



Conditional Use Permit Application

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

Community Development Office Use Only	
Date Received	_____
Certified Complete	_____
Fee Paid	_____

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

Janeka Jones
 Name of Applicant
100 N. Broadway, Suite 800
 Address
Wichita, KS 67202
 City State Zip
316-617-6255
 Business Telephone/e-mail address

Walmart Real Estate Business Trust
 Name of Owner
702 SW 8th Street
 Address
Bentonville, AR 72716
 City State Zip
800-876-5309
 Business Telephone/e-mail address

Parcel Information:

Tax Parcel # 91-718-0110 Existing Zoning: General Business
 Existing Use: Retail Proposed Use: Retail
 Property Size: Building:187,609 sf
 Property Address / Legal Description: 100 SE 29th St Grand Rapids, MN 55744
 (attach additional sheet if necessary)

Permit Type:

The following type of Conditional Use Permit is, hereby, requested:

- Mobile Home Parks
- Mining of Sand and Gravel (> 2year)
- Heavy Mining
- Interim Use of Buildings
- Group and Foster Homes (7-8 residents in R-1 and R-2)
- Bed and Breakfast Accommodations (up to 5 guest rooms/10 persons in R2)
- Essential Service Structure (within any residential zone or CBD)
- General Sales and Service (greater than 70,000 sq. ft. building footprint)
- Telecommunication Towers and Facilities
- Primary, Secondary, and Post High schools in R districts
- Junk and Salvage Operations
- Land Reclamation
- CUP Amendment

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.

Janeka Jones
Signature(s) of Applicant(s)

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

03/25/2026
Date

3/23/26
Date

Required Submittals: 1 Set (electronic copies required):

- Application Fee - \$505.00 Site Plan (*as per 30-531b1*) Drainage Plan (*as per 30-531b2*)
 Landscape Plan (*as per 30-531b3*) Building Plans (*as per 30-531b4*)
 Written description of proposed use (*as per 30-531b5*)

Additional Required Submittals, if applicable:

If the proposed use is classified as General Sales and Service (greater than 70,000 sq. ft. building footprint), and is, thus, regulated by Division 14, Article IV, Chapter 30 of the Grand Rapids City Code, the following additional submittals are required:

- Application Fee – Total Actual Cost Incurred by the City (\$3,500.00 deposit required via escrow agreement)
 Traffic Study (*as per 30-902c4*)
 Written explanation of how the proposed development adheres to the individual elements of the Site Design Standards in 30-902, and the Building Design Standards in 30-903.
 The Landscaping Plan required under 30-531b3 shall include sufficient detail to demonstrate the proposed developments compliance with 30-902e.
 The Site Plan required under 30-531b4 shall include sufficient detail to demonstrate the proposed developments compliance with sections: 30-902a, 30-902b, 30-902c, 30-902d, 30-902f, 30-902g, 30-902h, and 30-902i.
 The Building Plans required under 30-531b4 shall include sufficient detail to demonstrate the proposed developments compliance with sections 30-903a through 30-903h.
 Adaptability for Reuse Plan (*as per 30-904a1*)
 Environmental Assessment Worksheet, if applicable, (*as per 30-904b*) and RGU Notice of Decision – Negative Declaration, or, if the RGU Notice of Decision on the EAW is a Positive Declaration, a copy of the Environmental Impact Statement and RGU Notice of Adequacy.

Findings for Approval:

In accordance with Section 30-531e of the Grand Rapids City Code, the City Council shall not approve a Conditional Use Permit unless it shall find that the establishment, maintenance and operation of the use:

- Will not be detrimental to the public health, safety, morals and general welfare;
- Will not cause undue traffic congestion, or hazards and will not result in a parking shortage;
- Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
- Will not impede the orderly development of other property in the area;
- Will not impose an excessive burden on parks and other public facilities and utilities;
- Is consistent with the Comprehensive Plan.

In addition to the general requirements for all Conditional Use Permit listed above, the City Council will also consider the requirements specific to each designated conditional use as contained within the Grand Rapids City Code.

The attached Section 30-531 of the Grand Rapids City Code provides additional detail with respect to Conditional Use Permit process.

Additional Instructions:

Prior to submitting your Conditional Use Permit Application, you will need to arrange for one or more preliminary meetings with the Director of Community Development. 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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Complete applications shall be submitted to the Community Development Department one month prior to the Planning Commission’s review of the CUP. 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.