



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

City Council Meeting Approval of Preliminary Plat

Crystal Lake Estates Second Addition

November 6, 2025



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Subdivision

Summary

Preliminary Plat: *Crystal Lake Estates Second Addition*

Petitioner: Grand Rapids Economic Development Authority (property owner)

Past Use: ISD 318 Administration Building (currently vacant – anticipating grant for demo)

Proposed Subdivision: (Re)Plat of 1.45 acres into (8) 70'x150' residential lots



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Subdivision

Crystal Lake Estates Second Addition

1.45 acre site currently zoned PU

Vacant former ISD 318 Administration Building (820 NW 1st Ave.)

***Surrounding zoning is R-2**







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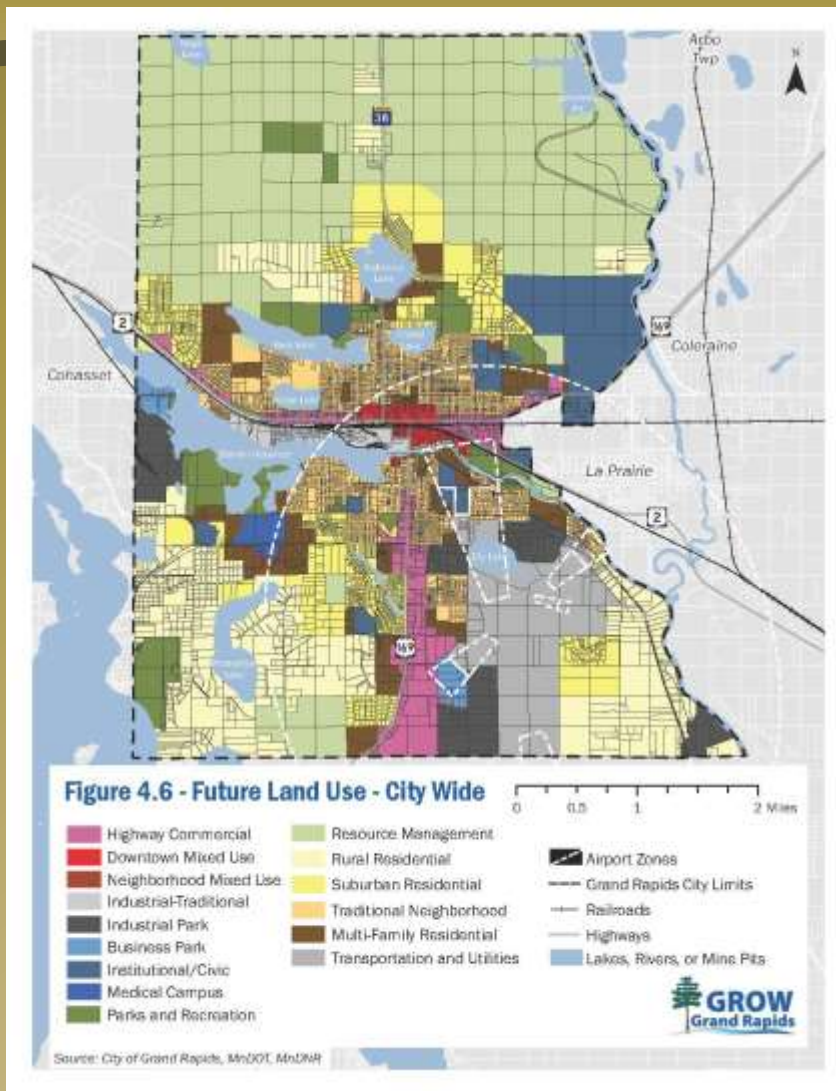


Subdivision

Comprehensive Plan:

General vision from the Comp Plan for this neighborhood is residential

Planning Commission will consider making recommendations on zoning to the City Council





Subdivision



Comprehensive Plan

The ISD 318 Administration Building site is a similar redevelopment opportunity to the Forest Lake School site

Consistent with Chapter 5 (Goal 1D):
Support opportunities for owner-occupied single family home development not being met in the market.





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Subdivision

PLANNING COMMISSION

CONSIDERATIONS

SUBDIVISIONS

1. Has there been a change in the development policies of the community?
2. Was there a mistake in the original zoning ordinance?
3. Is the Zoning Ordinance up to date?
4. Is the proposed subdivision compatible with adjacent land uses?
5. Will the proposed subdivision cause undue traffic congestion?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?

Planning Commission Considerations



Subdivision

Planning Commission Findings

Preliminary plat is consistent with development polices of Grand Rapids

Zoning ordinance is accurate and up to date

Subdivision compatible with adjacent uses

Subdivision will not cause undue traffic congestion

Subdivision will not impact public utilities

Subdivision is not detrimental to public health, morals, or general welfare

Subdivision will not impede orderly development of other properties or decrease property values

Subdivision will increase tax revenues

Subdivision will not put an excessive burden on parks or other public facilities

Subdivision is consistent with the Comprehensive Plan



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Questions?