



**Petition for Rezoning (Zoning Map Amendment)**

Community Development Department  
 420 North Pokegama Ave.  
 Grand Rapids, MN 55744  
 Tel. (218) 326-7601 Fax (218) 326-7621  
 Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Unique Opportunities LLC

Name of Applicant \_\_\_\_\_

Name of Owner (If other than applicant) \_\_\_\_\_

3155 Pioneer Rd SE

Address \_\_\_\_\_

Address

Alexandria MN 56308

City State Zip

City State Zip

612-599-3453

Business Telephone/e-mail \_\_\_\_\_

Business Telephone/e-mail

**Parcel Information:**

Tax Parcel # 91-653-0210

Property Size: 5.3 Acres

Existing Zoning: Limited Business

Requested Zoning: General Business

Existing Use: Vacant Property

Proposed Use: Multi-Family

Property Address/Location: Between SE 11th St and SE 13th St, and Between SE 2nd Ave and SE 4th Ave

LegalDescription: 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  
 (attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Riley Kephart  
 Owner Representative

05/11/26

Signature(s) of Applicant(s)

Date

Signature(s) of Owner(s)-(If other than applicant)

Date

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete \_\_\_\_\_ Fee Paid \_\_\_\_\_

Planning Commission Recommendation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

Summary of Special Conditions of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Required Submittals (5 copies of each & electronic versions of all pertinent information):**

- Application Fee - \$505.00 \*<sup>1</sup>
- Location Map
- Map Showing Surrounding Zoning
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)

*\*<sup>1</sup>The 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.*

**Justification of Proposed Rezoning:** Please answer all of the following questions (attach additional pages if needed). The Planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

**A.** What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

Surrounding land uses include General Business, Business Park, One and Two Family Residence, One-Family Residence, and Limited Business

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**B.** Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

With the property bordered by one- and two-family residential uses to the south, and given its close proximity to local retail, essential services, and restaurants, we believe changing the zoning to General Business, which would allow for a multi-family apartment development would integrate well with the surrounding area. The proposed development would provide a beneficial addition to the community while offering residents safe and convenient access to nearby amenities.

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**C.** Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?

The property is bordered by public sidewalks along the west and south sides, providing pedestrian connectivity and accessibility. In addition, stormwater, wastewater, and water services have already been stubbed to the site, supporting efficient utility connections for future development. The surrounding low-speed roadways will also help provide safe and convenient access for residents.

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**D.** Demonstrate the need for additional property in the proposed zoning district.

No additional property is required for the proposed zoning district, as the existing parcel provides sufficient area to accommodate the proposed development and associated site improvements.

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**E.** What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? \_\_\_\_\_

The proposed rezoning is expected to have a positive impact on the growth and development of the surrounding area by providing additional housing opportunities within close proximity to existing commercial services, restaurants, shopping, and other community amenities. The development is located adjacent to existing residential properties and is intended to serve as a compatible transition between nearby residential and commercial uses.

**F.** Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. \_\_\_\_\_

The proposed rezoning from Limited Business to General Business is the minimum change necessary to allow reasonable use of the property. The site is well suited for multi-family development due to its proximity to existing homes, businesses, restaurants, and available infrastructure.

**G.** How does the proposed rezoning conform to the City's Comprehensive Plan? \_\_\_\_\_

The proposed rezoning is consistent with the City of Grand Rapids comprehensive plan by supporting additional housing in an area well suited for Multi-family residential. The development is compatible with surrounding residential and commercial uses.

**H.** Is the timing proper for the proposed rezoning? \_\_\_\_\_

Yes, the timing for the proposed rezoning is appropriate as development will help support the City's current and future housing needs in an area well suited for Multi-Family residential uses.

I. Any additional information that the Petitioner would like to supply. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

**Additional Instructions:**

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

**Findings for Approval:**

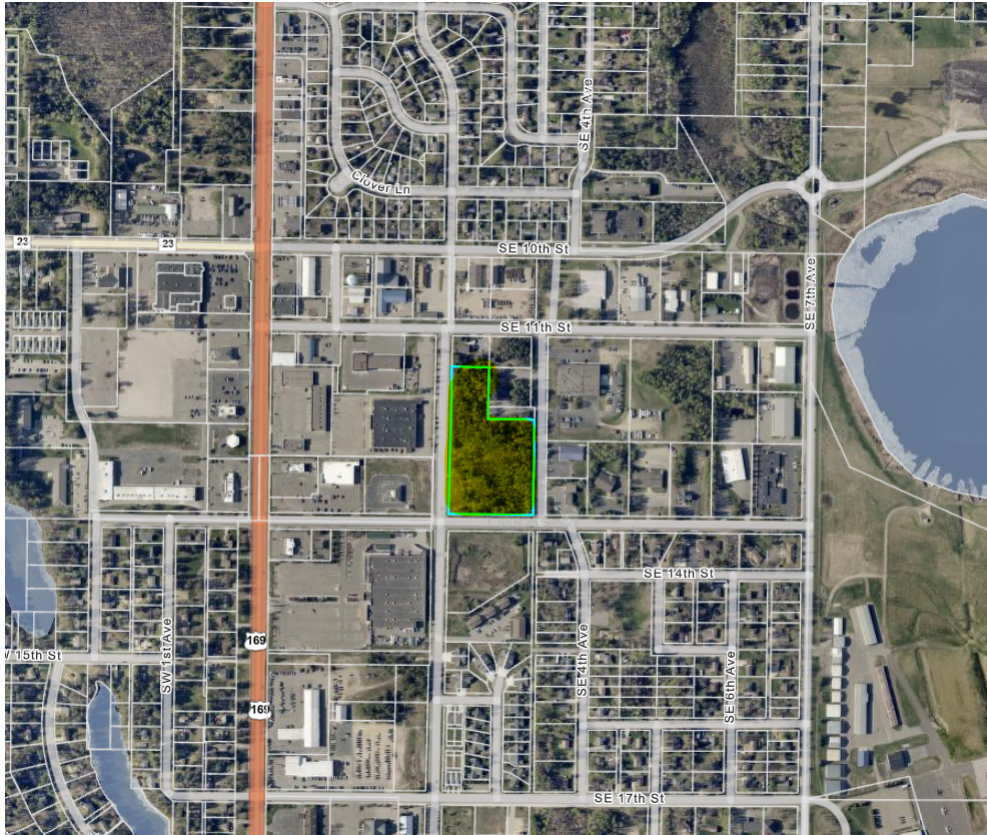
The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

# LOCATION MAP



# SURROUNDING ZONING MAP

