



Planning Commission Staff Report

CUP amendment	Community Development Department	Date: 5/7/2026
Statement of Issue:	<p>Conduct a public hearing to consider a recommendation to the City Council regarding a request for a sixth amendment to the approved Conditional Use Permit granted to Walmart Stores Inc., for the construction of a new Walmart Supercenter located on Lot 1, Block 1, Plat of Walmart Grand Rapids in December 2006.</p>	
Background:	<p>On December 4, 2006, the City Council adopted City Resolution #06-130 approving a conditional use permit (CUP) for the construction of a Walmart Supercenter, with certain conditions, as provided for under Division 14 of the City Zoning Code (Large Scale Commercial Development Standards).</p> <p><u>Amendment Request History:</u></p> <p>In February of 2007, Walmart Stores requested the City’s consideration of an amendment to the approved CUP that incorporated a tire/lube/express (TLE) auto service element to the use. The requested addition enlarged the store from its originally approved footprint of 182,662 sq. ft. to a footprint of 187,443 sq. ft. This amendment request was approved through the adoption City Resolution #07-08.</p> <p>In February of 2008, Walmart requested the City’s consideration of an amendment to the CUP. As part of a “rebranding” strategy undergone by Walmart Stores, Walmart proposed a reduction in building signage, and changes in color on both the exterior building façade and the monument sign. This second amendment request was approved through the adoption City Resolution #08-22.</p> <p>In October of 2017, Walmart requested the City’s consideration of a third amendment to the Conditional Use Permit. The requested amendment would allow for an 18’ X 72’ covered parking canopy structure (for their On-line Ordering Pick-up Program) to be added to the southeast corner of the property, and the addition of an orange accent color & “Pickup” related signage, to a portion of the southwest corner of the Walmart building. The third amendment request was approved through the adoption City Resolution #17-106.</p> <p>In September of 2019 Walmart requested the City’s consideration of a fourth amendment to its Conditional Use Permit. The 2019 amendment allowed for the updating of the building’s current exterior paint colors (project in progress), from the existing earth tone color scheme to the current Walmart brand standard of neutral grey with blue accent, and additionally, the updating of existing building signage. The fourth</p>	

amendment request was approved through the adoption City Resolution #19-99.

In March of 2020, Walmart requested the City's consideration of a fifth amendment to its Conditional Use Permit. The 2020 amendment allowed for the exterior dark gray accents on the liquor store component, to be replaced with dark blue, as well as updating the liquor store signage. The fifth amendment request was approved through adoption of City Resolution #20-27.

Current Amendment Request:

- LK Architecture, on behalf of Walmart Real Estate Business Trust, has requested the Planning Commission's recommendation for approval, of a sixth amendment to a Conditional Use Permit originally approved in December 2006, allowing for the construction of a Walmart Supercenter, as provided for under Division 14 of the City Code (Large Scale Commercial Development Standards). The requested amendment would allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating of building signage. Please see attachments for images and details.

Past History of CUP process for large scale retail:

The City amended its Zoning Ordinance in 2005 establishing the General Sales and Service (building footprint over 70,000 sq. ft.) use, as a conditional use, in GB (General Business) zoning districts, and further established building and site design standards intent upon influencing the development of these uses in a manner that creates a smaller scale, feel and relationship to the small town atmosphere of Grand Rapids.

With the establishment of the CUP process set forth within Division 14, the review and approval of new projects, as well as modifications/amendments to approved facilities, is no longer administered by staff, but is issued through a Conditional Use Permit approved by the City Council, with recommendations received from the Planning Commission.

When reviewing a Conditional Use Permit application and considering their recommendation to the City Council, the Planning Commission should make specific findings based upon their standard list of considerations, which are found in Section 30-531e of the City Code. The Planning Condition must also consider the degree to which the proposed project meets the criteria and objectives established within the Large Scale Commercial Design Standards, Division 14, of the City Zoning Code, and if certain conditions or restrictions should be recommended to the City Council to ensure that the project meets those objectives and criteria.

Special attention should be given to that portion of Division 14 which

	<p>addresses <i>building materials and colors</i>, to be sure the spirit and intent of the ordinance is maintained with the proposed changes: (<i>attachment - Division 14</i>)</p> <ul style="list-style-type: none"> • Section 30-903(1)b. <i>Materials and colors</i> <p>Staff has reviewed the application and the associated changes to the approved development plans and provides the following comment and potential condition:</p> <ul style="list-style-type: none"> • That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 remain in effect.
<p>Considerations:</p>	<p>When reviewing a request for a Conditional Use Permit, the Planning Commission must make findings based on the attached list of considerations. Section 30-531(e):</p> <ul style="list-style-type: none"> • Will not be detrimental to the public health, safety, morals, or 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. <p>The Planning Commission must also consider the proposals compliance with the criteria and objectives established within the Large Scale Commercial Design Standards, Division 14, of the City Code.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to recommend approval or denial, the application, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Conditional Use Permit.</p>
<p>Required Action:</p>	<p>Approve a motion to either recommend: approval, approval with additional conditions, or deny the applied for Conditional Use Permit.</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 recommend that the City Council</p>

	<p><u>(grant)(deny)</u> the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: <i>Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:</i></p> <ul style="list-style-type: none"> • To allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating of building signage. <p>and that the following conditions shall apply:</p> <ul style="list-style-type: none"> • That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 remain in effect. <p><i>(If the Planning Commission wishes to place additional conditions upon their approval, the following should be added to the motion:)</i></p> <ul style="list-style-type: none"> • _____
<p>Attachments:</p>	<ul style="list-style-type: none"> • Copy of the LK Architecture, (on behalf of Walmart Real Estate Business Trust) application and associated documentation. • List of the Planning Commissions CUP Considerations • City Resolution #'s: 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 • Section 30-531 (CUP's) and Division 14 of City Zoning Code • Site Map