



Petition for Variance

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

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

Ryan Companies - Jared Olson

Name of Applicant*¹

533 South Third Street, Suite 100

Address

Minneapolis MN 55415

City State Zip

612-492-4000 / jared.olson@ryancompanies.com

Business Telephone/e-mail address

Refer to the attached sheet

Name of Owner (If other than applicant)

Address

City State Zip

Business Telephone/e-mail address

*¹ If applicant is not the owner, please describe the applicant's interest in the subject

property. GREDA has these properties under contract; Ryan Companies is working with GREDA to bring a tenant to this site in Grand Rapids.

Parcel Information:

Tax Parcel # 910331406, 910331410, 910331430, & 910334120 Property Size: 47 acres

Existing Zoning: I-1 Industrial Park District

Existing Use: Vacant and Single-Family Residential

Property Address/Location: 2804 Airport Rd, Grand Rapids, MN 55744

Legal Description: Refer to the attached sheet

(attach additional sheet if necessary)

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

Signature(s) of Applicant(s)

Date

Signature of Owner (If other than the Applicant)

Date

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid _____

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals:

☒ Application Fee - \$252.50 *²

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

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

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

The property in question is zoned as I-1 with a maximum building height of 40'. We
are proposing a precast concrete building with a maximum (parapet) height of 48'
high.

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

Grand Rapids Zoning Code Section 30-512 Table 2A

- Max Building Height: 40' - We are requesting 48'

We are exceeding the building Setbacks:

- Front: 50'

- Side: 25'

- Rear: 25'

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

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

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

We are providing a much deeper building setbacks as part of the justification of the variance. The building setback is roughly 370 feet (from property line / centerline of the road) in the front yard. This is almost the length of a football field and over 6 times the code required setback dimension. A 48' building with these deeper setbacks will lessen the view and shadow impact to surrounding properties than a 40' tall building that is the code required setback of 50'. The additional front yard also allows for a larger number of existing trees to be saved, which would provide screening from the road.

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

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

The proposed use is an industrial and warehouse type of use which is consistent with the current I-1 Zoning.

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

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

The current I-1 Zoning allows for 40' tall building. The proposed building requires a building height of 48' for operations and efficiency of the building.

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

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

The proposed project will utilize the land in accordance with its I-1 zoning designation and it is next to the airport. Therefore, should not have a impact to the character of the area. The additional 8' of height will not have a detrimental impact to the surrounding properties due to the deep setbacks.

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

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

The property will utilize the land in accordance with its I-1 zoning designation and does not stray from the intent of the comprehensive plan.

City Process:

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

Findings for Approval:

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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