



CITY OF  
**GRAND RAPIDS**  
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# Public Hearing

## Ryan Companies Variance Request

**Area of Variance Request: 47 acres generally located on the east side of 7<sup>th</sup> Ave. SE at the intersection of 29<sup>th</sup> St. SE.**

**TBD SE 7<sup>th</sup> Ave.**

**September 7, 2023**



# Variance Request

- Petitioners: Ryan Companies, Inc.
- Filing Date: August 3, 2023
- Requested Variances: The requested variance would permit the construction of a 200,000 square foot distribution center at a height not to exceed 48'.
- Relevant portions of Zoning Ordinance:
  - Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the maximum building height of 40 feet for parcels in Industrial Park (I-1) Zoning Districts.



# Variance Request

- **Legally Described Property:**

- **PID: 91-033-1410** *The Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, LESS the following three (3) tracts: Tract 1: South Twenty (20) acres thereof; Tract 2: North 198 feet of West 440 feet thereof; Tract 3: East 330 feet of the North Half thereof, Itasca County, Minnesota; and*
- **PID: 91-033-1430** *The South Half of the Northeast Quarter (S 1/4 NE 1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian LESS the East 330 feet thereof, Itasca County, Minnesota; and*
- **PID: 91-033-4120** *The North 500 feet of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), LESS the South 220 feet of the West 300 feet thereof, County of Itasca, State of Minnesota; and*
- **PID: 91-033-4120** *The East 300 feet of the South Half of the Northeast Quarter (S 1/4 NE 1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, Itasca County, Minnesota.*



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# Variance Request

## Variance Details:

- **Subject property is 47 acres, comprised of 3 privately owned parcels, which the Grand Rapids Economic Development Authority has secured a purchase agreement for the purpose of selling to L&M Supply for their development of a 200,000 s.f. distribution center. The site also includes a City owned parcel that is currently zoned AP (Airport).**
- **The requested variance would allow the maximum height of the structure to exceed the 40' maximum by 8'**

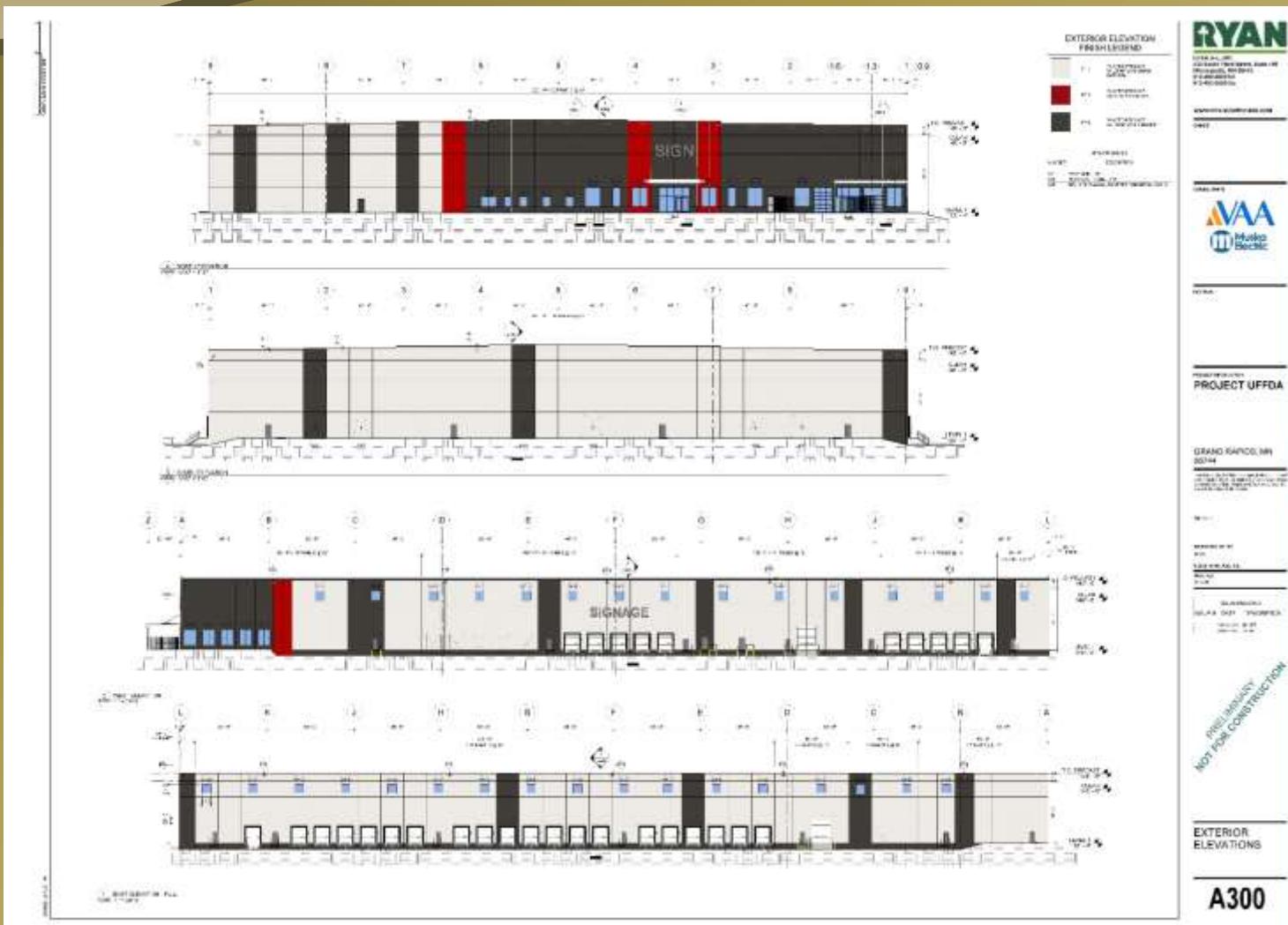
Ryan Companies Variance  
Locations Map





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# Variance Request





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# Variance Request

## Subject area:

- Draft Site Plan/layout.
- Building Setbacks: (*I-1 zoning setbacks*)
  - Front (W) 50' min. - 370' proposed
  - Int. Side (N) 25' min. - 289' proposed
  - Int. Side (S) 25' min. - 549' proposed
  - Rear (E) 25' min. - 265' proposed



**RYAN**

Grand Rapids Warehouse • Concept Site Plan • 08.01.2023

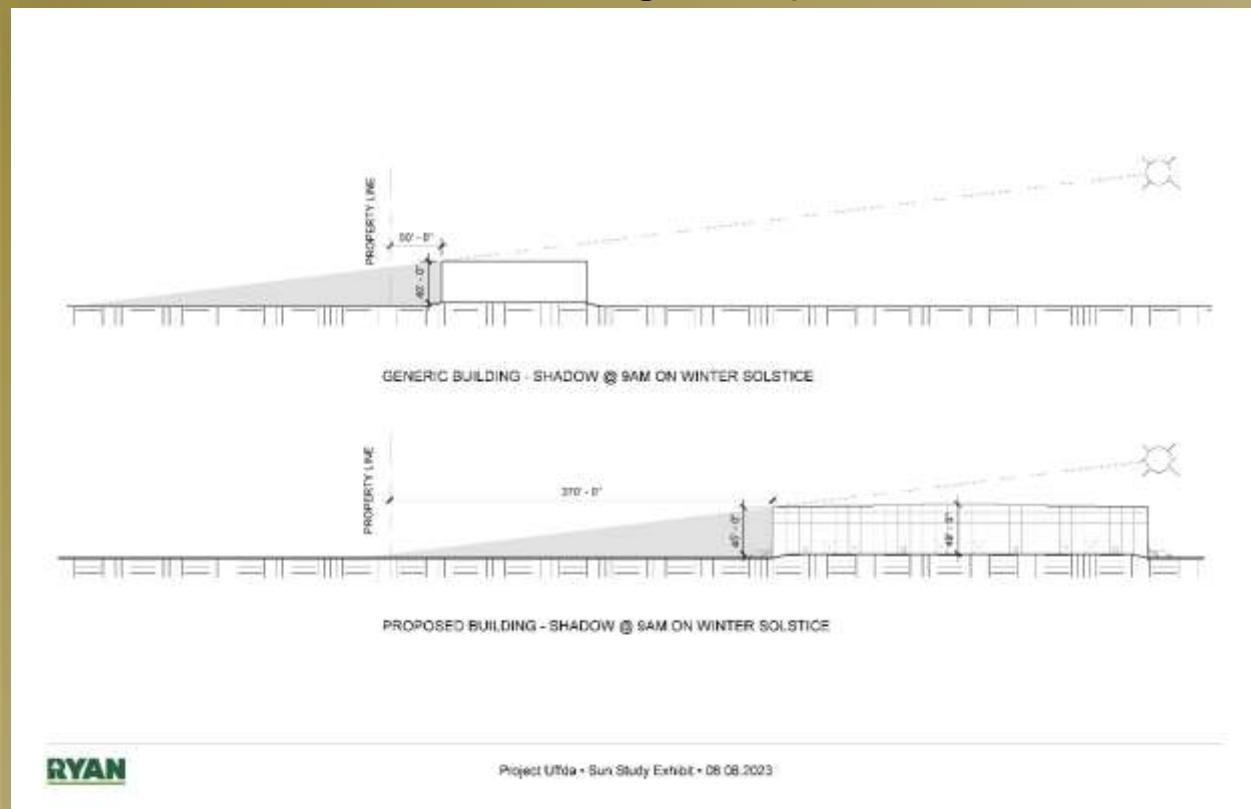


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## Zoning Ordinances and Building Height Restrictions:

# Variance Request

- **Impairment of solar access to neighboring properties:**
  - Staff asked the applicant to compare a 48 ft. tall building setback 370' ft. from the front yard property line (as proposed), with a 40 ft. tall building setback 50 ft. from the front yard property line (this is the min. setback in I-1 zoning district)





# Variance Request

## Zoning Ordinances and Building Height Restrictions:

- Firefighting capabilities:
  - Grand Rapids FD firefighting ladder equipment is capable of fighting fires in tall structures, such as the Blandin Paper Mill which is approximately 100 feet in height.



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# Variance Request

## Variance Petition:

- The applicant indicates the proposed building height of 48' is required for operations and efficiency of the building.
- The applicant also indicates that the proposed project will utilize the land in accordance with its I-1 zoning designation and should not impact the character of the area or have a detrimental effect on the surrounding properties due the deep setbacks which also allow more trees to be saved as a buffer from 7<sup>th</sup> Ave.



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# Variance Request

## Summary of requested variance:

**The proposed project would require the Planning Commission's approval of one variance:**

- 1) **Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures where the Code establishes the maximum principal structure height in Industrial Park (I-1) zoning districts at 40'.**

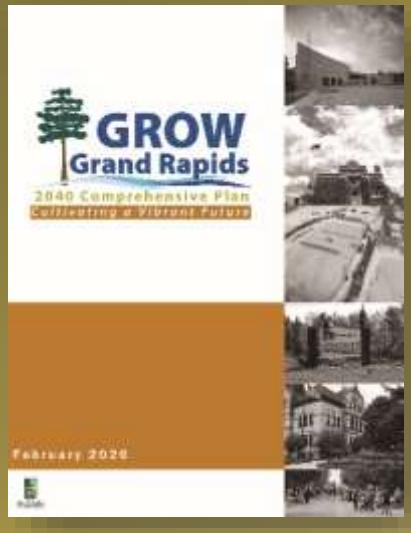
**This variance would permit the proposed distribution center to exceed the maximum by 8', thus allowing a maximum building height of 48'.**



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# Variance Request

## Comprehensive Plan: Goals & Objectives related to Economic Development and Land Use



### Economic Development Goal 1: Create Jobs and Income

- *b. Enable the retention and expansion of existing businesses. Creating jobs by expanding existing businesses is the most productive way to expand economic opportunity. Grand Rapids Economic Development Authority members will be actively engaged in business retention activities, particularly for higher wage employment opportunities. The City will partner with other economic development organizations to coordinate retention/expansion activities and ensure efficient use of resources. .*

### Land Use Goal 3: Provide for industrial retention and expansion.

- *e. Recognize distinct classes of industrial development and direct industrial development to the appropriate land use areas.*



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## Planning Commission Variance Considerations:

**PLANNING COMMISSION**

**Considerations**

**VARIANCE**

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



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# Questions/Comments?