



Variance Request:

Public Hearing #2

**Oppidan Holdings, LLC, and property owner,
Grand Itasca Clinic and Hospital**

Area of Variance Request: future Lot 2, Block 1, Plat of The Pillars

January 8, 2020

GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



Variance Request

- Petitioners: Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.
- Filing Date: December 9, 2019
- Requested Variances: Allow for the construction of a four story, 120-unit senior living community building that, as proposed, would have an average building height to the mid-point of the roof of 50 ft. 4 inches.
- Relevant portions of Zoning Ordinance: Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts.
- Legally Described Property:
 - Future: *Lot 2, Block 1, Plat of the Pillars (full legal description within Staff Report).*



Variance Request

Grand Itasca/Oppidan Holdings Variance Request

Subject area:

- 14.45 acres
- Proposed Plat of the Pillars: Lot 2, Blk. 1 – 5.8 ac.
- Current Zoning Designation: SM (Shoreland Medical)
- Future Zoning Map Amendment Request: SR-4 (Shoreland Multiple-Family Res. – high density (portion of plat area))

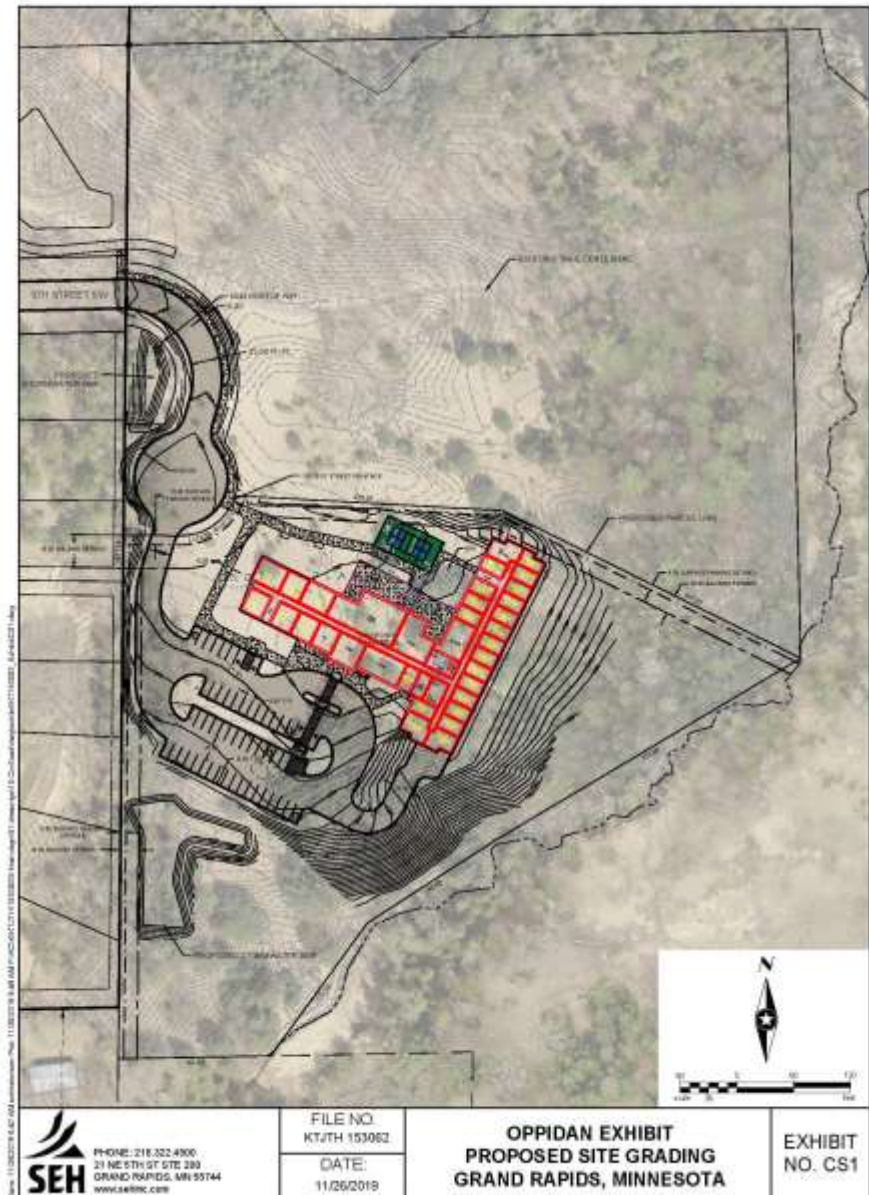




Variance Request

Subject area:

- Draft Site Plan/layout.
- Building Setbacks: (*R-4/SR-4 zoning setbacks*)
 - Front- 35' min./55' + proposed (NW)
 - Int. Side- 20' min./130' proposed (W)
 - Int. Side- 20' min./25' proposed (NE)
 - Rear- 35' min./100' proposed (SW)





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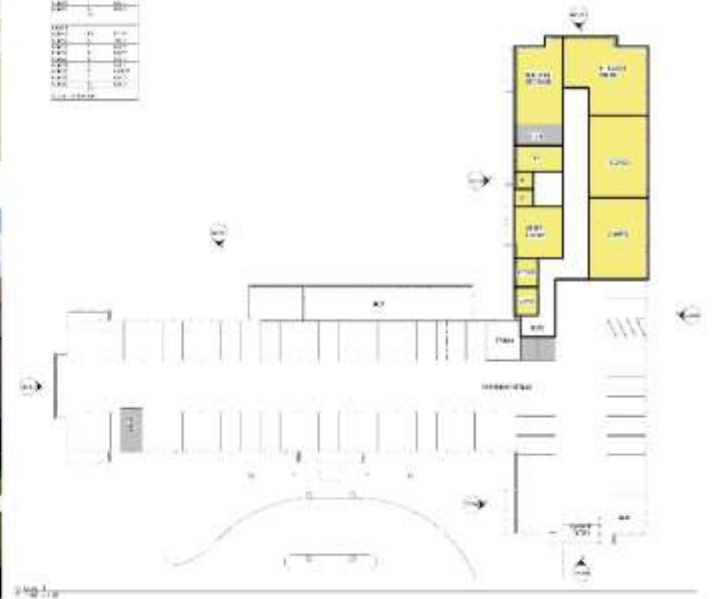
Variance Request

THE PILLARS OF GRAND RAPIDS - SENIOR LIVING

- Sample Building Elevation
- 120 units senior housing
- Independent living, assisted living, and memory care housing options
- Underground parking



| UNIT MIX BY FLOOR | | | | UNIT MIX BY TYPE | | | |
|-------------------|--------|----------|--------|------------------|----------|--------|-------|
| Floor | Senior | Assisted | Memory | Senior | Assisted | Memory | Total |
| 1st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 34th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 36th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 38th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 39th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 41st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 42nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 43rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 47th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 48th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 49th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 50th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 51st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 52nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 53rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 54th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 55th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 57th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 58th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 60th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 61st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 62nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 63rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 64th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 65th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 66th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 67th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 68th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 69th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 70th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 71st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 72nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 73rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 74th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 75th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 76th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 77th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 78th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 79th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 80th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 81st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 82nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 83rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 84th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 85th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 86th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 87th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 88th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 89th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 90th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 91st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 92nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 93rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 94th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 96th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 97th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 98th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 99th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 100th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 101st | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 102nd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 103rd | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 104th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 105th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 106th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 107th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 108th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 109th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 110th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 111th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 112th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 113th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 114th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 116th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 117th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 118th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 119th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 120th | 0 | 0 | 0 | 0 | 0 | 0 | 0 |





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Variance Request

- Exterior Building Elevations





Variance Request



① Elevation 3 Copy 1
1/8" = 1'-0"

Pillar of Grand Rapids - Senior Living

1200 Grand Rapids Blvd., Suite 100
Grand Rapids, MI 49508
Tel: 616-233-4422
Fax: 616-233-4422

Building Height Exhibit

SD-001

- 45 ft. maximum building height allowed within a SR-4
- Proposed residential structure would have an average building height to the mid-point of the roof of 50' 4"
- 5' 4" building height variance request.

Building height means the distance between the average ground level at the building line and the highest point of the roof or flat roof, to the decline of a mansard or to the highest gable on a pitched or hipped roof. In a shoreland district, the height of building means the vertical distance between the highest adjoining ground level at the building or ten feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof.



Variance Request

Summary of Variance Request:

- ❖ The construction of a four story, 120-unit senior living community building, as proposed, would require the Planning Commission's approval of one variance;

Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts, and establishes a 45' maximum building height for principal structures within a SR-4 zoning district.

- 5 ft. 4 in. building height variance request

Potential Conditions for approval:

1. The variance applies to Lot 2, Block 1, Plat of the Pillars (upon completion of subdivision process).
2. The variance approval is contingent on the subject property being successfully rezoned from the current SM (Shoreland Medical) to SR-4 (Shoreland Multiple-Family Residential- high density)



Variance Request

Planning Commission Variance Considerations:

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



Questions?