



CITY OF
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Proposed Subdivision

Preliminary Plat of Forest Lake Addition

April 10, 2023



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Subdivision

- **Petitioner: Grand Rapids Economic Development Authority (property owner)**
- **Preliminary Plat: *Forest Lake Addition* – Twenty-three lot subdivision, including one Outlot, totaling 5.1 acres.**
- **Past Use of Property: Forest Lake Elementary School**
- **Current use of property: Vacant Land**
- **Proposed Subdivision:**
 - **Twenty-Two residential lots ranging in width between 58' – 81', ranging in depth between 127' – 141'**
 - **Outlot A (to be retained by the City, encompassed by a utility easement)**



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Forest Lake Addition:

Former site of Forest Lake Elementary School

Forest Lake Addition Location





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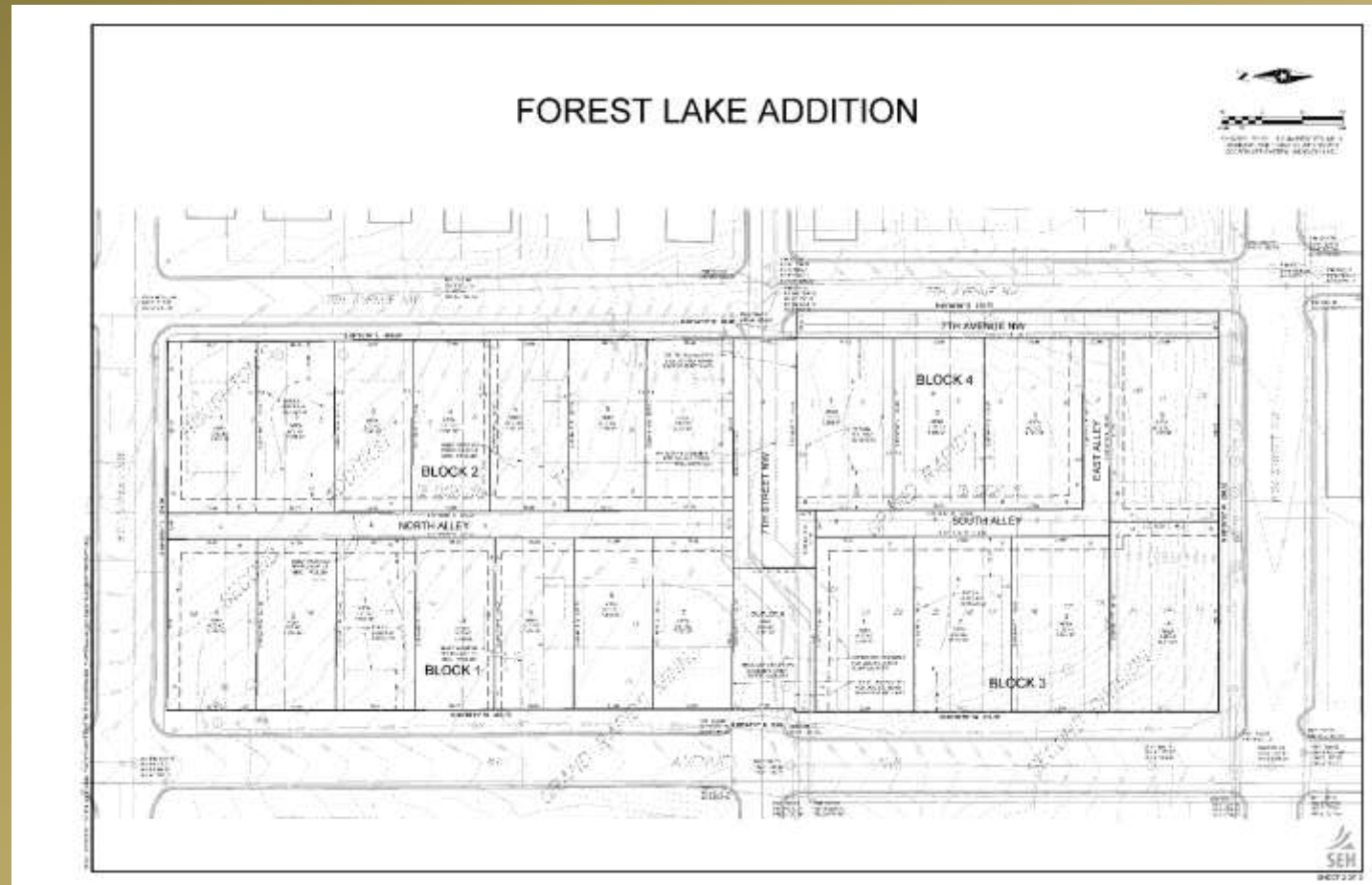
Subdivision

Forest Lake Addition

Review Committee:

- GR PUC
- GR Public Works
Dept./Engineering Dept.
- Fire Dept.
- Parks & Rec. Dept.
- Comm. Development
Dept.

- *All suggestions made by
the Review Committee
have been incorporated
into the preliminary plat
being considered.*





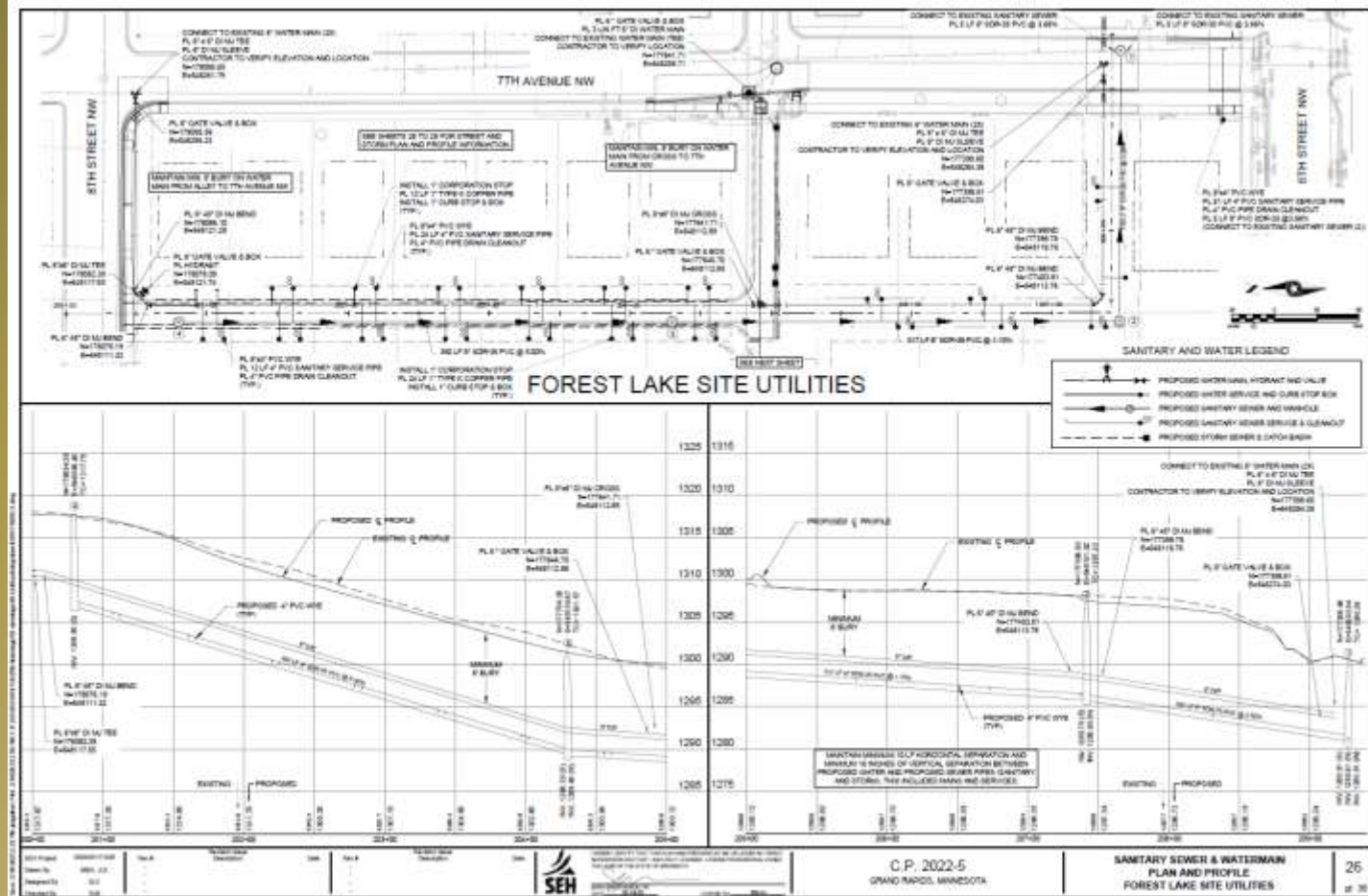
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Forest Lake Addition

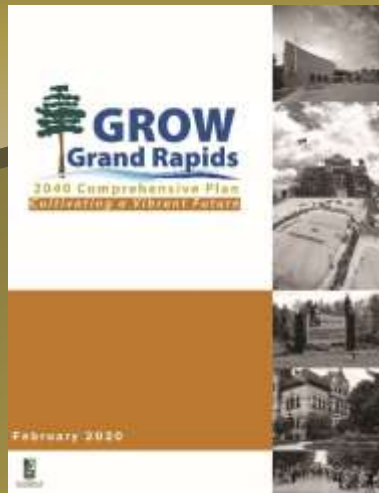
Infrastructure

- Infrastructure, including sanitary sewer, water, electrical services and the proposed alley are planned to be constructed in the summer of 2023.
- This infrastructure is being funded through a combination of ARPA funds and a recently awarded IRRR grant of \$300K.





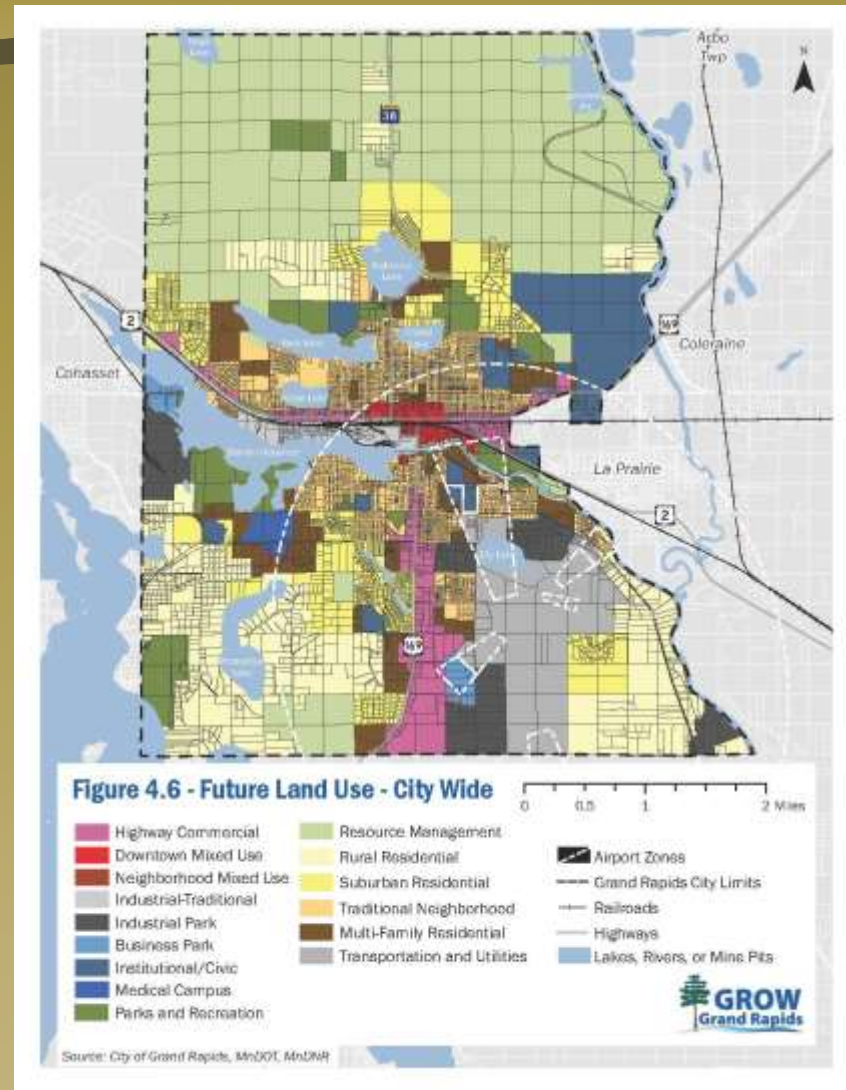
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Comprehensive Plan:

- The 2020 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of **Multi-Family Residential**, which includes the potential for both single-family, two-family and multi-family residential uses.





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Subdivision

Comprehensive Plan:

- The Forest Lake Elementary School site is named as a key development site intended for either single-family or multi-family residential development.
- The Housing Chapter of the Comprehensive Plan has numerous goals that support this plat and the intended use, such as Goal 1d “Support opportunities for owner-occupied single family home development not being met in the market.





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Subdivision

PLANNING COMMISSION

CONSIDERATIONS

SUBDIVISIONS

1. Has there been a change in the development policies of the community?
2. Was there a mistake in the original zoning ordinance?
3. Is the Zoning Ordinance up to date?
4. Is the proposed subdivision compatible with adjacent land uses?
5. Will the proposed subdivision cause undue traffic congestion?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?

Planning Commission Considerations:

The Planning Commission held a public hearing on the preliminary plat on April 6.



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Questions?