



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Hearing

CMK Variance Request

Grand Rapids City
Section 28, Township 55, Range 25
My Place Hotel Maturi Addition
Lot 4, Block 1

September 5, 2024



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Variance Request

- **Petitioners: CMK Properties**
- **Filing Date: August 12, 2024**
- **Requested Variances: The requested variance, if approved, would allow a variance from the minimum front yard required 75' width. The 5.7-acre parcel is proposed to be split into two – the north 3.7-acre parcel will need the variance. The 3.7-acre parcel will have access through the remaining 1.5-acre parcel.**
- **Relevant portions of Zoning Ordinance:**
 - **Section 30-512 Table 2A of the Municipal Code, which lists minimum frontage widths.**
- **Legally Described Property:**
 - **Grand Rapids City, Section 28, Township 55, Range 25, My Place Hotel, Maturi Addition, Lot 4, Block 1**



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VARIANCE - Front Yard Setback

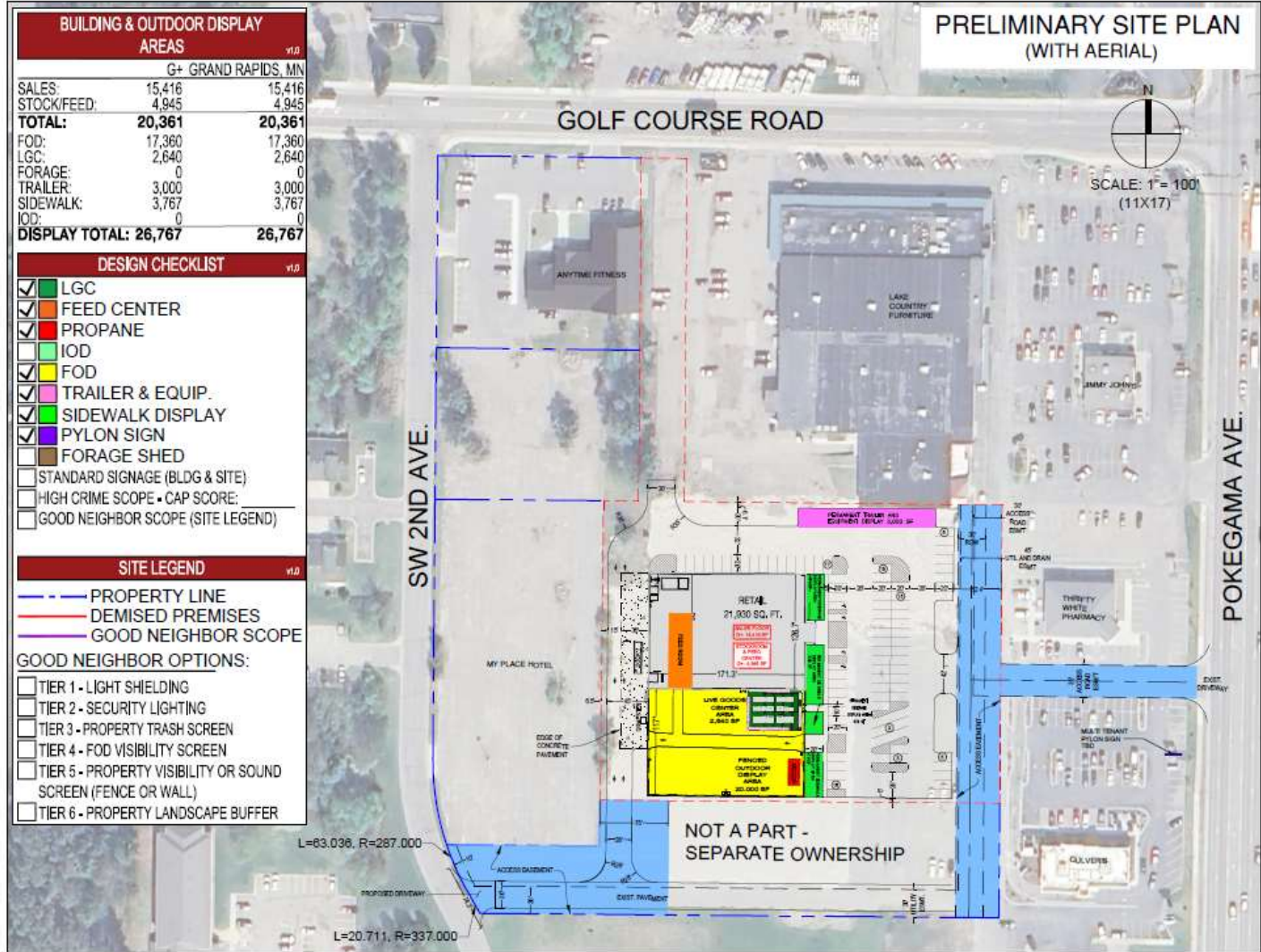
Variance Location





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Summary of requested variance:

The proposed project would require the Planning Commission's approval of one variance from:

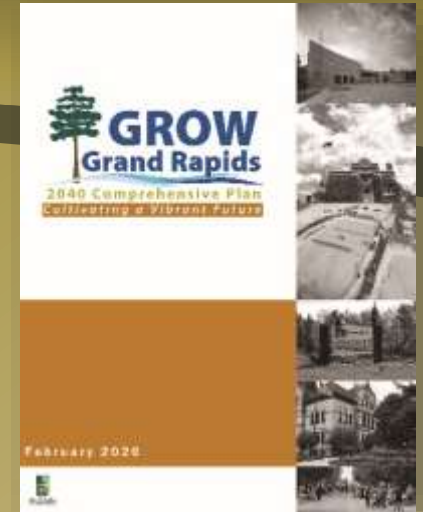
- 1) Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot size width of 75'.

Zone	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS				MAXIMUM LOT COVER- AGES			BUILDING SIZES	
	Gross Area	Area S/F Unit	Width	Front	Interior Side	Street Side	Rear	Building (percent- age)	Total Surface (percent- age)	GUOS Unit	Maximum Height (feet)	Minimum Dimension (feet) ^B
GB	10,500	3,000	75	30	10	15	10	40	90	500	50	24



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Comprehensive Plan: Goals & Objectives related to Land Use

- **Redevelopment** likewise refers to new construction within the existing urban fabric, but generally also implies the demolition of obsolete structures and/or the remediation of contaminated sites. Redevelopment is not always cost-effective, but it has the potential to be transformative.
- **Adaptive reuse** refers to repurposing obsolete or under-performing structures for viable use, which supports the City's sustainability goals. It can also be an effective strategy for historic preservation.

Infill, redevelopment, and adaptive reuse provide a contrast to greenfield development by helping to preserve productive farms, forests, and rural character on the urban fringe. They also reduce the public cost of providing infrastructure and services to development, strengthen access and connectivity, and improve the aesthetics of existing neighborhoods. These types of projects continue to be an area of focus for Grand Rapids.



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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-



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Questions/Comments?