



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Public Hearing

Keystone Design Build Variance Request

PID: 91-028-3415

S 361.68' OF SE SW LESS W 631.68' & LESS REV DESC #3 & LESS E 177'

April 3, 2025



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Variance Request

- **Petitioners:** Keystone Design Build
- **Filing Date:** March 13, 2025
- **Requested Variances:** The requested variance would permit the construction of a 30'x55' addition to the northwest side of the existing business. The addition extends 10' into the required 15' side yard setback.
- **Relevant portions of Zoning Ordinance:** Section 30-512 Table 2-A of the Municipal code, which lists minimum yard setbacks.
- **Legally Described Property:**
 - S 361.68' OF SE SW LESS W 631.68' & LESS REV DESC #3 & LESS E 177'



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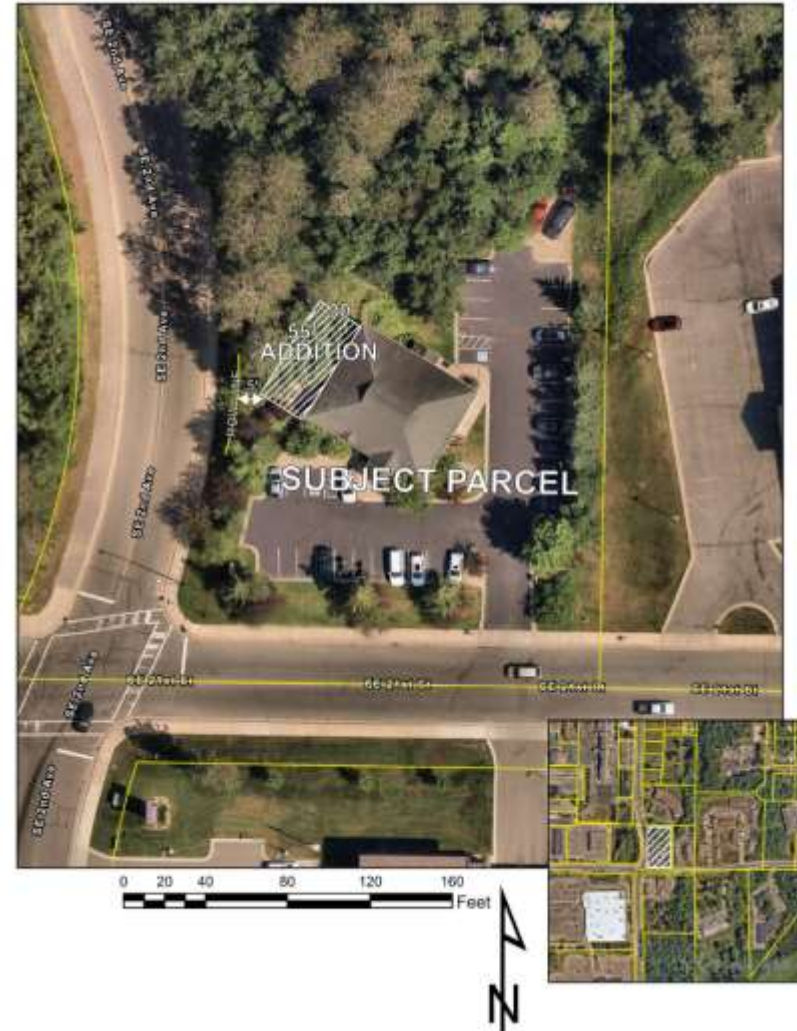
Variance Request

Variance Details:

The applicant describes:

- The unique size of the parcel and location of the property that abuts a street as a circumstance that was not created by the owner.
- The addition to the existing business is consistent with the current zoning and in harmony with the surrounding area.

VARIANCE 91-028-3415





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Variance Details:

- **Subject property is a 2.3-acre parcel with an existing dental office. With the proposed addition the property will not exceed the maximum lot coverage of 30%.**
- **The closest point of the addition is 5' from the west property street ROW.**





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Summary of requested variance:

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

- 1) Section 30-592 table 2-A of the Municipal Code, which list the required street side yard setback of 15' for General Business. This variance would permit the proposed addition at a reduced setback of 5'.

TABLE 2-A DISTRICT DEVELOPMENT REGULATIONS - PRINCIPAL STRUCTURES

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) ²
RR	1.25 acre	1.25 AC	150	30	15	30	30	20	N/A		35	24
R-1	8,400	8,400	70	30	6—9 ¹	15	30	30	N/A		30	24
R-1a	6,000 ⁴	6,000	44	30	6	15	30	40	N/A		30	24
R-2	7,000 ⁴	5,000	50 ⁴	30	6—9 ^{1, 4}	15	30	30	N/A		30	24
R-3	15,000 ⁴	5,000	100 ⁴	35	10 ⁴	15	35	30	75	400	30	24
R-4	15,000 ⁴	2,500	100 ⁴	35	20 ⁴	30	35	35	75	400	45	24
LB	14,000 ⁴	3,000	100 ⁴	30	10 ⁴	15	15	35	85	500	35	24
GB	10,500	3,000	75	30	10	15	10	40	90	500	50	24
CBD	7,000	3,000	50	N/A	N/A	N/A	N/A	100	100	N/A	60	24
MU	40,000	2,500	100	35	20	30	35	40	75	N/A	45	24
M ³	20,000	3,000	100	30	10	15	15	35	85	500	35	24
RC	1.5 acre	1.5 acre	200	50	25	25	25	25	50	N/A	35	N/A
BP	30,000	N/A	150	50	15	25	15	40	85	N/A	35	24
I-1	1 acre	N/A	150	50	25	25	25	50	90	N/A	40	24
I-2	1 acre	N/A	150	50 ²	25	25 ²	25	60	90	N/A	110	N/A
PU	1 acre	N/A	50	30	10	15	30	N/A			60	N/A
CD	N/A		50	50	50	50	50	N/A			N/A	
AG	2.5 acres	2.5 acres	50	50	50	50	50	N/A			N/A	
AP	N/A		50	50	50	50	50	N/A			N/A	



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Comprehensive Plan: Goals & Objectives related to Land Use

Goal 2: Promote commercial development that serves local and regional markets. A diversity of commercial land uses offers multiple benefits to residents and visitors and enhances economic sustainability.

- a. **Recognize distinct classes of commercial development that serve different markets and are compatible within different land use and transportation contexts.** Different commercial uses serve distinct markets and perform best when clustered with uses that serve similar markets or require similar infrastructure. For example, a large commercial use such as a retail store typically serves a broad market area, generates substantial traffic, and requires a large amount of surface parking. Therefore, siting is most appropriate along high-volume thoroughfares.
- b. **Consider opportunities for commercial development at various scales.** For example, neighborhood commercial uses provide for localized commercial development that meets the needs of a neighborhood population. Neighborhood commercial supports community vitality and sense of place. It is important to provide zoning flexibility, as well as adequate land and infrastructure, for business to thrive at various scales.
- c. **Explore opportunities for the introduction of mixed-use into Grand Rapids land use planning, including all types of mixed-land uses.** The inclusion of mixed uses improves access to a range of needs and varied lifestyles. Mixed-use also supports community goals for active living, encourages compact development, and stimulates more variety in community development styles.
- d. **Consider opportunities to support local artisans, entrepreneurs, and home-based businesses through zoning tools and creative community partnerships.** Grand Rapids seeks to cultivate a creative culture and encourage entrepreneurship. Planning and zoning should support these objectives – examples

Goal 1. Actively manage growth that provides supportive relationships between all land uses and assesses the potential location within the existing core or future growth areas. At its core, land use planning aims to develop synergy between supportive land uses and minimize harmful impacts between incompatible, or conflicting, land uses. The classic example of a land use conflict is a heavy industrial use that negatively impacts surrounding properties. Single-use zoning, setback requirements, and similar standards help avoid and mitigate potential nuisances and harmful spillover effects. On the other hand, mixing compatible uses helps foster active neighborhoods by connecting residents to jobs, activities, and one another. Grand Rapids seeks to provide a balanced land use mix and flexible planning to encourage a harmonious pattern of development. The City will evaluate the future land use, density, and intensity of proposed development, particularly as these relate to the existing neighborhood context and the Future Land Use Map.

- a. **Ensure that development and redevelopment is orderly, following the guidance established within the Future Land Use Map.** The Future Land Use map portrays the development and redevelopment patterns that are consistent with the Community Vision, Values and Principles. Implementing the pattern in a staged and efficient process will sustain the City's community, economic, and natural infrastructure.
- b. **Reduce and eliminate land use conflicts within long-range planning and identify opportunities to create synergy among uses.** Recognize conflicts and synergies in setting and administering land use regulation. Conflicts may include incompatible land uses where one property is impacted from the use of an adjacent lot. Look beyond the similarity of uses (i.e. small commercial and large commercial) to maximize synergies (i.e. small commercial and multifamily residential).
- c. **Promote the best use of the land, from the community's long-term perspective, for conservation, new development, or redevelopment.** The City will consider the long-term consequences of development decisions as well as the value of development proposals under today's market conditions. To promote conservation of existing natural areas, the City will consider the value of land in terms of the ecosystem services it provides – including its productive value, recreational value, cultural value, and other environmental benefits.
- d. **Assess opportunities and locations for growth both within new growth areas on the edges of the community and within the existing developed areas.** The Comprehensive Plan guides growth to suitable locations within the City. New development and redevelopment should be sited in locations with adequate public services and utilities. Significant new developments, such as major subdivisions, should generally be located proximal to existing development. The City will evaluate the capability of land to support proposed development, ensuring adequate provision of roads, water, sewer, parking, stormwater management, and other supportive infrastructure.



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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?