item **Status:** Held in Commission

File created: 9/26/2013 **In control:** Planning Commission

On agenda: 10/3/2013 **Final action:**

Title: Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report & Comp. Plan Excerpts: Zoning Map Amendment](#)
[Zoning Map Amendment: Maps](#)
[Considerations: Zoning Map Amendment](#)
[Zoning Map Amendment: Davis Group- Application](#)

Date	Ver.	Action By	Action	Result
10/3/2013	1	Planning Commission	Tabled	

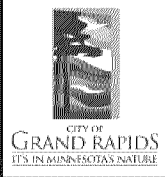
Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 10/3/13
Statement of Issue:	Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).	
Background:	<p>The Davis Real Estate Investment Group, LLC. (Davis Group) and property owner, Ms. Edith Dahlgren, have filed a petition for a Zoning Map Amendment with the City on September 16, 2013. The petition for rezoning requests the City's consideration of a Zoning Map amendment to the following described parcel; from its current R-1 (One-Family Residential) status to M (Medical):</p> <p style="text-align: center;"><i>SE NE Less E 484' & Less W 839.5' of S ½ & Less W 330' of E 814' of N ½, Section 30, Township 35N, Range 25W, Itasca County, Minnesota</i></p> <p>The petition submitted by Davis Group, requests the rezoning of 7.2 acres of land located at: 1702 Golf Course Road. The location map (<i>Map #1</i>) illustrates the subject property (<i>blue-green outline</i>) and its surrounding zoning: <u>R-1</u> (One-Family Residential) on the subject property & properties to the northwest, west and east, <u>RR</u> (Rural Residential) to the south, and <u>M</u> (Medical) to the northeast, on the Grand Itasca Clinic and Hospital's site.</p> <p>As described within the rezoning petition, the zoning change is requested to accommodate a 32,500 sq. ft., single story, medical clinic and associated parking areas. The petitioner sites the close proximity to the existing medical district and Majestic Pines Senior Living Community, close access to utilities, and furthering the community's stance as a preferred destination in the region for medical care as justification for the expansion of the Medical zoning district.</p> <p>The Future Land Use map, contained within the Comprehensive Plan (<i>Map #2</i>), shows the subject property located within an area identified under the SR (Suburban Residential) future land use category. The SR land use category is not currently an established zoning district, nor is there firm direction to establish one. The references to the SR land use is intended to make a distinction between the existing "Traditional Neighborhood" (grid pattern, residential development) and that of single-family residential development which is sewered, not on a grid pattern, and less dense in development.</p> <p>The general area from 14th Avenue SW to approximately 1,100 ft. west of the Lakewood Ave/Golf Course Rd. round-a-bout contains 74.2 acres of developed medically zoned property: Grand Itasca Hospital & Clinic, Lakewood Heights Building, and Grand Dental Center. There are approximately 20 acres of undeveloped land remaining in this area, ranging in size from 2.9 acres lot to .9 acres. This area of town, and a small node near the site of the "old" Grand Itasca</p>	

Hospital are the only two areas of town in which M zoning is established.

Additionally, when looking at the subject area on Map #2, you will see a mix of Future Land Uses: RR (Rural Residential) to the south and further west, MFR (Multi-Family Residential) one lot to the east and to the immediate northwest, and MC (Medical Campus) to the immediate northeast.

The Future Land Use map is intended to show the long-range desired future condition on a generalized basis, less geographically specific than zoning and on a much longer time frame by identifying the generally preferred end result of the development and redevelopment process at a specific point in time 20 years from the present.

A sample listing of the uses permitted by right in the requested M zoning district include: congregate housing, senior housing w/services: 1 to 16 persons, group/foster homes 17+ persons, accessory buildings, clinics (outpatient treatment center), hospitals, professional/scientific/technical services, administrative/support services, health & fitness club, medical equipment and supplies- sales.

Uses permitted in M with additional restrictions include: day care/nursery 15+ persons, outdoor storage, temporary buildings, restaurant, and pharmacy.

The following table shows a comparison of the yard and bulk requirements of the M and R-1 zoning, and illustrates the minor differences between the two zoning districts: being larger lot size & building coverage, and slightly smaller setback requirements in M zoning.

	M	R-1
Min. Lot Size	gross area-20,000 sq. ft., area (unit)-3,000 sq. ft., width-100 ft.	gross area-8,400 s.f. area (unit)-8,400 s.f., width- 70 ft.
Min. Yard Setbacks	front-30 ft, int. side-10 ft, street side-15 ft, rear- 15 ft.	front-30 ft, int. side-6 ft./9 ft., street side-15 ft, rear- 30 ft.
Max. Lot Coverage	building-35%, total surface-85%, GUOS (unit)- 500	building-20%, total surface-N/A, GUOS (unit)-N/A
Building Size	max. height- 35 ft., min. dimension- 24 ft	max. height- 30 ft., min. dimension- 24 ft.

Section 30-454 of the Municipal Code addresses procedures for Ordinance Text Amendments as well as Rezoning (zoning map amendments). Further, Subsection (e) goes on to state: *“Site plan review required for rezoning from residential to commercial districts when adjacent to existing R-1 or R-2 districts. When property is rezoned from a residential district to a commercial district and is adjacent to existing R-1 and R-2 districts, the application shall be accompanied by a site plan as stipulated by Section 30-456. The site plan*

	<p><i>shall emphasize additional screening and buffering of conflicting land uses in the areas directly adjacent residential uses. The screening and buffering requirements are beyond what is required by section 30-512 and section 30-594."</i></p> <p>To address these requirements, the Davis Group has provided a site plan depicting a 32,500 sq. ft. building and a 180 stall parking lot, having 50 ft. setback/bufferyard on the west and east yard areas of the property, and a 250 ft. setback/bufferyard on the south yard area of the property, preserving the wooded character of the lot.</p>
Considerations:	<p>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>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>
Required Action:	<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 <u>(approve)(deny)</u> the rezoning of property, described within the petition submitted by the Davis Real Estate Investment Group, LLC. and property owner, Ms. Edith Dahlgren, and as shown in the maps presented here today, from R-1 (One-Family Residential) to M (Medical);</p>
Attachments:	<ul style="list-style-type: none"> • Site Maps: Zoning and Future Land Use • Comprehensive Plan Excerpts • Copy of the zoning map amendment petition and associated documentation. • List of the Planning Commissions Zoning Map Amendment Considerations.

general policies about how broad groupings of land use (residential, commercial, industrial, open space) should be separated into land use categories that define Grand Rapids' desired future.

Residential Land Use Policy

Residential land uses have always been the single most prominent land use in Grand Rapids. The City has always grouped residential land uses into several categories that distinguish the intensity of use and the differing connections that residential land uses have to the City's transportation system, natural infrastructure, and economic base. The distinct residential land use categories used in the Comprehensive Plan are critical to recognizing these differences and the differing character of Grand Rapids' neighborhoods. The Comprehensive Plan uses four residential land use categories to sustain neighborhood character, housing value, and household quality of life: Traditional Neighborhood, Suburban Residential, Multi-Family Residential, and Rural Residential. The distinction between Traditional Neighborhood and Suburban Residential is a new element of the Plan, and reflects the differing form, mix of uses, and relationship to the built and natural infrastructure.


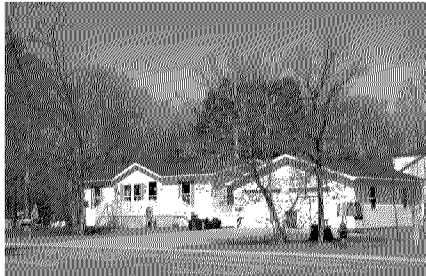
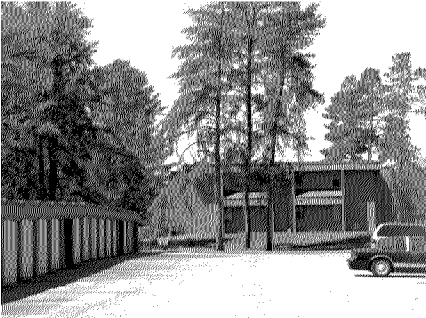
Traditional Neighborhood

Traditional Neighborhood areas are primarily single family neighborhoods with a smattering of other small multifamily, institutional, and open space uses. Traditional Neighborhoods are laid out in a grid street pattern with a high degree of connectivity, emphasize pedestrian and bicycle modes of transportation, and are located near commercial nodes or corridors.









Table 4-4. Grand Rapids Future Land Use Categories

Category / Description	Primary Land Use	Potential Secondary Land Uses	Other aspects, zoning considerations
<p>Traditional Neighborhood / Traditional Residential – street grid, moderate lot sizes, walking distance from larger commercial nodes; stable residential areas.</p> 	<p>Single-family residential; other housing with similar densities</p>	<p>Other residential types such as duplex, limited multi-family buildings at the scale of the neighborhood, neighborhood scale institutions including churches, pocket parks, community gardens.</p>	<p>New development that is farther removed from existing commercial nodes should incorporate NMU or DMU opportunities as part of or adjacent to the TN development.</p>
<p>Suburban Residential – sewered areas, newer homes, typically not on a grid street pattern, typically lower density than traditional neighborhood.</p> 	<p>Single-family residential</p>	<p>Duplex and triplex, accessory dwelling units, neighborhood scale institutions including churches, parks, community gardens, limited home-based businesses.</p>	<p>New development should use trails to ensure pedestrian and bicycle connectivity, encourage trail creation in existing areas.</p>
<p>Multi-Family Residential – encompass the scattered sites that already exist, provide for some expansion of MFR areas.</p> 	<p>Apartments, condos, townhouses (outside of downtown or mixed use areas).</p>	<p>Parks, recreational or community amenities, assisted living, manufactured home communities.</p>	<p>Consider adjacent uses to create synergy, such as commercial and related institutional uses. Consider integration with transit and non-motorized travel infrastructure.</p>

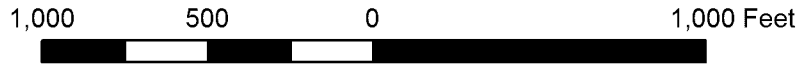
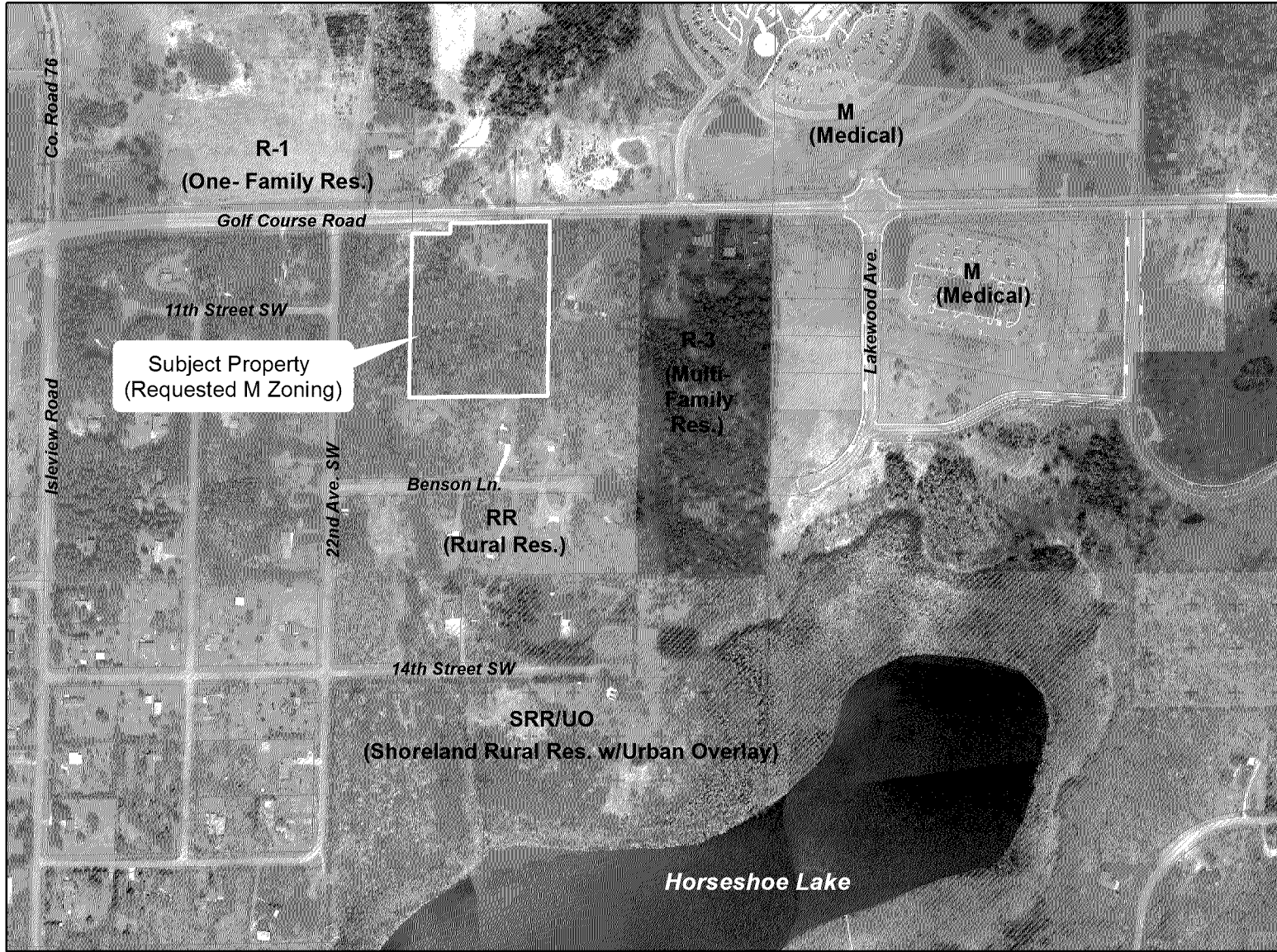


Category / Description	Primary Land Use	Potential Secondary Land Uses	Other aspects, zoning considerations
<p>Medical Campus – areas with institutional (large scale) medical uses and aggregations of smaller medical businesses.</p> 	<p>Hospital, medical offices and related services</p>	<p>Related commercial, lodging, parks and recreation, assisted living facilities.</p>	<p>Clear regulatory connection needs to be created for integrating secondary uses.</p>
<p>Industrial – Traditional Workplace - Paper and other industries in city center – part of greater Downtown and integrated with rail and highway infrastructure.</p> 	<p>Industrial, office, services. Facilities needing access to rail infrastructure.</p>	<p>N/A (In proximity to downtown retail and services).</p>	
<p>Industrial Park – Traditional industrial park uses, primarily heavy/intensive uses such as manufacturing and warehousing.</p> 	<p>Production/manufacturing, warehouse, large-scale wholesale with trucking, transfer facilities</p>	<p>Office/administrative associated with primary uses. Retail outlets associated with and secondary to primary uses.</p>	<p>Clear regulatory standards defining appropriate mix of uses and relationship between primary and secondary uses.</p>
<p>Business Park / Limited Industrial – Industrial and non-retail uses that are less intense than heavy manufacturing.</p> 	<p>Offices, limited production, small wholesale uses</p>	<p>Low visibility/limited retail, services such as child care, education, training facilities.</p>	<p>Will require zoning district modification or new district. Clear definition of preferred mix of land uses needed.</p>

Davis Group Zoning Map Amendment Request

(R-1 to M)

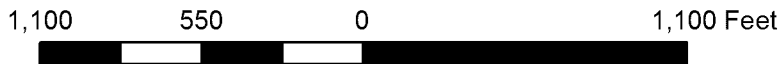
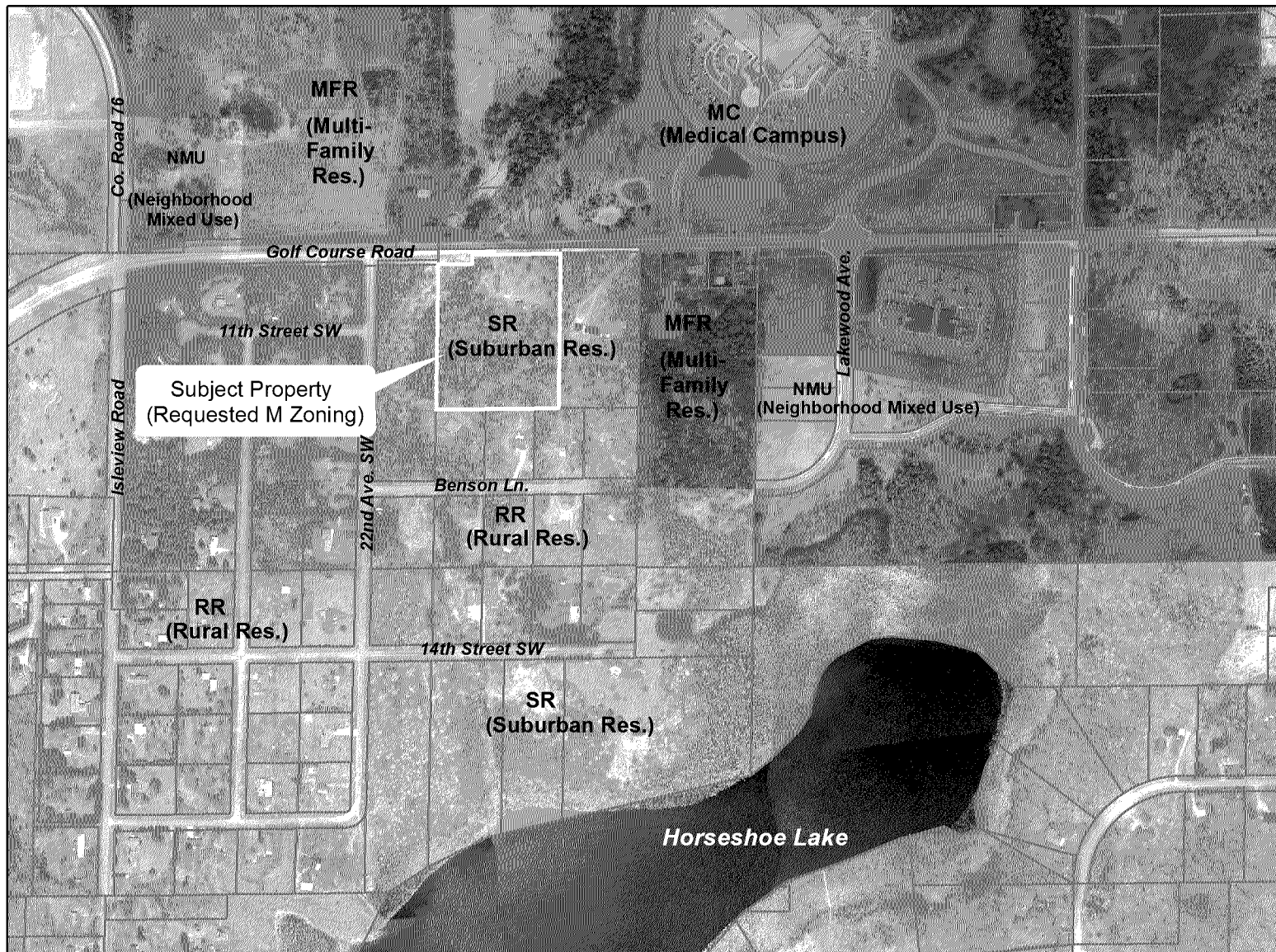
Map #1

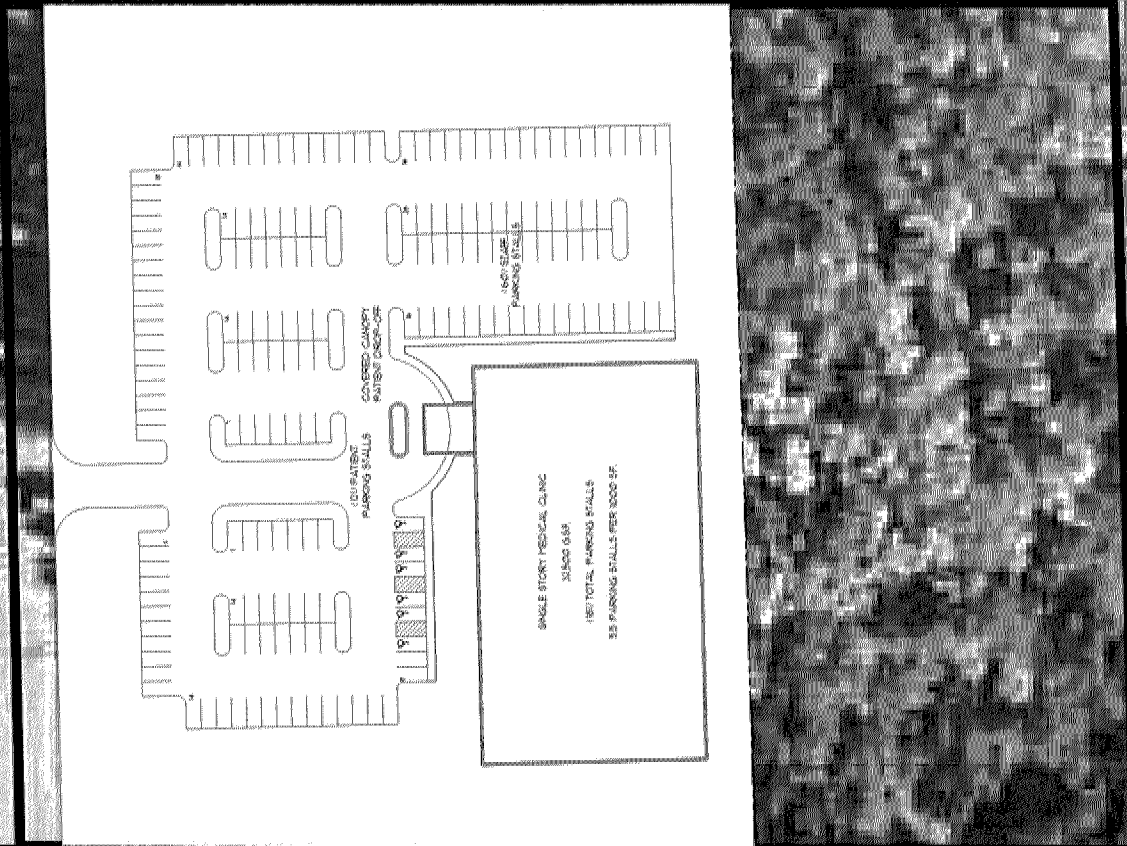


Davis Group Zoning Map Amendment Request

Map #2

(Comprehensive Plan Future Land Use)





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
D.S. IN MICHIGAN KALIBRE

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:

Davis Real Estate Investment Partners, LLC ("Davis Group")

Name of Applicant

222 South 9th Street, Suite 3255

Address

Minneapolis MN 55402

City State Zip

612-341-3246 msharpe@davisrealestatemn.com

Business Telephone/e-mail

Edith Dahlgren

Name of Owner (If other than applicant)

1702 Golf Course Road

Address

Grand Rapids MN 55744

City State Zip

218-326-5301

Business Telephone/e-mail

Parcel Information:

Tax Parcel # 91-030-1410

Property Size: 7.2 acres

Existing Zoning: R-1

Requested Zoning: M (Medical District)

Existing Use: residential home (R-1)

Proposed Use: medical clinic

Property Address/Location: 1702 Golf Course Road, Grand Rapids, MN 55744

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.

Mark Davis, Pres.
Signature(s) of Applicant(s)

8/16/13
Date

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

8/19/13
Date

SEP 16 2013

Office Use Only

Date Received _____ Certified Complete 9/16/2013 Fee Paid \$505.00

Planning Commission Recommendation Approved _____ Denied _____

Meeting Date 10/3/2013

City Council Action Approved _____ Denied _____

Meeting Date 10/28/2013

Summary of Special Conditions of Approval: _____

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.

The Edith Dahlgren property is bordered to the northeast by the Grand Itasca Clinic and Hospital, a medical district zoning classification. The property is bordered to the northwest, west, south and east by residential properties. Note: upon confirmation of rezoning to medical district use, the residence upon the Edith Dahlgren property would be removed and a new medical clinic would be constructed upon the property.

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

The proposed zoning map change for the Edith Dahlgren property is to the medical district zoning classification. This use is appropriate for the surrounding area given that the Edith Dahlgren property is contiguous to the Grand Itasca Clinic and Hospital, and is in close proximity to other medical district properties, as well as the newly constructed Majestic Pines Senior Living Community, an assisted living facility constructed so as to have close access to the medical district properties.

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

The Edith Dahlgren property is well served by a public thoroughfare, Golf Course Road, to the north. Currently, there is a private home upon the Edith Dahlgren property with utilities sized for residential use, which would need to be enlarged for the contemplated medical clinic to be constructed upon the Edith Dahlgren property. Utility extensions currently under construction to serve the Majestic Pines Senior Living Community a short distance to the east of the Edith Dahlgren property, may be extended to serve the contemplated medical clinic to be constructed upon the Edith Dahlgren property.

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

The conversion of the Edith Dahlgren property to the contemplated medical clinic will strengthen the City's medical district by creating additional well paying employment for residents of the City, broadening the array of medical services available to residents of the City and surrounding region and further establish the medical district as a one-stop destination for medical care for residents of the City and the surrounding region.

- 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?

The rezoning will further the growth and development of the medical district and will serve the goal of centralizing and consolidating the City's medical services rather than having disparate medical services in facilities spread throughout the City. It is anticipated that the rezoning will enhance property values for the nearby residential properties given the expected upgrade of the property's amenities and the grooming of the property's grounds with the construction of a new medical clinic. Given the close proximity of nearby and contiguous medical district uses, and the high quality construction and amenities to be furnished in the establishment of the contemplated medical clinic, the character of the nearby neighborhoods will not be adversely affected, and indeed, will be enhanced by the rezoning.

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

Ms. Edith Dahlgren no longer desires to utilize the property as a residence. The property will achieve its highest and best use as a new medical clinic, offering expanded medical services and excellent employment.

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

The proposed rezoning conforms to the City's comprehensive plan by furthering the City's medical district as a preferred destination in the region for medical care, with commensurate economic benefits, at no loss to the City, and with no diminishment of the nearby residential properties.

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

Timing is proper for the proposed rezoning in light of the facts that Ms. Edith Dahlgren no longer desires to utilize the property as a residence and there exists a potential opportunity for cost effective extensions of public utilities currently to be constructed for the Majestic Pines Senior Living Community.

The real estate purchase agreement between Ms. Dahlgren and The Davis Group calls for a real estate "closing" on December 1, 2013. Rezoning of the property would need to be confirmed no later than November 15, 2013 to satisfy the property development contingency of the purchase agreement.

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

Please see attached:

- (1) photos showing the current condition of the property, and**
- (2) proposed site plan for the medical clinic.**

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. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

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.

The North Half of the Southeast Quarter of the Northeast Quarter of Section 30, Township 35 North, Range 25 West, Itasca County, Minnesota, EXCEPT the following described parcels:

1. The East 200 feet of the North 173 feet.
2. The West 200 feet of the East 400 feet of the North 173 feet.
3. The East 484 feet EXCEPT the East 400 feet of the North 173 feet.
4. The East 330 feet of the East 814 feet.

TO: City of Grand Rapids
Planning Department

FROM: Patrick J. Giordana AIA

DATE: 12 September 2013

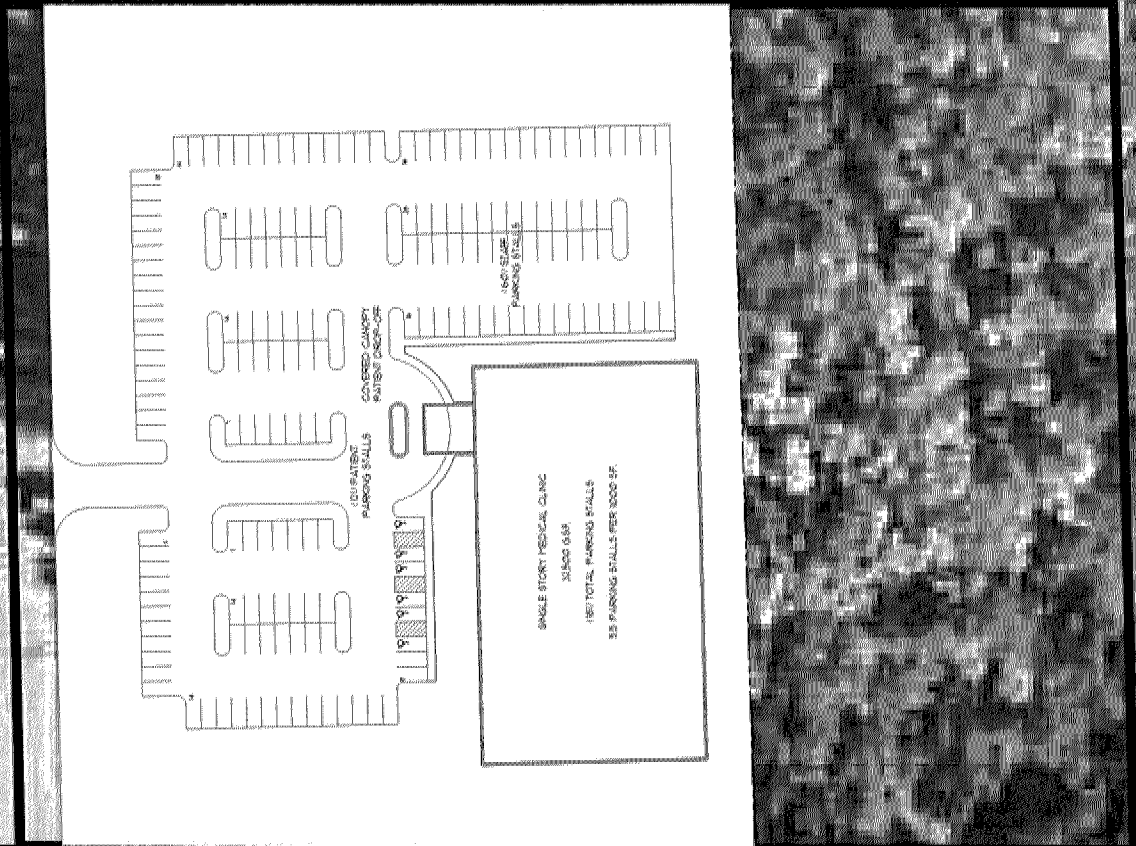
RE: Grand Rapids Medical Center

Project Description:

The proposed site plan for the Grand Rapids Medical Center includes a 32,500 square foot single story multi-tenant medical facility. The site includes approximately 180 parking spaces with 60 identified for staff use and the remaining 120 spaces for patient use. The primary issues affecting the site design include

- A large Landscape buffering has been provided on all three sides of the development including 50' setbacks from the east and west property lines and a 250' setback from the residential district along the south property line. The large setback from the south will allow an expanse of existing landscaping to remain undisturbed.
- The building has been setback from from the access road. This location provides for excellent vehicular access and allows the building to provide a visual and acoustical buffer from the patient parking lot to the adjacent residential district to the south of the property.
- The patient parking lot is designed with parking rows oriented perpendicular to the building to allow pedestrians to exit their vehicles and walk to the medical center along the drive aisles. This configuration avoids patients in wheelchairs, with walkers or parents with strollers from having to maneuver between parked vehicles. This arrangement also improves visibility for both incoming vehicles as well as patients walking to and from the facility.
- The location of the parking lot between the access road and the building allows for most vehicles to park without passing in front of the medical facility. This configuration reduces patient / vehicular conflicts and improves safety.
- For patients needing to be dropped off or picked up from the building entrance, a canopy element not only provides for covered patient access to the building but offers an architectural element to identify the building entrance and aid in way finding.
- The staff parking area is located adjacent to the east side of the building for easy access to the employee entrance. No parking spaces have been located at the end of the employee parking lot to minimize headlights facing towards the residential district south of the facility. Landscaping/screening will be utilized to control all headlights and provide additional buffering.

The building construction will consist of a steel framed facility with flat roof with a primary building height of approximately 18'. The building entrance will include an entrance canopy with a raised building façade to add interest to the overall building design. Exterior building materials will include brick veneer, metal accents and a combination of punched widows and areas of larger glass elements at the building entrance, lobby and areas of the building that would benefit from more natural light. The mechanical air handling units will be located on the roof of the facility and will be completely screened from all sides of the building.



Photos

1702 Golf Course Road



Front View



Deck



From Street



Rear View



Outbuildings



Garage

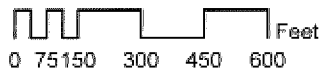


CITY OF
GRAND RAPIDS
ITS IN MINNESOTA SQUARE

Majestic Pines Senior Living

Legend

- R-1
- R-1a
- SR-1
- R-2
- SR-2
- R-3
- SR-3
- R-4
- RR
- SRR
- RC
- SRC
- LB
- SLB
- CBD
- GB
- SGB
- M
- SM
- I-1
- SI-1
- I-2
- SI-2
- PU
- SPU
- CD
- AG
- AP
- MOG
- UO
- SBO
- PUD

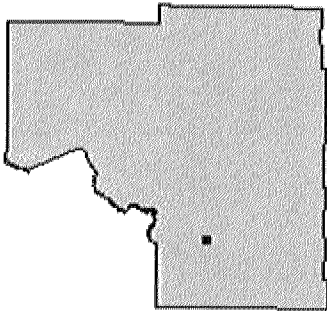


Itasca County Map Viewer



Itasca County DSM - Copyright (C) 1992-2013

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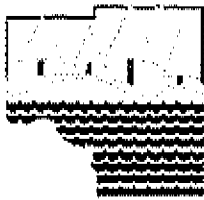


**Itasca County Department of
Surveying & Mapping**

This information is a compilation of data from different sources with varying degrees of accuracy and requires a qualified field survey to verify.

Legend

- Selected Features
- Highlighted Feature
- Public Boat Ramp
- Tax Parcel
- Roads Public / Private
- PLS Township Line
- PLS Section Line
- Lake
- Stream
- 2010 Photograph

 <p style="font-size: 1.2em; margin: 0;">Itasca County Parcel Information System</p> <p style="margin: 0;">Itasca County's Web Site</p>	<p>Mon, Sep 16, 2013</p> <p>Parcel Info Data Date: September 11, 2013 CRV Info Data Date: September 11, 2013 Payment Detail Data Date: September 11, 2013</p>
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[Parcel Information](#)
 [CRV Information](#)
 [Lake Finder](#)
 [FAQ](#)
 [Request Info](#)

Payable 2013 Property Tax Statement

[Click here for a Printable Tax Statement](#)

Record Details

Parcel Number: 91-030-1410

**Owner
of
Record**

DAHLGREN, EDITH
 1702 GOLF COURSE RD
 GRAND RAPIDS MN 55744

2013 Tax:	\$793.00
2013 Special Assessments:	\$45.00
2013 TOTAL Tax and Assessments:	\$838.00

2013 Payment Detail

First Half	Paid
Second Half	Not Paid

Tax District (# / Name):	91 / GRAND RAPIDS CITY
Plat Description:	
Legal Description:	SE NE LESS E 484' & LESS W 839.5' OF S 1/2 &
Deeded Acres:	7.65
Section-Township-Range:	30-055-25
School District:	318
Lake (# / Name):	

Payable 2013 Assessment Data

	Estimated Value	Taxable Value
Land:	\$55,600	\$40,800
Building:	\$48,800	\$35,800
TOTAL:	\$104,400	\$76,600

Class Code(s)
 201 -- Residential 1 unit

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 Grand Rapids, MN
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