



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:

Oppidan Investment Company
 Name of Applicant*1
400 Water Street, Suite 200
 Address
 Excelsior MN 55331
 City State Zip
612-810-9481 / ryan@oppidan.com
 Business Telephone/e-mail address

Grand Rapids EDA
 Name of Owner (If other than applicant)
420 North Pokegama Avenue
 Address
 Grand Rapids MN 55744
 City State Zip
218-326-7622
 Business Telephone/e-mail address

*1 If applicant is not the owner, please describe the applicant's interest in the subject property. Development of housing in cooperation with the City of Grand Rapids

Parcel Information:

Tax Parcel # 91-536-0110 Property Size: 14.5 acres
 Existing Zoning: SR-4
 Existing Use: Vacant undeveloped land
 Property Address/Location: Vacant land to the north of SW 8th St.
 Legal Description: Lot 1, Block 1 of the plat of Great River Acres.
 (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]
 Signature(s) of Applicant(s)

10/13/2022
 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.

**2 The 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:

See attached Petition for Variance document.

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

See attached Petition for Variance document.

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):

See attached.

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

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

See attached.

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:

See attached.

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:

See attached.

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

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

See attached.

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.

Proposed Project

132 unit, four story, multifamily housing community with a mix of one-, two- and three-bedroom units.

Proposed Variance

- A. Oppidan is requesting a variance to allow for the height of this proposed housing community to exceed the allowed limits. City Code limits structures zoned R4 to be a height of 45'-0". The topography of the site and density tier calculations are restricting our ability to achieve maximum density while staying within the height restriction of 45'. In order to achieve required density and maintain a cohesive design, Oppidan is requesting that the proposed development exceed this limit at a height of 48'. Our current plan is showing a height of 47', but we would like to include a buffer of an extra foot, as the plans are still very preliminary.
- B. Provide an itemization of the required regulations pertaining to this variance. (ie. Setback lines, lot coverage ratios, parking requirements)

Zoning – SR-4

Maximum Building Height:

45' – we are requesting 48'.

Housing requires 2.0 stalls per dwelling unit (12.5% of the required parking shall be enclosed).

Setbacks for Principal Structure:

Front – 35'

Interior – 20'

Street Side – 30'

Rear – 35'

Accessory setbacks:

Front – 30'

Interior – 6'

Street Side – 30'

Rear – 10'

Parking setbacks:

Front – 10'

Interior – 6'

Street Side – 10'

Rear – 10'

Maximum Lot Coverage:

75%

Interior Landscaping:

15 sf per stall

Justification of Requested Variance

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

This variance request for an increase in overall building height does not change the use of the building. The proposed housing development remains a high density, multi-family use which is permitted in the SR-4 district.

- B. *Does the proposal put the property to use in a reasonable manner? Applicant justification – Describe how your situation applies to the above statement.*

The property is currently undeveloped. This proposed use not only maximizes density but provides a much-needed community amenity and diversity of housing. Existing housing supply in the market has extremely low vacancy rates – a market study commissioned by Oppidan indicated that there are no vacant units among any of the surveyed market rate properties, indicating significant pent-up demand.

Additionally, the City of Grand Rapids approached Oppidan with a request to the develop the proposed housing, to combat the housing shortage in the area.

- 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.*

We have been very diligent in building design and placement so that the proposed development sits in position to maximize the building while creating an inviting outdoor space that fits the look and feel of the neighborhood.

However, this site presents some unique challenges in topography and density tiers. The building is being pushed to the west side of the site and in order to reach the maximum density while also accommodating stormwater, drainage and parking requirements, we are forced to build four stories.

- 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 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 housing building, despite requesting a variance for height, has been designed to blend within its natural setting and the surrounding residential neighborhood. The increased height of the building will not overshadow any adjacent properties. The site layout and shape of the building footprint are sensitive to the surrounding single-family homes and senior community.

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 proposed community is consistent with the City of Grand Rapid's Comprehensive Plan. The addition of this community in a developing area adds to the diversity of housing provided in the area by blending with the single-family homes and senior housing to the south.

One of the best features of this site is its forestry and topography. While some of this will change due to the development itself, we intend to blend this community with its surrounding nature as much as possible. Views and site lines will be unmatched, and we intend to enhance this natural setting as much as possible.