



Petition for Rezoning (Zoning Map Amendment)

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:

Grand Rapids Public Utilities Commission

 Name of Applicant
 500 SE 4th St

 Address
 Grand Rapids MN 55744

 City State Zip
 218-326-7024

 Business Telephone/e-mail

Ryan and Kaelyn Hoshal

 Name of Owner (If other than applicant)
 902 NW 6th Ave

 Address
 Grand Rapids MN 55744

 City State Zip
 218-360-9941 218-360-9912

 Business Telephone/e-mail

Parcel Information:

Tax Parcel # 91-550-0340 Property Size: 0.2 Acres, 7700 sq ft
 Existing Zoning: SR-2 Requested Zoning: SPU
 Existing Use: Shoreland one and two family residence
 Proposed Use: SPU - Shoreland Public Use
 Property Address/Location: 902 NW 6th Ave, Grand Rapids, MN 55744
 LegalDescription: Township 55N Range 25W Section 17 - W 5' OF LOT 8 ALL OF LOT 9 BLK 3
 (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.

Julie Kennedy

 Signature(s) of Applicant(s)

09/07/2023

 Date

Ryan C Hoshal

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

09/08/23

 Date

Kaelyn LA Hoshal

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

09/08/23

 Date

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid _____
 Planning Commission Recommendation Approved _____ Denied _____ Meeting Date _____
 City Council Action Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals (5 copies of each & electronic versions of all pertinent information):

- Application Fee - \$505.00 *¹
- Location Map
- Map Showing Surrounding Zoning
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)

**¹The 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.*

Justification of Proposed Rezoning: Please answer all of the following questions (attach additional pages if needed). The Planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

A. What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

The surrounding land uses are shoreland one and two family residences and shoreland public use. The subject site is adjacent to the Grand Rapids Public Utilities (GRPU) water treatment facility which is zoned shoreland public use.

B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?
Yes, it will match the property immediately to the west of the subject property.

C. Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?
Yes the property is served by streets and utilities.

D. Demonstrate the need for additional property in the proposed zoning district.
In order to meet the future growth needs of the community, GRPU is renovating the existing facility to be able to meet the projected future water needs. This additional site will provide the real estate needed to be able to provide viable options for expansion.

E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? Being that the existing property to the west is already zoned shoreland public use, it should have minimal impact.

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. The current operating GRPU water treatment plant is already zoned shoreland public use next to the subject property.

G. How does the proposed rezoning conform to the City's Comprehensive Plan? Chapter 4 of the comprehensive plan states that as development occurs, existing infrastructure and future planning should be factored into decision making process (for utilities). Additionally, the goals and objectives as stated in chapter 9 (public infrastructure and services) are to sustainably operate and maintain drinking water infrastructure and facilities. Rezoning the subject property falls right in line with the City's comprehensive plan.

H. Is the timing proper for the proposed rezoning? The subject property is currently listed for sale.

I. Any additional information that the Petitioner would like to supply. _____

Additional Instructions:

Prior to submitting your Petition to Rezone, 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. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

Findings for Approval:

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

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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.