



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

Public Hearing

CUP Amendment Request: Target

February 5, 2026



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CUP Amendment Request

- **Petitioner:** RSP Architects on behalf of Target Corporation.
- **Filing Date:** December 30, 2025
- **Requested CUP Amendment:** would allow for the updating of the building's current exterior paint colors to the current Target brand standard with red accent, updating of existing building signage, and minor improvements necessary to comply with ADA requirements.
- **Subject Property:** 10.8 acres located at 2140 S Pokegama Ave, Grand Rapids, MN
Lot 1, Block 1, Mood Addition to Grand Rapids, Itasca County, Minnesota
- **Present Use of Property:** 128,378 sq. ft. Target store.



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Subject Property:

- 2140 S. Pokegama Ave





CUP Amendment Request

History of Division 14 - *Large Scale Commercial Development Standards:*

- **February 2004 - City adopts updated Comprehensive Plan, identifies the need to update Zoning Ordinance. As part of this process, the City Council had discussions specific to the impacts of large-scale commercial development in the City.**
- **As a response to that, an established Zoning Ordinance Revision Steering Committee developed standards for large scale retail general sales and service (buildings greater than 70,000 sq. ft.)**
- **The standards, which were later adopted as part of the Zoning Ordinance, established this category of use as a conditional use in GB/SGB zoning districts, with specific architectural and site design standards geared toward ensuring that large scale commercial development is compatible with the unique built and natural environment of Grand Rapids.**
- **The CUP Process allows for case specific public review/input into large scale retail projects.**



CUP Amendment Request

History of Division 14 - *Large Scale Commercial Development Standards (cont.):*

Generally, the proposed Large Scale Commercial Development Standards includes the following elements geared towards the integration of these types of developments within the context of the community:

- Examination of the relationship of the proposed development with adjacent streets, businesses and neighborhoods and community features.
 - Parking and vehicle and pedestrian circulation.
 - Landscaping and Screening.
 - Building Design Standards. *
 - Environmental review for buildings in excess of 125,000 sq.ft.
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- **May 18, 2005 - Ordinance adopted.**
 - **CUP's To Date: Wal-Mart (new store + amendments), Target (enlargement of existing store), L & M (reuse of former Wal-Mart building + amendment).**



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Relevant Sections of Division 14:

Section 30-903(1)b. Materials and colors

Materials and colors. Buildings shall incorporate high quality materials that provide long term durability and design appeal. Concrete cinder block and metal siding are prohibited on building facades that face public streets. Facade colors shall be low reflectance and subtle. High intensity colors are prohibited but complementary colors that accent primary colors are acceptable.



CUP Amendment Request

Proposed Exterior Building Color Changes



Existing Condition

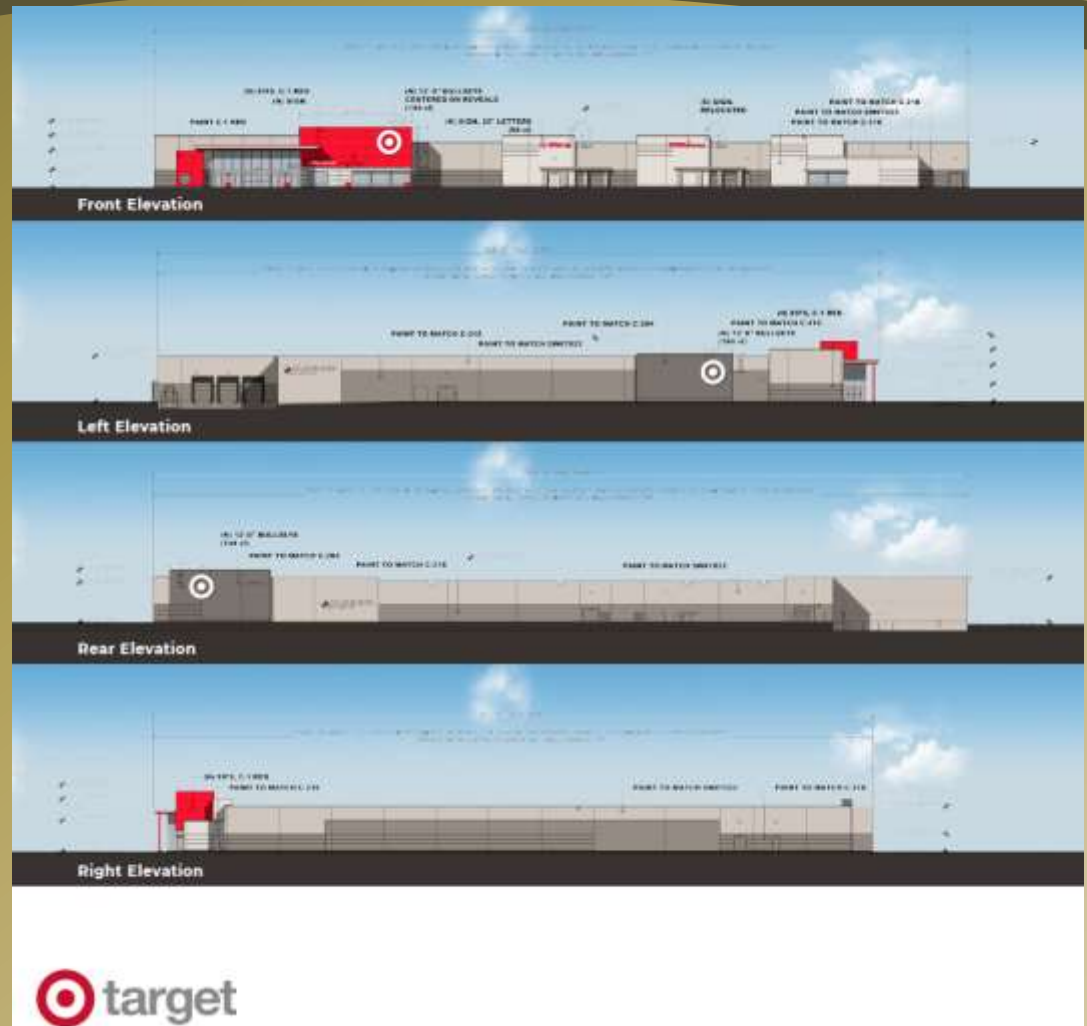




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Proposed Exterior Signage Changes:





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Recommended (Potential) Condition for Approval:

Staff has reviewed the application and the associated changes to the approved development plans and provided the following comment and potential condition:

- 1. That all previously imposed conditions under City Resolution No. 06-105 remain in effect.**



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Planning Commission Considerations:

PLANNING COMMISSION

CONSIDERATIONS

CONDITIONAL USE PERMIT

1. Will not be detrimental to the public health, safety, morals, or general welfare?
Why/Why not?

2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage?
Why/Why not?

3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area?
Why/Why not?

4. Will not impede the orderly development of other property in the area?
Why/Why not?

5. Will not impose an excessive burden on parks and other public facilities and utilities?
Why/Why not?

6. Is consistent with the Comprehensive Plan?
Why/Why not?



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Questions?