



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 6/4/26															
Statement of Issue:	Consider a recommendation to the City Council regarding the rezoning of 5.3 acres of land from LB (Limited Business) to GB (General Business).																
Background:	<p>Unique Opportunities LLC filed an application for a Zoning Map Amendment with the City on May 11, 2026. The application requests the City's consideration of the rezoning of the following described property from its current LB (Limited Business) to GB (General Business).</p> <p style="text-align: center;"><i>LOT 1 BLK 2, LESS THAT PT WHICH LIES ELY OF THE SLY EXT OF THE W LINE OF THE E 1/2 OF VAC 3RD AVE SE AND NLY OF A LINE DRAWN PARALLEL AND SLY 60' FROM THE N LINE OF SAID LOT 1, PLAT OF ONE SIXTY-NINE BUSINESS CENTER, GRAND RAPIDS, ITASCA COUNTY, MINNESOTA.</i></p> <p style="text-align: center;"><i>PID: 91-653-0210</i></p> <p>The Zoning Map Amendment, if approved, would facilitate the completion of the purchase of the subject property by Unique Opportunities LLC, and ultimately the development of an apartment building.</p> <p>The following table shows a comparison of the yard and bulk requirements LB and GB zoning and illustrates several differences between the two zoning districts: specifically, maximum height and building coverage.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">LB (existing zoning)</th> <th style="width: 35%;">GB (requested zoning)</th> </tr> </thead> <tbody> <tr> <td>Min. Lot Size</td> <td><u>gross area-14,000 s.f., area (unit)- 3,000, width- 100 ft.</u></td> <td><u>gross area-10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.</u></td> </tr> <tr> <td>Min. Yard Setbacks</td> <td>front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.</td> <td>front-30 ft., int. side-10 ft., street side-30 ft., rear- 10 ft.</td> </tr> <tr> <td>Max. Lot Coverage</td> <td>building- 35%</td> <td>building-40%</td> </tr> <tr> <td>Building Size</td> <td><u>max. height- 35 ft., min. dimension- 24 ft.</u></td> <td><u>max. height- 50 ft., min. dimension- 24 ft.</u></td> </tr> </tbody> </table> <p>The 2040 Comprehensive Plan shows this piece of land remaining commercial zoning.</p>			LB (existing zoning)	GB (requested zoning)	Min. Lot Size	<u>gross area-14,000 s.f., area (unit)- 3,000, width- 100 ft.</u>	<u>gross area-10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.</u>	Min. Yard Setbacks	front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.	front-30 ft., int. side-10 ft., street side-30 ft., rear- 10 ft.	Max. Lot Coverage	building- 35%	building-40%	Building Size	<u>max. height- 35 ft., min. dimension- 24 ft.</u>	<u>max. height- 50 ft., min. dimension- 24 ft.</u>
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Considerations:	When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Zoning Map Amendment.</p>
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment.</p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve)(deny) the Zoning Map Amendment, as petitioned by Unique Opportunities LLC, described within the Staff Report and as shown in the maps presented here today, from the current LB (Limited Business) zoning designation to that of GB (General Business);</p> <p><i><u>Contingent on the following stipulation(s):</u></i></p> <hr/>
Attachments:	<ul style="list-style-type: none"> • Staff presentation with maps. • Copy of the rezoning petition and associated documentation. • List of the Planning Commissions Rezoning Considerations.