

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.

*2The 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:

Applicant is under contract on and intends to subdivide a 3.7 acre portion of the 5.2 acre parcel with the intent to develop an approximately 21,000sf retail store for a national retailer. The 3.7 acre parcel has 50' of frontage on Golf Course Rd. to the north, 30' on Pokegama Ave. to the east and 30' on SW 13th Ave St. to the south via access agreements. Applicant and Owner have agreed to establish an access agreement to SW 2nd Ave through the remaining 1.5 acre parcel via the existing 83' wide access point at the rear of the 1.5 acre parcel fronting SW 2nd Ave. Code, however, requires each lot have 75' of continuous street frontage and Planning is therefore proposing a 75' wide cul d sac at the rear of the two new parcels. This creates an undue burden on Applicant and Owner as it would eliminate upwards of 1 acre of unusable land needed for the cul d sac and its setbacks, would add significant costs without any enhanced benefit to the landowners or the community and creates perpetually empty area requiring monitoring and maintenance. Applicant requests the cul d sac not be required since the new 3.7 acre parcel will have cross-access through the 1.5 acre parcel with 83' of frontage on SW 2nd Ave (8' more than Code requires) and 4 additional points of access to surrounding streets. The intent of the Code, while surely beneficial in many situations, would not enhance access in this scenario and in fact creates a liability.

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

___ The property is_zoned General Business District. Municode Division 30-366(a): "Location: All lots shall abut and have the minimum frontage on a publicly dedicated street or a street that has received legal status as such . Division 30-512 Table 2A: The table shows frontage as Minimum Width of 75 feet.

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):

—The Use is fully compliant within the Zoning.

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

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

Yes. Retail is the highest and best use of the property - it's a Shopping Center. The variance would furthermore maximize the usable area on both parcels and the remaining 1.5 acre parcel would appeal to a wider array of end users. The 1.5 acre would also sit next to a new national retailer and likely be developed sooner. This is a long-vacant parcel and would be a further benefit to the landowners, the community and the City.

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:

The current lot has substandard street frontage in two different places, preventing any division of that lot. The cul d sac solution will cost the same or more than the land is worth. The alternative is for Applicant to purchase the excess land. Either "solution" may render the deal with the retailer kill the deal with the retailer and prevents that remainder from ever being developed. By allowing the TSC lot to have 50' frontage the city corrects an inherent problem unique to the lot and encourages the development of that entire property.

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:

The intent of the ordinance is to prevent landlocked lots. This development, through proposed 50' street frontage and multiple access agreements, remains in harmony with the purpose and intent of that and is not a detriment to the public welfare or property improvements, and is in keeping with the essential character of the overall project and the general area.

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

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

Yes, it is consistent with the Comprehensive Plan

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?

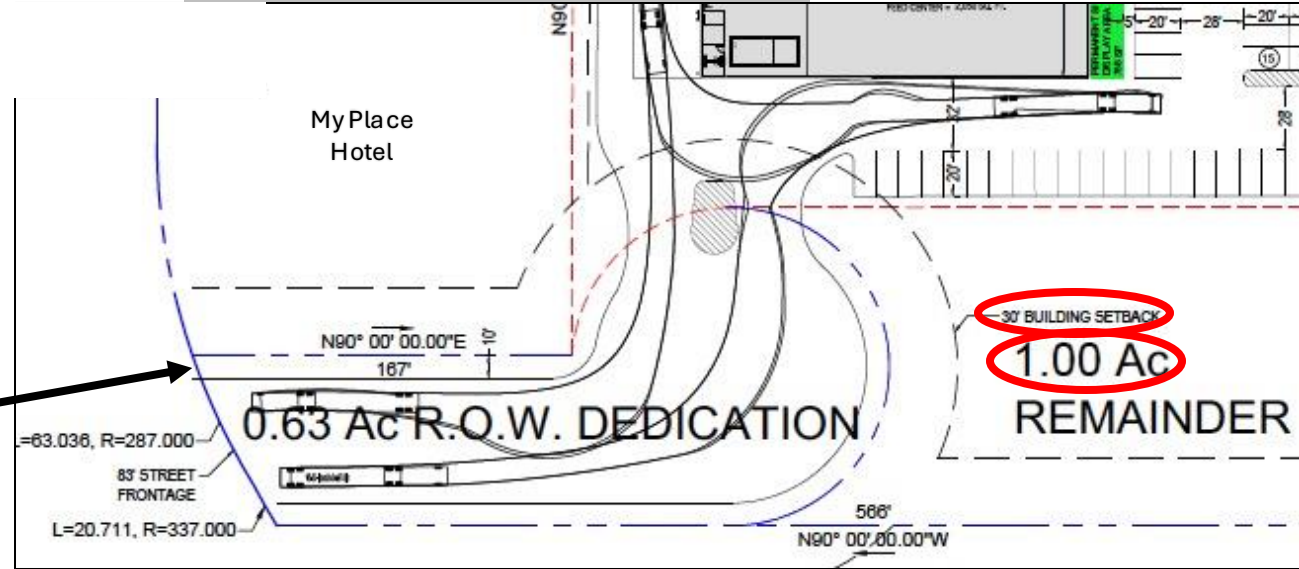
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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.

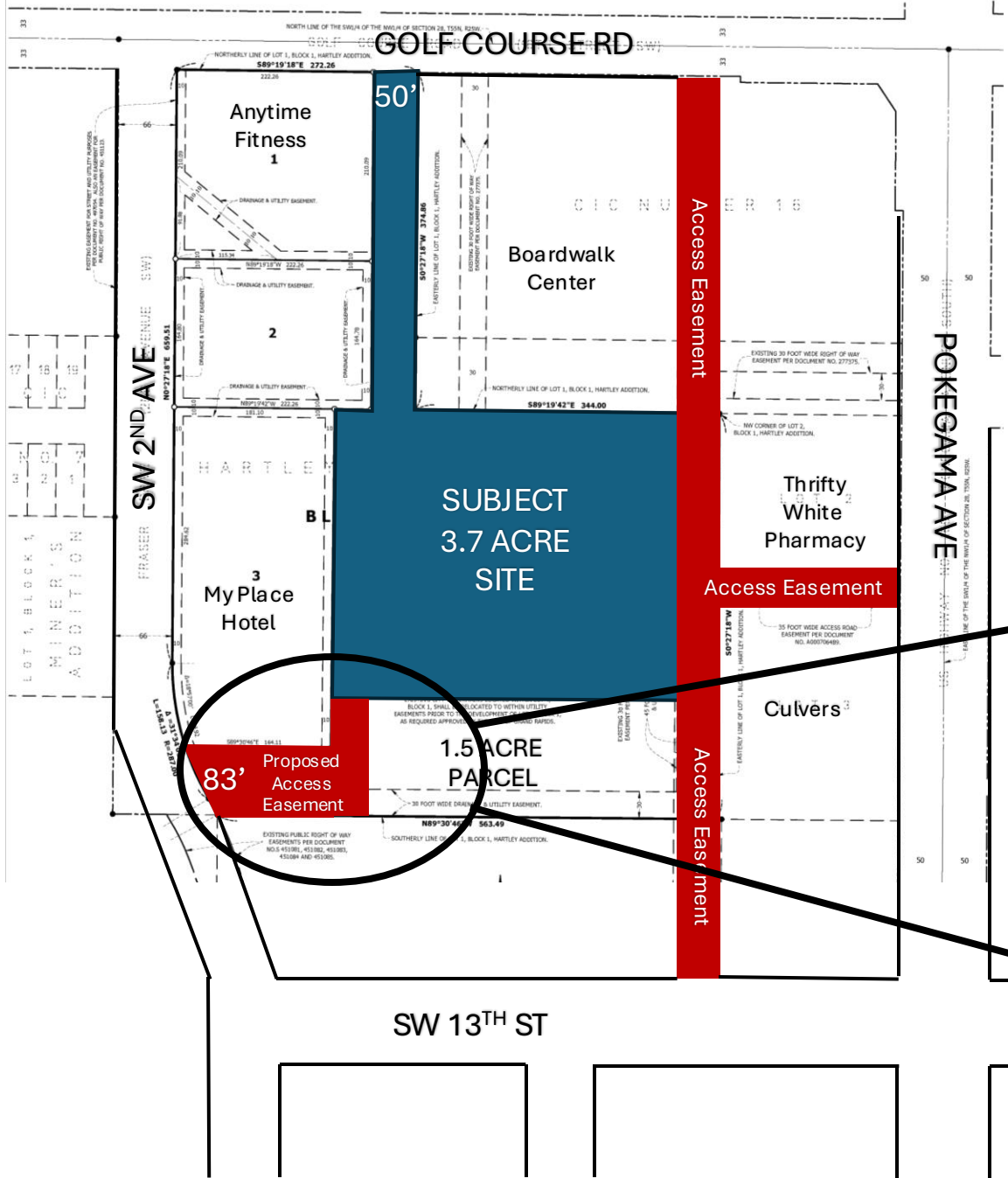
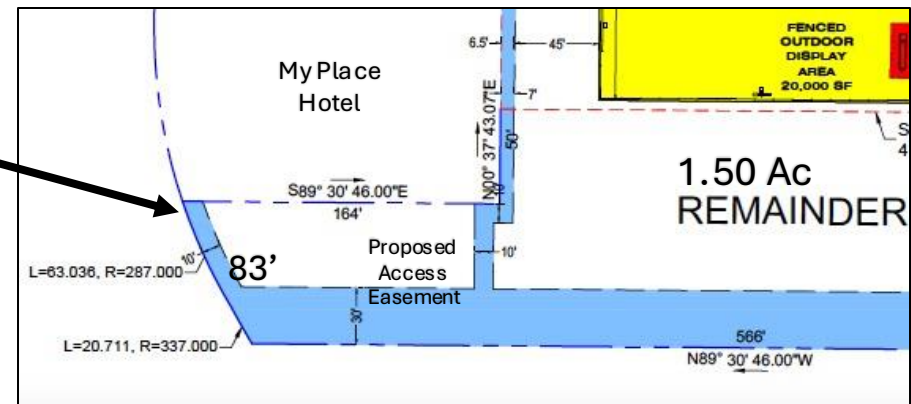
GRAND RAPIDS, MN PETITION FOR VARIANCE

CMK PROPERTIES, LLC

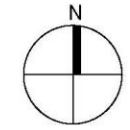
Conditions with CUL D SAC shown:
Loses .63 acre



Conditions without CUL D SAC shown



PRELIMINARY SITE PLAN (AUTOTURN)

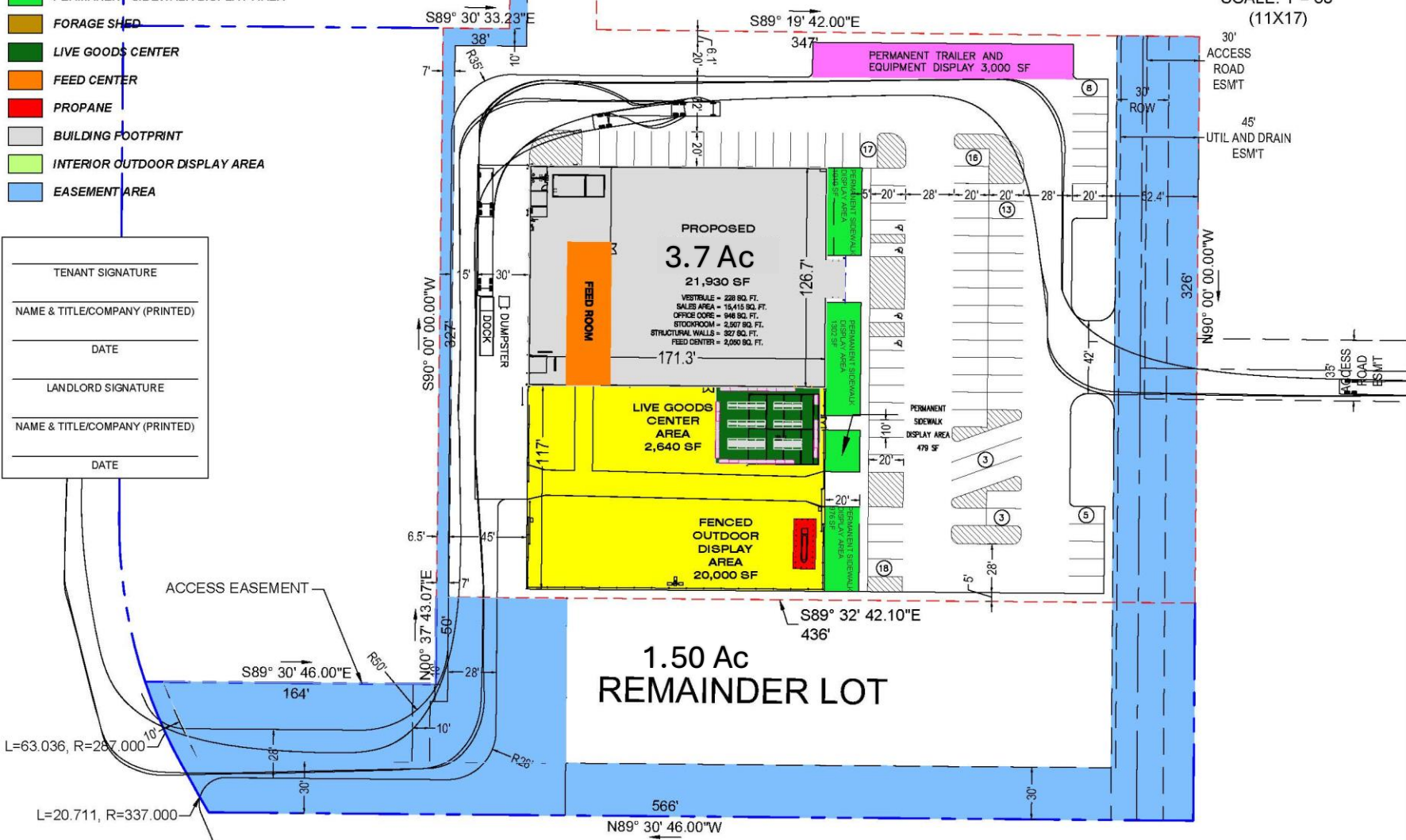


SCALE: 1" = 60'
(11X17)

COLOR LEGEND
 - - - - - PROPERTY LINE
 - - - - - DEMISED PREMISE
 - - - - - CAM AREA

- PYLON SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- FORAGE SHED
- LIVE GOODS CENTER
- FEED CENTER
- PROPANE
- BUILDING FOOTPRINT
- INTERIOR OUTDOOR DISPLAY AREA
- EASEMENT AREA

TENANT SIGNATURE
NAME & TITLE/COMPANY (PRINTED)
DATE
LANDLORD SIGNATURE
NAME & TITLE/COMPANY (PRINTED)
DATE



PROJECT INFORMATION

SITE AREA	
LOT	± 3.70 AC
TOTAL	± 3.70 AC

PARKING COUNT SUMMARY	
BLDG	21,930 SF 83 SP
TRAILER	15 SP
TOTAL PROVIDED	98 SP

REQUIRED BY CITY	
2.5 PER 1000 SF OF BLDG	56 SP
1 PER 1000 SF OF OUTDOOR SALES	27 SP
1 PER LOADING DOORS	2 SP
TOTAL REQUIRED	84 SP

ZONING CLASSIFICATION	
EXISTING	MCN-C
PROPOSED	MCN-C

REQUIRED SETBACKS	
FRONT	20'
SIDE	10'
REAR	25'

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
2. ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
06/20/24	INITIALS RELEASE	LL
08/09/24	INITIALS RELEASE	CS

GRAND RAPIDS, MN

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