

# **CITY OF GRAND RAPIDS**

*NOTICE OF MEETING  
PLANNING COMMISSION*



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

## **Meeting Agenda Full Detail**

**Thursday, December 6, 2012**

**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**

12-0742 Approve the minutes of the October 4, 2012, 4:00 pm regular meeting.

**Attachments:** Draft Planning Commission Minutes-10-4-2012

**General Business**

12-0743 Consider a recommendation to the City Council regarding the rezoning of a 2.1 acre parcel of land from PU (Public Use) to R-4 (Multiple-family Residential- high density).

**Attachments:** Staff Report: Innovative-St.Joes REZ- 12-6-12 & Background Info  
Innovative-St.Joes REZ-Application: 12-6-2012  
Rezoning Considerations

12-0744 Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would establish an Educational Service Institution use as a permitted use within the BP (Business Park) zoning district.

**Attachments:** Staff Report-TEXT AMD: 12-6-12  
ISD #318 TEXT AMD- Application: 12-6-12  
Zoning Ord. Text Amendment Considerations

**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**

12-0745 Subdivision Ordinance Update Project

**Adjourn**

NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:  
Thursday, January 3, 2013



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

# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

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**File #:** 12-0742      **Version:** 1      **Name:** Approve the minutes of the October 4, 2012, 4:00 pm regular meeting.

**Type:** Minutes      **Status:** Approved

**File created:** 11/28/2012      **In control:** Planning Commission

**On agenda:** 12/6/2012      **Final action:**

**Title:** Approve the minutes of the October 4, 2012, 4:00 pm regular meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Draft Planning Commission Minutes-10-4-2012](#)

Date	Ver.	Action By	Action	Result
12/6/2012	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the October 4, 2012, 4:00 pm regular meeting.

### **Background Information:**

*See attached draft minutes.*

### **Staff Recommendation:**

Approve the minutes of the October 4, 2012, 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

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Thursday, October 4, 2012

4:00 PM

Conference Room 2A

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### Call To Order

### Call of Roll

- Present** 4 - Commissioner Julie Fedje-Johnston, Commissioner Ron Niemala, Chairperson Michael Twite, and Commissioner Marn Flicker
- Absent** 3 - Commissioner Lee Anderson, Commissioner Shane McKellep, and Commissioner Mark Gothard

**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

Approve the minutes of the September 6, 2012, 4:00 pm regular meeting.

**MOTION BY COMMISSIONER FLICKER, SECOND BY COMMISSIONER NIEMALA TO APPROVE THE MINUTES OF THE SEPTEMBER 6, 2012 REGULAR MEETING. The following voted in favor thereof: Fedje-Johnston, Flicker, Twite, Niemala. Opposed: None, passed unanimously.**

### Public Input

### Miscellaneous\Updates

Review of Land Use Objectives within Comprehensive Plan.

*The Commissioners discussed which land use objectives they should be focusing on. They came up with the following four objectives:*

*Resource Management  
Neighborhood Mixed Use  
Underground Design Standards  
Tree Preservation*

*Staff and the Commissioners decided the two objectives they would focus on are Resource Management and Neighborhood Mixed Use.*

**Adjourn**

MOTION BY COMMISSONER NIEMALA, SECOND BY COMMISSIONER FLICKER TO ADJOURN THE MEETING AT 4:30. The following voted in favor thereof: Fedje-Johnston, Twite, Flicker, Niemala. Opposed: None, passed unanimously.



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 12-0743      **Version:** 1      **Name:** Consider a recommendation to the City Council regarding the rezoning of a 2.1 acre parcel of land from PU (Public Use) to R-4 (Multiple-family Residential- high density).

**Type:** Agenda Item      **Status:** Passed

**File created:** 11/28/2012      **In control:** Planning Commission

**On agenda:** 12/6/2012      **Final action:** 12/6/2012

**Title:** Consider a recommendation to the City Council regarding the rezoning of a 2.1 acre parcel of land from PU (Public Use) to R-4 (Multiple-family Residential- high density).

**Sponsors:**

**Indexes:**

**Code sections:**

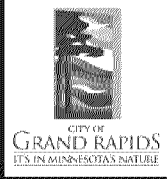
**Attachments:** [Staff Report: Innovative-St.Joes REZ- 12-6-12 & Background Info](#)  
[Innovative-St.Joes REZ-Application: 12-6-2012](#)  
[Rezoning Considerations](#)

Date	Ver.	Action By	Action	Result
12/6/2012	1	Planning Commission	Approved	

Consider a recommendation to the City Council regarding the rezoning of a 2.1 acre parcel of land from PU (Public Use) to R-4 (Multiple-family Residential- high density).

### **Background Information:**

*See attached Planning Commission Staff Report and Background Information.*



# Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 12/6/12
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the rezoning of a 2.1 acre parcel of land from PU (Public Use) to R-4 (Multiple-family Residential-high density).	
<b>Background:</b>	<p>Innovative Developers, LLP filed an application for a Zoning Map Amendment with the City on November 20, 2012. The application requests the City's consideration of the rezoning of the following described property from its current PU (Public Use) designation to that of R-4 (Multiple-family Residential- high density):</p> <p style="text-align: center;"><i>Lots 1-24 &amp; the vacated N/S alley, Block 9, Grand Rapids First Division, Itasca County, Minnesota</i></p> <p>The petition, submitted by Innovative Developers, involves the entire city block that was formerly occupied by St. Joseph's Catholic Church and School (<i>see map #1</i>). Map #1 illustrates the subject property in relation to the existing zoning in the immediate area: R-2 (One and two-family Residential) to the north and west, R-4 (Multiple-family Residential- high density) to the east and CBD (Central Business District) to the south. The requested rezoning would constitute an extension of the adjacent R-4 district.</p> <p>As is briefly described within the rezoning petition, the requested zoning change is necessary to accommodate a planned project that would replace the current structures with two 18 –unit, market rate, apartment structures and enclosed parking.</p> <p>The Future Land Use map, contained within the Comprehensive Plan, (<i>see map #2</i>) shows the subject property located within an area identified under the Neighborhood Mixed Use future land use category. The establishment of a NMU zoning district, or the revision of the current MU district is suggested within the Comprehensive Plan, however this body of work has not commenced, primarily because of a lack of market demand in Grand Rapids for mixed use development.</p> <p>The requested R-4 would address the housing component listed within the primary and secondary land uses of the NMU future land use category, listed in Table 4-4 of the Comprehensive Plan. If market conditions support it in the future, at a time when NMU zoning standards have been established, commercial development components could be added at that later time, but would require an additional zoning change. In summary, the zoning change to R-4, and its current associated multi-family development, would not preclude a future mixed use development, but would set the stage for it, if and when market conditions supported it.</p> <p>Within the Comprehensive Plan, the St. Joseph School and Church site is listed as a "Key Development and Redevelopment Site." Additionally the <i>Downtown</i></p>	

*Redevelopment Master Plan*, which is adopted by reference in the Comprehensive Plan, emphasizes housing in and near the downtown because it brings people to the downtown, and it helps to provide the economic capacity to meet other downtown redevelopment needs by enhancing the customer base for downtown businesses.

A sample listing of the uses permitted by right in an R-4 zoning district are as follows:

- Single family detached, twin homes, two family attached, multi-family, group and foster homes for 17 or more residents, senior housing w/services for greater than 17 residents, daycare/nurseries- 14 or fewer persons, accessory buildings, and public athletic facilities.

A sampling of other uses permitted in R-4 with additional restrictions includes:

- Bed and breakfast accommodations, emergency housing facilities, churches, daycare/nurseries- 15 or more persons, and elementary and secondary schools.

The following table shows a comparison of the yard and bulk requirement of R-4 and PU zoning, and illustrates several differences between the two zoning districts; larger lot size requirements, and a lack of surface coverage requirements, within PU zoning.

	R-4	PU
Min. Lot Size	<u>gross area-15,000 sq. ft., area (unit)-2,500 sq. ft., width-100 ft.</u>	<u>gross area-1 acre, area (unit)- N/A, width- 50 ft.</u>
Min. Yard Setbacks	front-35 ft, int. side-20 ft, street side-30 ft, rear- 35 ft.	front-30 ft, int. side-10 ft., street side-15 ft, rear- 30 ft.
Max. Lot Coverage	building-35%, total surface-75%, GUOS (unit)- 400	building-N/A, total surface-N/A, GUOS-N/A
Building Size	max. height- 45 ft., min. dimension- 24 ft	max. height- 35 ft., min. dimension- N/A.

**Considerations:**

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

**Recommendation**

Staff recommends that the Planning Commissioners visit the site and look at the situation.

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



	<p>motion to either approve or deny the rezone.</p>
<p><b>Required Action:</b></p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested rezoning.</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 <b>(approve)(deny)</b> the rezoning of property, as petitioned by Innovative Developers, LLP., legally described as; Lots 1-24 &amp; the vacated N/S alley, Block 9, Grand Rapids First Division, Itasca County, Minnesota and as shown in the maps presented here today, from the established PU (Public Use) to R-4 (Multiple-family Residential- high density);</p>
<p><b>Attachments:</b></p>	<ul style="list-style-type: none"> <li>• Site Maps</li> <li>• Copy of the rezoning petition and associated documentation.</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>

# Innovative Dev./St. Joseph's Church Zoning Map Amendment Request (PU to R-4 Requested)



290 145 0 290 Feet




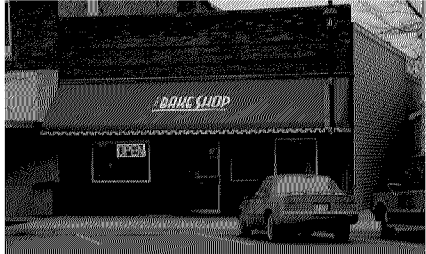


# Innovative Dev./St. Joseph's Church Zoning Map Amendment Request (Comprehensive Plan Future Land Use)



240 120 0 240 Feet





Category / Description	Primary Land Use	Potential Secondary Land Uses	Other aspects, zoning considerations
<p><b>Rural/Large Lot Residential</b> – on-site septic, limited street connections.</p> 	<p>Single-family residential with on-site wastewater system.</p>	<p>Forestry, agriculture, recreation, rural home-based businesses, limited commercial uses compatible with primary use.</p>	<p>Will require additional definition and standards for secondary uses.</p>
<p><b>Neighborhood Mixed Use</b> – small mixed use areas adjacent to or within residential areas.</p> 	<p>Mixed use buildings, offices, small scale commercial uses compatible with residential</p>	<p>Residential buildings.</p>	<p>Allowed uses and building design need to be clearly defined to ensure compatability with residential uses.</p>
<p><b>Downtown Mixed Use /Town Center</b> – small to mid-size commercial and retail centers that are adjacent to and integrated with residential areas.</p> 	<p>Mix of uses encouraged. Retail, office, institutional, civic, entertainment, lodging, high-density residential, vertical mixed use.</p>	<p>Parks, recreational or community amenities</p>	<p>Consideration of form-based zoning.</p>
<p><b>Highway Commercial / Commercial Corridor</b> – small scale to big box retail and commercial that is oriented to the City's highways.</p> 	<p>Larger-scale commercial (retail and other) uses, lodging</p>	<p>Commercial recreation</p>	<p>Could require design standards or some segregation of uses (big box, pedestrian-oriented, auto-focused)</p>



### Key Development and Redevelopment Sites

Some key development and redevelopment parcels that were addressed during the planning process on the Future Land Use Map including the following sites.

**St. Joseph School and Church site** – The full city block immediately north of the downtown was the location of the St. Joseph Church and school for many years. The blocks to the east are zoned for multi-family housing. This site has the characteristics for a Neighborhood Mixed Use redevelopment within the 20-year term of this Plan.

**Riverview School Site** – The former Riverview School site is located a few blocks south of Mississippi River at SE 3<sup>rd</sup> Street and SE 4<sup>th</sup> Avenue. This area is targeted for redeveloped as multi-family housing that can be integrated into the Traditional Neighborhood area and include amenities such as a redeveloped playground or park on the site of the old school playground.

**Former Primary Treatment Plant Site** – The primary wastewater treatment plant is being replaced with a new facility. The old plant site will include a small area for wastewater pumping, but is available for redevelopment in the near future. The site, located along the Mississippi River, connected to riverfront park and trails, is an ideal location for higher end high density housing. Part of the site along River Road can also accommodate a neighborhood mixed use commercial area, and the redevelopment process should leave a resource management buffer along the River that connects to the park.

**Industrial Parks** – The Future Land Use Map shows several recent additions to the City's industrial park areas and the planned (already zoned) expanded industrial areas west of the Blandin/UPM facility. The industrial areas were assessed to make sure that sufficient land was ready for both routine industrial expansion and the potential for a large facility looking for a shovel ready site.

**Housing and Neighborhood Diversity** – The planning process was cognizant of the City's and region's changing demographics, the potential for expansion of natural resources industries in the area, and potential changes in in-migration patterns. One of the goals in creating the future land use map was to ensure plan provided for a range of housing types and to accommodate a diversity of inter-connected neighborhoods. These goals required particular attention to creating multiple opportunities for redevelopment (particularly for multi-family areas) near to walkable commercial areas and job centers.

**Protecting Natural Infrastructure** – A clear response in both the community survey and the focus group process was the importance of building in increased connections to open space and greater integration of natural systems into the City's urban areas. Part of that sentiment was expressly directed to the urban rivers and lakes that were not treated as amenities as Grand Rapids developed in the past. The Future Land Use map includes resource management shore areas in those parcel targeted for development or redevelopment along lakes or the Mississippi River over the next 20 years. Improved treatment of the River is also consistent with the City Riverfront Plan that was adopted after the 2003 Plan.



CITY OF GRAND RAPIDS  
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**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:

Innovative Developers, LLP  
Name of Applicant  
2715 State Highway 29 South, Suite 105  
Address  
Alexandria, MN 56308  
City State Zip  
320-763-8905  
Business Telephone/Other Telephone/e-mail

St. Joseph's Catholic Church  
Name of Owner (If other than applicant)  
PO Box 110  
Address  
Grand Rapids, MN 55744  
City State Zip  
Business Telephone/Other Telephone/e-mail

**Parcel Information:**

Tax Parcel # 91-415-0910 Property Size: 2.04 acres  
Existing Zoning: Public Use Requested Zoning: R-4  
Existing Use: Church and School  
Proposed Use: Multi-family housing/Apartment complex  
Property Address/Location: 613 NW 1<sup>st</sup> Ave, Grand Rapids, MN 55744  
Legal Description: Lots 1-24, Block 9, and the vacated alley within Block 9, Plat of Grand Rapids, First Division  
(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)

11/14/12  
Date

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

Date

**NOV 20 2012**

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete 11/20/12 Fee Paid 505#

Planning Commission Recommendation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 12/6/2012

City Council Action Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

Summary of Special Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Submittals (25 copies of each):**

- × Application Fee - \$505.00 \*<sup>1</sup>                      × Location Map                       Map Showing Surrounding Zoning  
× Proof of Ownership – (a copy of a property tax statement or deed will suffice)

*\*<sup>1</sup>The 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.

Surrounding land use includes general business and residential family homes. The request for R-4 zoning amounts to an expansion of existing R-4 zoning that is adjacent to the east side of the subject property which is desirable because it provides housing diversity in the downtown district. (See Chapter 3-2 of Comp Plan).

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

Proposed use is for multiple family apartment complex (see Prospectus attached hereto). The proposed use proposes to address the housing needs in the current housing inventory by adding more diversity to the housing market (See Chapter 5-15 of the Comp Plan).

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

Yes. \_\_\_\_\_  
\_\_\_\_\_

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

The housing study included in the attached Prospectus indicates a need for multi-family housing apartments at market rates near the downtown area of Grand Rapids and help with housing diversity.

**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 proposed use provides alternative housing in a primarily residential neighborhood bordering on general business/downtown area.

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

The current use is a church and school under public use, both of which uses have been abandoned by the current owner. The proposed rezone is needed for use that better meets the needs of the area and the comprehensive plan for the City.

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

The proposed rezone is consistent with the comprehensive plan as it better suits and matches the surrounding uses and needs for the City. The comprehensive plan supports a "Neighborhood Mixed Use" in the surrounding area and specifically for this particular site within the 20 year term of the plan (See Chapter 4-21 of the Comp Plan). The establishment of R-4 will be consistent in that housing is a necessary component of mixed use. At some point, after the City has established standards for neighborhood mix use districts and market conditions support it with multiple housing options and commercial components, it will be a simple transition.

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

Current occupation and use of the church and school have been abandoned and the property potentially may fall into disrepair.



I. Any additional information that the Petitioner would like to supply. \_\_\_\_\_  
Please see the attached Prospectus. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

# *Grandview Terrace Apartments*

*Grand Rapids, MN*



**Innovative**  
Builders · Erectors · Developers

# GRANDVIEW TERRACE

613 NW 1<sup>st</sup> Avenue  
Grand Rapids, MN

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- COMPANY HISTORY/PROJECT EXPERIENCE
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- DEVELOPMENT AGREEMENT-TAX INCREMENT FINANCING

**DISCLAIMER:** Every reasonable effort has been made in this document to achieve accuracy. The actual income and expense experience could change, however, and is subject to different interpretations. Always consult your attorney or accountant, therefore, and act only on his/her advice. This document is provided with the understanding that the developer is not engaged in rendering legal, accounting, or other professional services. The developer shall not be responsible for any damages resulting from any inaccuracy or omission contained in this document.

## **PURPOSE**

The purpose of this Prospectus is to solicit prospective mortgage lenders and to offer an investment opportunity to interested investors for the development of two 18 unit market rate general occupancy apartment/condo units.

Innovative Developers has secured a 2.04 acre site for the development. The site is located in Itasca County, in the City of Grand Rapids, Minnesota.

Innovative Developers is working on a development agreement with the City of Grand Rapids and are obtaining Tax Increment Financing (TIF) for the development of the market rate general occupancy 36 unit apartment homes.

Innovative Developers will develop and construct the property to their design specifications. A qualified and experienced property management firm familiar with this type of housing will be engaged by Innovative Developers.

For further information regarding this investment opportunity, contact Scott Kliver of Innovative Developers, 320-763-8900, [scott@innovativecompaniesinc.com](mailto:scott@innovativecompaniesinc.com) or Joseph Stauffer, (218) 326-6631, [joseph@aoslaw.net](mailto:joseph@aoslaw.net).

## **SITE DESCRIPTION**

The subject site is a parcel of land located at 613 NW 1<sup>st</sup> Ave. The site contains 2.04 acres. The subject site presently has a church, school and a rectory which will be removed prior to construction. The following section describes the subject's street access, topography, nuisances and hazards, and zoning.

### **ADJACENT LAND USE**

Properties on all adjacent sides are zoned Municipal.

### **STREETS**

NW 1<sup>st</sup> Ave. borders the property to the East, NW 2<sup>nd</sup> Ave. borders the property to the west, NW 6<sup>th</sup> St. borders the property to the South and NW 7<sup>th</sup> Street borders the property to the North

### **TOPOGRAPHY, DRAINAGE AND SOIL**

The site provides adequate drainage and the general topography of the site is flat.

### **NUISANCES AND HAZARDS**

A physical inspection of the site and surrounding properties did not indicate that there are any adverse nuisances or hazards, which have or would, adversely affect the subject site.

### **UTILITIES**

Sanitary sewer, storm sewer, and city water supply is provided to the site.

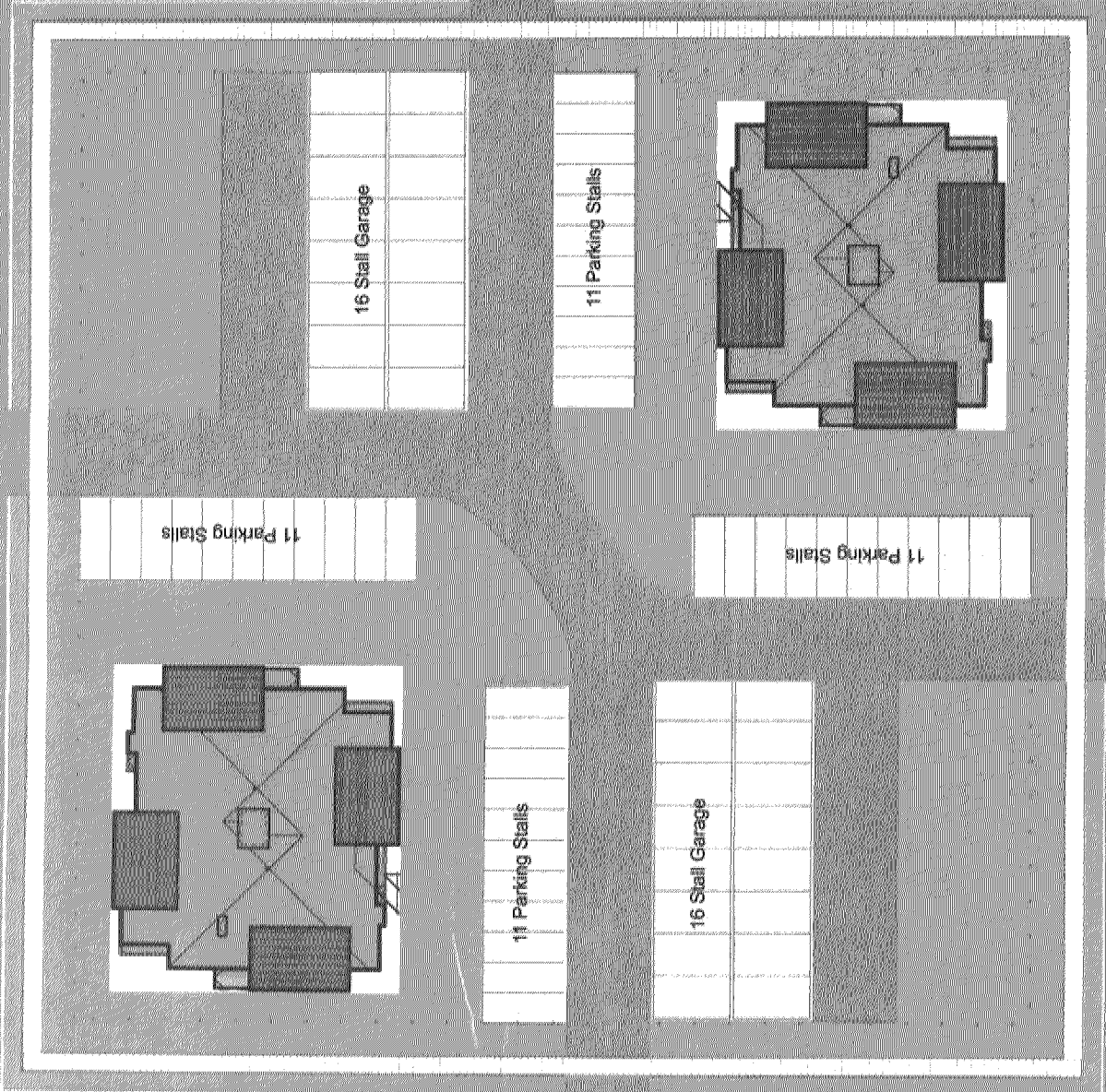
### **ZONING**

The apartment complex will be a conforming legal use.

### **SUMMARY**

The subject site functions adequately as the location for the apartment complex. The developer has not observed any adverse easements or encroachments that could affect value. No external inadequacies are noted





# PROJECT DESCRIPTION

## GRANDVIEW TERRACE 36-UNIT MULTI-FAMILY APARTMENTS

Grandview Terrace will be a new community intended to provide living in a very beautiful setting. This project is designed to offer a small town charm and friendliness. Expect to be impressed in each spacious one, two, and three bedroom apartment units.

The Grandview Terrace project, (the "Project") will consist of two 18 unit apartment buildings with thirty two (36) detached garage units, a private driveway, bituminous paved parking lot, and internal landscaping.

### Apartments

The apartment structures will contain (36) residential dwelling units. They are wood framed structures four (4) stories in height consisting of approximately 50,000 square feet and contains one, two, and three bedroom apartment units. All apartments will have an outdoor patio or an outdoor balcony. The apartments will also contain a laundry room in each unit. The apartment buildings are fully sprinkled for fire protection. The heating system will be an electric forced air system.

### Units

Dwelling unit amenities include vertical blinds at the patio doors, horizontal blinds at all windows, (consisting of wood extension jams along with wood casing trim), refrigerator, range, range hood, dishwasher, microwave, central air conditioning, oak cabinets, plastic laminated counter tops, cultured marble vanities and window sills, vinyl flooring in kitchens and bathrooms, and carpet throughout.

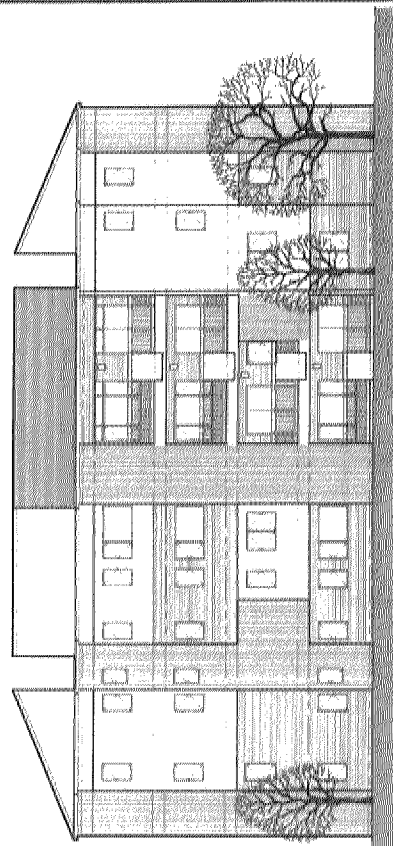
### Apartment Exterior

The front entry and side entry will have aluminum framed full glass doors. The front entrance will have a brick veneer exterior and will have a canopy out to the sidewalk. The building siding will be vinyl; fascia and soffit will be aluminum. The windows will be double insulated low E vinyl gliders with grids. Patio doors will be double insulated low E vinyl. Balconies will have PVC vinyl decks and PVC metal reinforced vinyl railings. First Floor patios will be concrete. The building will have a combination of EDM roofing and asphalt shingles.

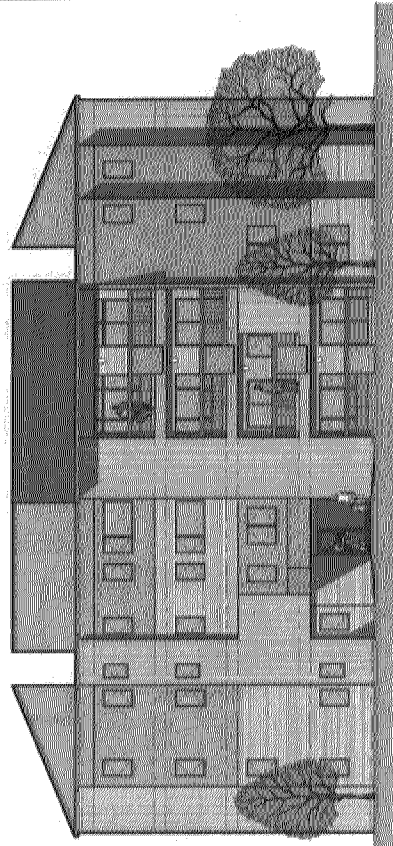
### Garages

The detached garages are a one (1) story slab on grade structure consisting of 36 parking spaces. The exterior finishes will be similar to the apartment with a pitched asphalt shingle roof.

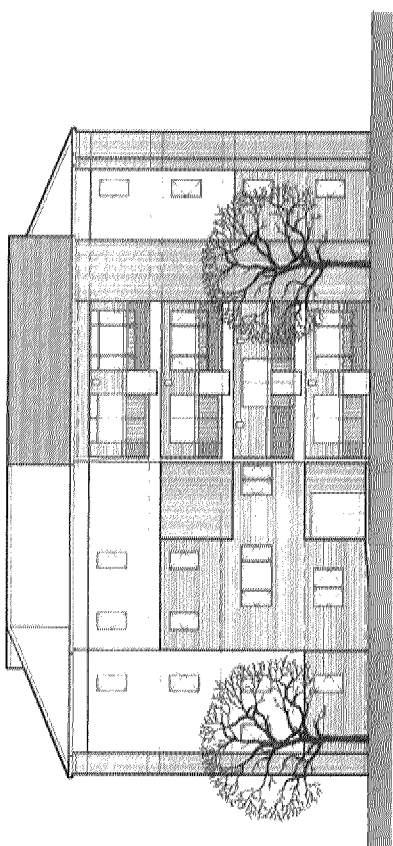




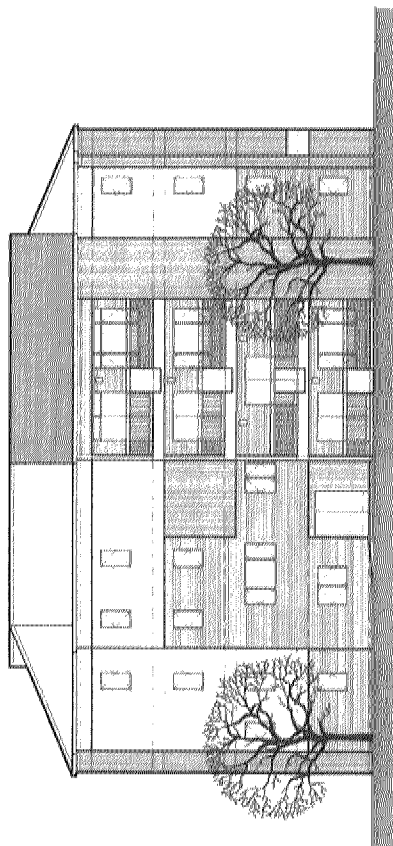
ELEVATION  
SCALE: 1/8" = 1'-0"



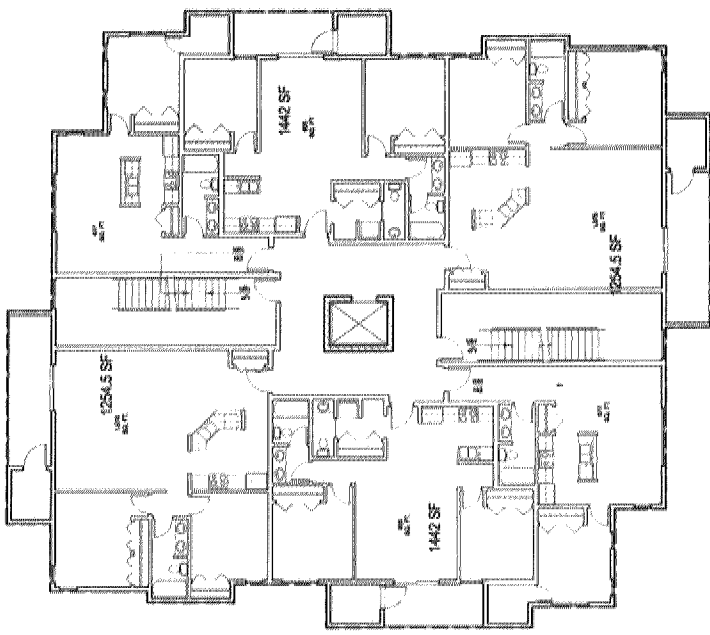
ELEVATION  
SCALE: 1/8" = 1'-0"



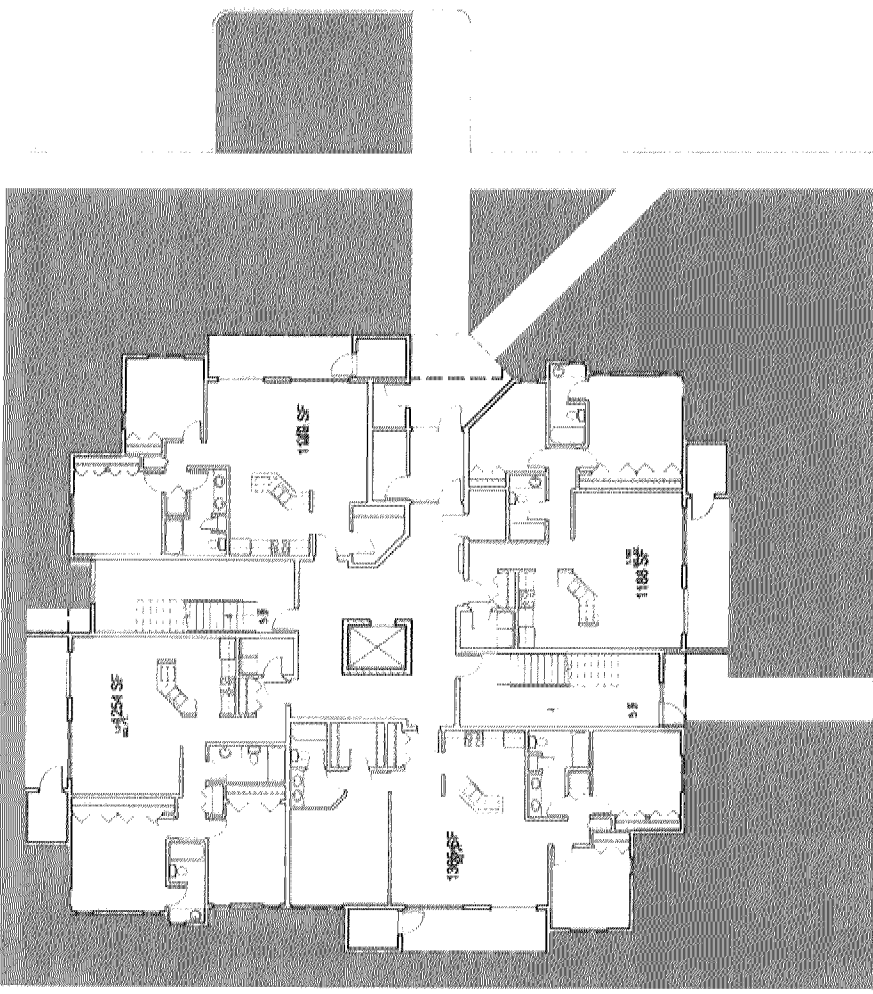
ELEVATION  
SCALE: 1/8" = 1'-0"



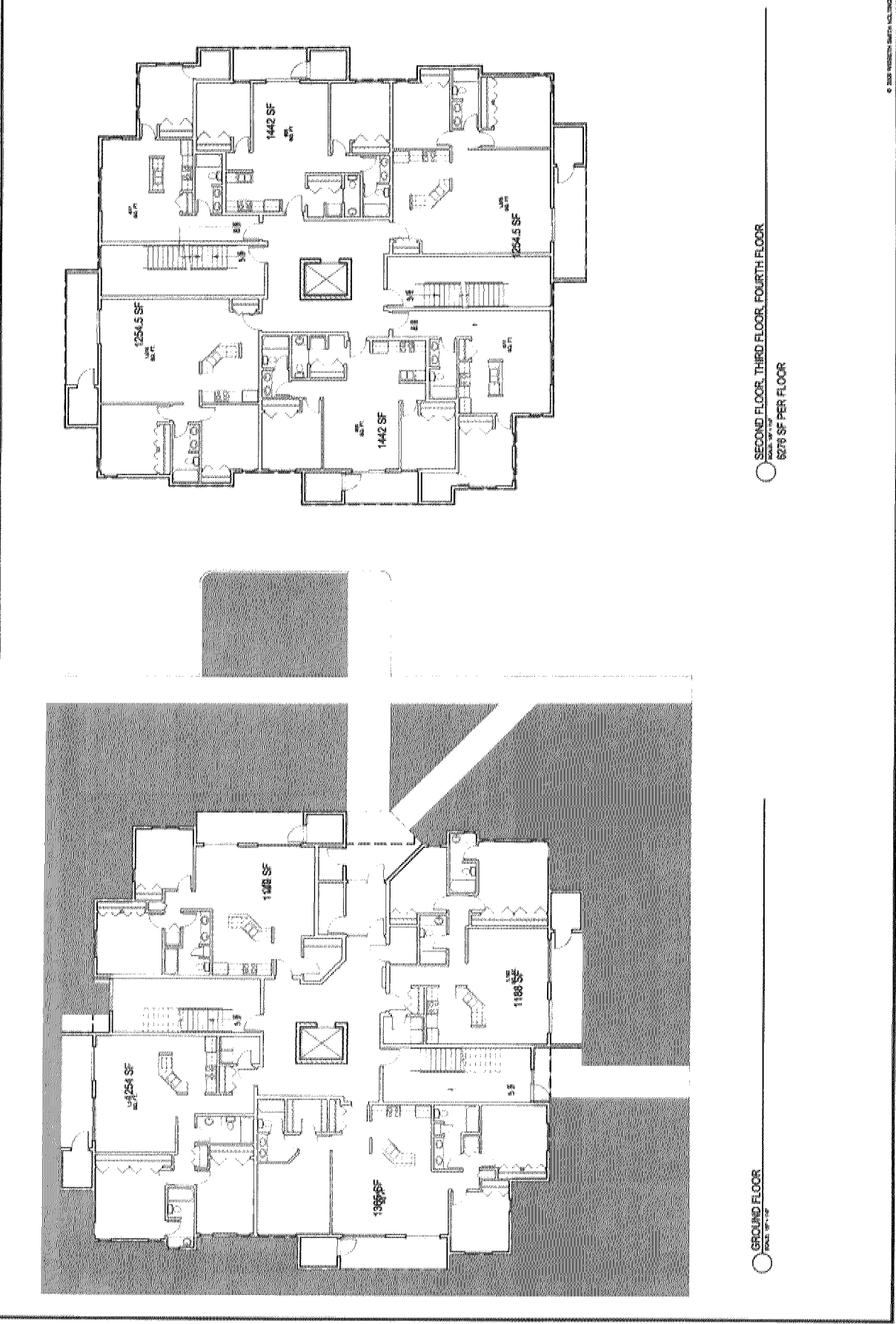
ELEVATION  
SCALE: 1/8" = 1'-0"



○ SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR  
 TOTAL SF PER FLOOR: 5278 SF PER FLOOR



○ GROUND FLOOR  
 TOTAL SF PER FLOOR: 5278 SF PER FLOOR



## PLANNING COMMISSION

### Considerations

#### **ZONING ORDINANCE**

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

## **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

## Legislation Details (With Text)

**File #:** 12-0744      **Version:** 1      **Name:** Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would establish an Educational Service Institution use as a permitted use within the BP (Business Park) zoning district.

**Type:** Agenda Item      **Status:** Passed

**File created:** 11/28/2012      **In control:** Planning Commission

**On agenda:** 12/6/2012      **Final action:** 12/6/2012

**Title:** Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would establish an Educational Service Institution use as a permitted use within the BP (Business Park) zoning district.

**Sponsors:**

**Indexes:**

**Code sections:**

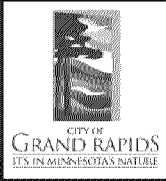
**Attachments:** [Staff Report-TEXT AMD: 12-6-12](#)  
[ISD #318 TEXT AMD- Application: 12-6-12](#)  
[Zoning Ord. Text Amendment Considerations](#)

Date	Ver.	Action By	Action	Result
12/6/2012	1	Planning Commission	Approved	

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would establish an *Educational Service Institution* use as a permitted use within the BP (Business Park) zoning district.

**Background Information:**

*See attached Planning Commission Staff Report and Background Information.*



# Planning Commission Staff Report





Agenda Item #3	Community Development Department	Date: 12/6/12
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would establish an <i>Educational Service Institution</i> use as a permitted use within the BP (Business Park) zoning district.	
<b>Background:</b>	<p>On November 20, 2012, Independent School District #318, submitted a petition requesting a text amendment to the Zoning Ordinance that would allow the district's Alternative Learning Center (ALC) to locate, as a permitted use, within the BP (Business Park) zoning district.</p> <p>As stated within their application, the school district's ALC is required to relocate from their current location on the Itasca Community College campus, and desires to move into a building located in the newly established Business Park zoning district (Plat of Industrial Park Addition). The ALC provides academic and job related training to the areas at-risk secondary students. This instruction takes place in individual or small group formats, with varying hours, on a year round basis without the typical school related facilities or activities.</p> <p>Currently, within Section 30-512 Table-1 <i>Permitted Uses</i>, there is not a specifically established Alternative Learning Center use category. Absent a specific use category, staff's interpretation of the Ordinance is that an ALC use would fall under the Schools- Public &amp; Private (elementary – secondary) use category.</p> <p>As listed in the permitted use table "schools" are permitted with restrictions in the residential zoning districts (restrictions being: locating within existing buildings (church) for small schools (&gt;25 students), and lot size, building setback, and site development standards for other schools). Additionally, "schools" are permitted by right within the PU (Public Use) zoning district.</p> <p>By its description, within Section 30-511 <i>Purpose of district</i>, BP (Business Park) Districts are areas for primarily small and lower intensity industrial uses, commercial land uses that are similar to wholesale businesses and businesses that have a mix of uses such as; office and back office operations, storage, assembly, and limited types of retail. BP/SBP areas include businesses that are inappropriate for industrial parks, but create few synergies by being located with retail establishments, including small wholesale businesses, back-office operations, mail-order operations, materials suppliers, and professional offices.</p> <p>In reviewing the Comprehensive Plan, Table 4-4. Grand Rapids Future Land Use Categories, within the <i>Potential Secondary Land Uses</i> for the Business</p>	

	<p>Park/Limited Industrial category, direction is given for “low visibility/limited retail, services such as child care, <u>education, and training facilities</u>”.</p> <p>As petitioned/requested, the following text changes to the Zoning Ordinance would be required:</p> <ol style="list-style-type: none"> <li>1. The creation of a broader definition addressing the ALC/training center use in Section 30-421 (<i>See example definition below</i>).</li> <li>2. The addition of the <i>Educational Service Institution</i> as a listed use in Section 30-512 Table-1 <i>Permitted Uses</i> and the designation of it as permitted (P) under BP (Business Park) zoning district.</li> </ol> <p>Staff suggests the Planning Commission also give consideration to the following:</p> <ol style="list-style-type: none"> <li>1. To ensure that existing <i>Educational Service Institution</i> uses in other areas do not become non-conforming through these changes, consider adding <i>Educational Service Institution</i> as permitted uses (P) within the GB/SGB, CBD, and PU zoning districts. (This will accommodate existing and future uses within these zoning districts)</li> <li>2. Consider establishing <i>Educational Service Institution</i> uses as permitted with restrictions (R) within the LB/SLB zoning districts: restriction being (added to Section 30-564) <i>Educational Service Institution (within the LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area.</i> (this for consistency with existing General Retail Sales and Services restrictions within LB/SLB zones)</li> </ol> <p>As a starting point for the Planning Commission’s consideration, staff has developed an Educational Service Institution use definition.</p> <p><u>Educational Service Institution</u>: means a specialized establishment dedicated to providing educational instruction and training outside of traditional primary, secondary, and post secondary campus settings. These operations often differ from traditional educational campuses in that there may be flexible operating schedules and generally no associated sports complexes, large bus parking areas, etc. that are associated with a traditional educational campus setting. Such establishments may include: remedial secondary programs/schools, business, computer and management training schools/centers, technical and trade schools, fine art schools and examination and tutoring centers.</p>
<p><b>Considerations:</b></p>	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> <li>1. Will the change affect the character of the neighborhood?</li> <li>2. Will the change foster economic growth in the community?</li> <li>3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance?</li> <li>4. Would the change be in the best interest of the general public?</li> </ol>

	5. Would the change be consistent with the Comprehensive Plan?
<b>Recommendation:</b>	Based on the above (and other) findings the Commission should consider a recommendation in regard to these draft changes.
<b>Required Action:</b>	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding amendments to Sections: 30-421, 30-512 Table-1, and Section 30-564 of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p><u>(This example motion is written to include staff’s recommendations as described above.</u> The Planning Commission will need to develop a revised motion if additions or changes to the action are deemed necessary.)</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 a <b><u>(favorable)(unfavorable)</u></b> recommendation to the City Council regarding the draft text amendments adding <i>Educational Service Institution</i> to the Definitions: Section 30-421 and as a permitted use within the BP/SPB (Business Park), GB/SGB (General Business), CBD (Central Business District), and PU (Public Use) zoning districts: Section 30-512 Table-1 (<i>Permitted Uses</i>), and as a use permitted with restrictions (R) within the LB/SLB (Limited Business) zoning districts: Section 30-564 (restriction- <i>Maximum size of structure shall be limited to 3,000 square feet gross floor area</i>).</p>
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Text Amendment Petition</li> <li>• Planning Commission Text Amendment Considerations</li> <li>• Excerpts from Comprehensive Plan</li> </ul>





Category / Description	Primary Land Use	Potential Secondary Land Uses	Other aspects, zoning considerations
<p><b>Medical Campus</b> – 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><b>Industrial – Traditional Workplace</b> - 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><b>Industrial Park</b> – 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><b>Business Park / Limited Industrial</b> – 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>



CITY OF  
GRAND RAPIDS  
ITS IN ADMINISTERING NATURE

**Petition for Text Amendment to the Zoning Ordinance**

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:

Independent School District #318

Name of Applicant

\_\_\_\_\_  
Tax Parcel #\*\*1

820 NW First Avenue

Address

Grand Rapids MN 55744

City State Zip

218-327-5836 / rleistikow@isd318.org

Business Telephone/E-Mail Address

*\*\*1 City Code Section 30-454(a) requires a request to amend the text of the City Zoning Ordinance be made by a person, firm or corporation owning real estate in the city. Please provide the tax parcel number of property in your ownership as verification.*

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.

Rodney Leistikow  
Signature(s) of Applicant(s)

11-20-2012  
Date

**NOV 20 2012**

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete 11/20/12 Fee Paid 7505.00

Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 12/6/12

City Council Action: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

**Required Submittals:**

Application Fee - \$505.00 \*<sup>2</sup>

\*<sup>2</sup>The 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.

**Explanation of Request:**

A. Please List the Section(s) of Article VI, Chapter 30 of the City Code (Zoning Ordinance) for which amendment is requested: \_\_\_\_\_

Section 30-421 Definitions

Section 30-512 Table 1 Permitted Use

B. Please provide a written statement that explains the request: The District's Alternative Learning Center (ALC) has been located at the Itasca Community College for many years. Due to remodeling and space constraints at ICC, the District must find a different location for the ALC program. The current zoning ordinance limits the placement of secondary education programming to the residential and public use classification areas. The placement of traditional secondary schools in these classifications may be appropriate. However, the District's ALC program is not a traditional school. The ALC is a secondary education program targeted toward at-risk non-traditional students to provide the opportunity to continue their education and obtain a high school degree. A proposed location for the ALC is in a building currently zoned Business Park (BP). Independent School District #318 requests a text amendment to the zoning designation to allow for the placement of the ALC in areas other than the residential or public use areas.

C. Any additional information that the Petitioner would like to supply: The mission of the Grand Rapids Area Learning Center is to provide academic and job related training to Itasca County's At-Risk secondary students. The primary focus of this training is to provide the necessary requirements for our students to move into the immediate work force or postsecondary opportunities. The majority of the instruction is in individual or small group format. Typical school related facilities and activities are not part of this program. Also, it is important to note that unlike traditional schools, the ALC operates year round and the hours can be a typical with an evening instructional component.

**Justification of Proposed Text Amendment:** 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. How does the proposed Text Amendment conform to the City's Comprehensive Plan? The proposed text amendment conforms with the City's Comprehensive Plans specifically as it relates to Education which reads in part "We value and promote equal access to quality, lifelong, educational opportunities for all residents. Education includes workforce development, continuing education and information access, in addition to traditional schools. The more that education is integrated into the community, the better all other aspects of the community will function."

B. How does the proposed Text Amendment(s) preserve the spirit and intent of the Zoning Ordinance? The current Business Park (BP) zoning designation is intended to include back office operations and professional offices. Due to variable schedules and attendance patterns, the Alternative Learning Center (ALC) non-traditional educational delivery system is more in line with professional offices rather than a traditional school setting.

C. What effect will the proposed Text Amendments have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? The text amendment to allow placing with the Alternative Learning Center in the proposed location will not affect the development in the area.

**Additional Instructions:**

Prior to submitting your Petition, 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.

## PLANNING COMMISSION

### Considerations

#### **ZONING ORDINANCE AMENDMENT**

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



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

# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

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**File #:** 12-0745      **Version:** 1      **Name:** Subdivision Ordinance Update Project  
**Type:** Reports      **Status:** Miscellaneous  
**File created:** 11/28/2012      **In control:** Planning Commission  
**On agenda:** 12/6/2012      **Final action:**  
**Title:** Subdivision Ordinance Update Project

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Subdivision Ordinance Update Project

**Background Information:**

Staff will provide an update on the City's Subdivision Ordinance revision project. Additionally, a draft ordinance will be provided to the Planning Commission for their review, with discussion and possible action taken at the January 2013 meeting.