

## **Public Hearing**

**Preliminary Plat** 

**Crystal Lake Estates Second Addition** 

**November 6, 2025** 



### **Subdivision**

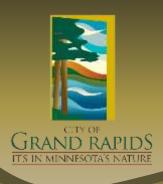
### **Summary**

Preliminary Plat: Crystal Lake Estates Second Addition

Petitioner: Grand Rapids Economic Development Authority (property owner)

Past Use: ISD 318 Administration Building (currently vacant — anticipating grant for demo)

Proposed Subdivision: (Re)Plat of 1.45 acres into (8) 70'x150' residential lots



### **Subdivision**

# **Crystal Lake Estates Second Addition**

1.45 acre site currently zoned PU
Vacant former ISD 318 Administration
Building (820 N. Pokegama Ave.)

\*Surrounding zoning is R-2





### **Subdivision**

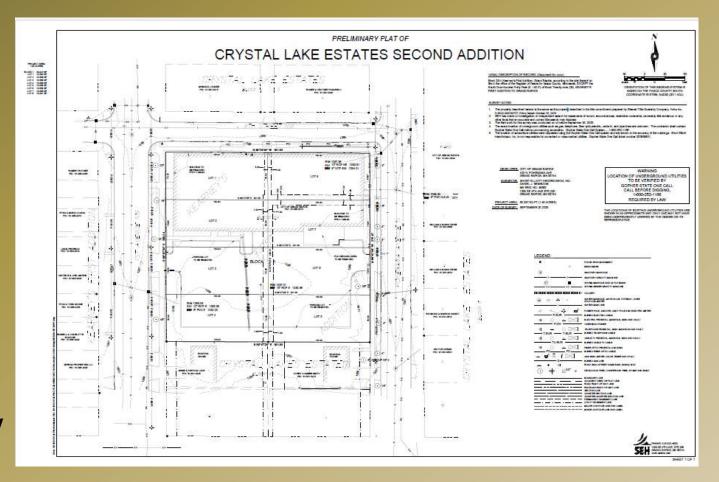
## Crystal Lake Estates Second Addition

Initial Review:
Community Development

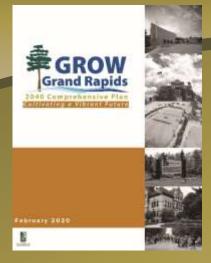
#### **Review Committee:**

City Engineer / PW Director
PUC — Electrical and Water
Managers
Fire Chief
Parks and Rec Director

\* Suggestions made by the Review Committee have been incorporated into the platting process.







### **Comprehensive Plan**

The ISD 318 Administration Building site is a similar redevelopment opportunity to the Forest Lake School site

Consistent with Chapter 5 (Goal 1D): Support opportunities for owner-occupied single family home development not being met in the market.

### **Subdivision**

Chapter 4 - Land Use

#### Key Development Sites

Some key development and redevelopment parcels that were addressed during the planning process include the following sites:

#### Forest Lake Elementary School Site

The former Forest Lake Elementary School site is located on the west side of downtown Grand Rapids. The location of the site makes it a target for either future single-family or multi-family residential usedue to its proximity to the downtown and surrounding traditional neighborhood uses.

#### Former Ainsworth Industrial Site

The former Ainaworth site currently sits vacant along the western portion of the community, with rail access and proximity to US highway 2. The site contains existing buildings and infrastructure that can be modified to accommodate a range of future uses. The site and existing buildings are large and may warrant the accommodation of multiple uses.

#### Grand Itasca Clinic and Hospital

The stee surrounding the existing Grand Itasca Clinic and Hospital provides opportunity for increased development intensity surrounding the medical compus. A combination of neighborhood mixed use and multi-family residential future land uses have been identified surrounding the clinic and hospital or an existing surrounding the clinic and hospital surrounding the combined surrounding the surrounding surrounding the clinic and hospital surrounding the surrounding the surrounding surround

#### City Owned Parcels Downtown

The City of Grand Repids currently owns to paticels of land in the southeast portion of Downtown. These percels are located a few blocks to the east of 115 Highway 169 and to the north of the Grand Repids Area Library. Both sites are currently wearst and are poised for a range of development opportunities.

#### Industrial Park

The future land use map shows several additions to the City's industrial parks and other industrial expansion areas. The industrial areas were addressed to make sore that sufficient land was ready for both routine industrial expansion and the potential for a large facility tooking for a store analysis.

#### Housing and Neighborhood Diversity

The planning process was cognizent of the City's and region's changing demographics, changes in industries and potential changes in immigration patterns. The future land use map and categories were created to support a range of issuing types and to accommodate a variety of interconnected neighborhoods.

#### **Future Development Considerations**

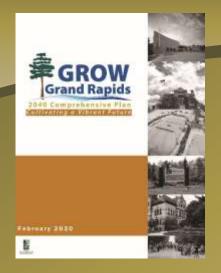
The future land use map and corresponding estegories serve as the legal basis for zoning decisions within the CRy. While these components serve as the foundation for decision making, there are other considerations that should be included throughout the development process. The following considerations can simply be used during the development review process or the City may choose to develop/modify policy and regulations to require the consideration of these elements through the development process.

#### Residential Development

The maintenance of a healthy, affordable and vibrant housing stock is a key consideration for cities throughout the State of Minnesotts. Grand Rapids is home to existing vibrant neighborhoods where a range of quality, type and affordability must be maintained for future recidents. The future land use plan uses four residential land use categories to guide future residential development – from large lot single-banky to multifamily development. As the Oby continues to pursue recidential growth to maintain a range of options for future and current residents, the quality and character of the residential development should be considered.







### **Comprehensive Plan:**

General vision from the Comp Plan for this neighborhood is residential

Planning Commission will consider making a recommendation to the City Council

### **Subdivision**





# Planning Commission Considerations

### **Subdivision**

#### PLANNING COMMISSION

#### CONSIDERATIONS

#### SUBDIVISIONS

- 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?
- 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?
- 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?



## **Questions?**