



CITY OF  
**GRAND RAPIDS**  
ITS IN MINNESOTA'S NATURE

# **Proposed Subdivision**

## **Public Hearing**

### **Forest Lake Addition**

**April 6, 2023**



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

# Subdivision

- **Petitioner: Grand Rapids Economic Development Authority (property owner)**
- **Preliminary Plat: *Forest Lake Addition* – Twenty-three lot subdivision, including one Outlot, totaling 5.1 acres.**
- **Past Use of Property: Forest Lake Elementary School**
- **Current use of property: Vacant Land**
- **Proposed Subdivision:**
  - **Twenty-Two residential lots ranging in width between 58' – 81', ranging in depth between 127' – 141'**
  - **Outlot A (to be retained by the City, encompassed by a utility easement)**



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

# Subdivision

## **Forest Lake Addition:**

**Former site of Forest Lake Elementary School**

## Forest Lake Addition Location





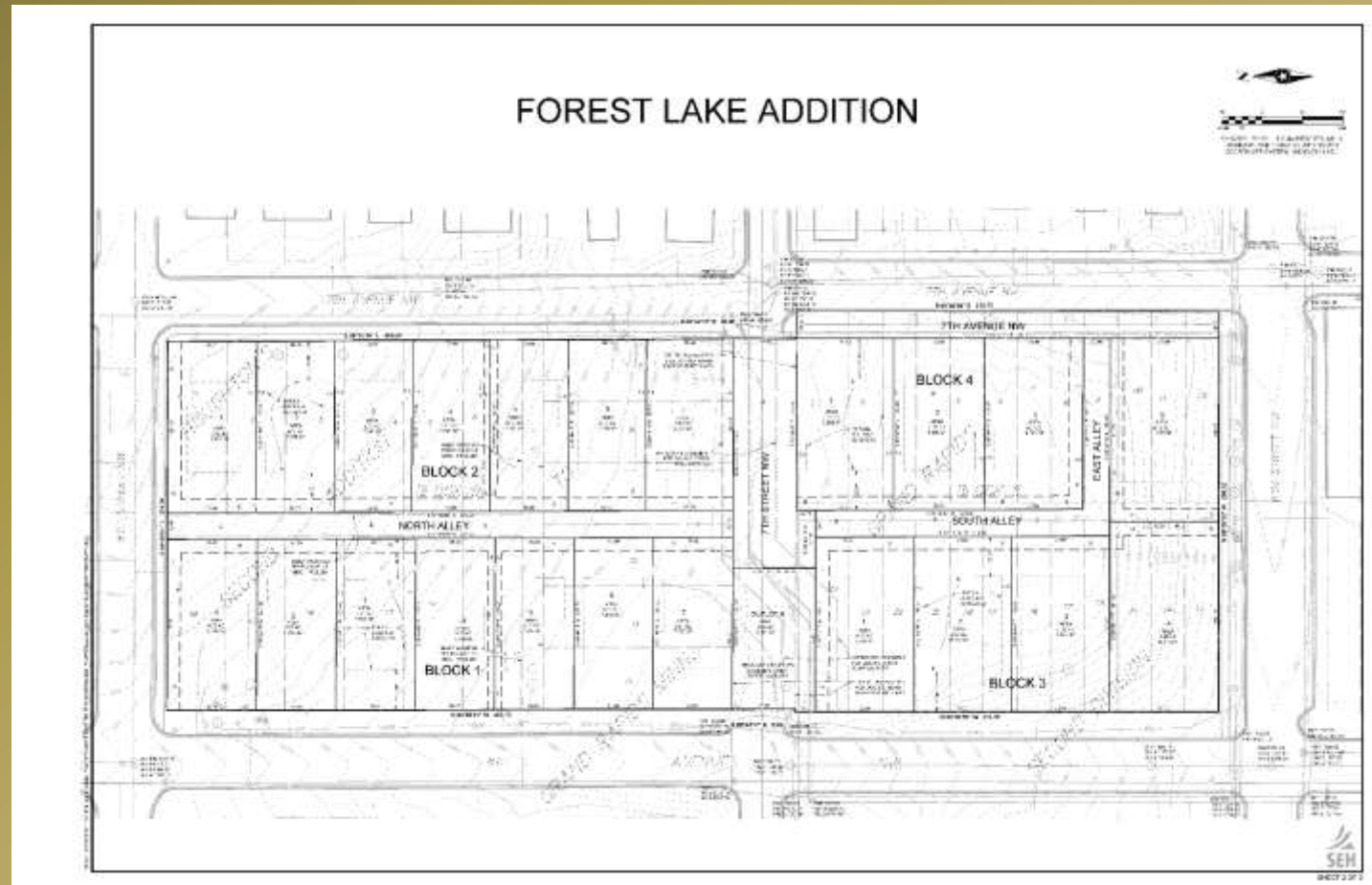
CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Subdivision

## Forest Lake Addition

### Review Committee:

- GR PUC
- GR Public Works  
Dept./Engineering Dept.
- Fire Dept.
- Parks & Rec. Dept.
- Comm. Development  
Dept.
  
- *All suggestions made by  
the Review Committee  
have been incorporated  
into the preliminary plat  
being considered.*





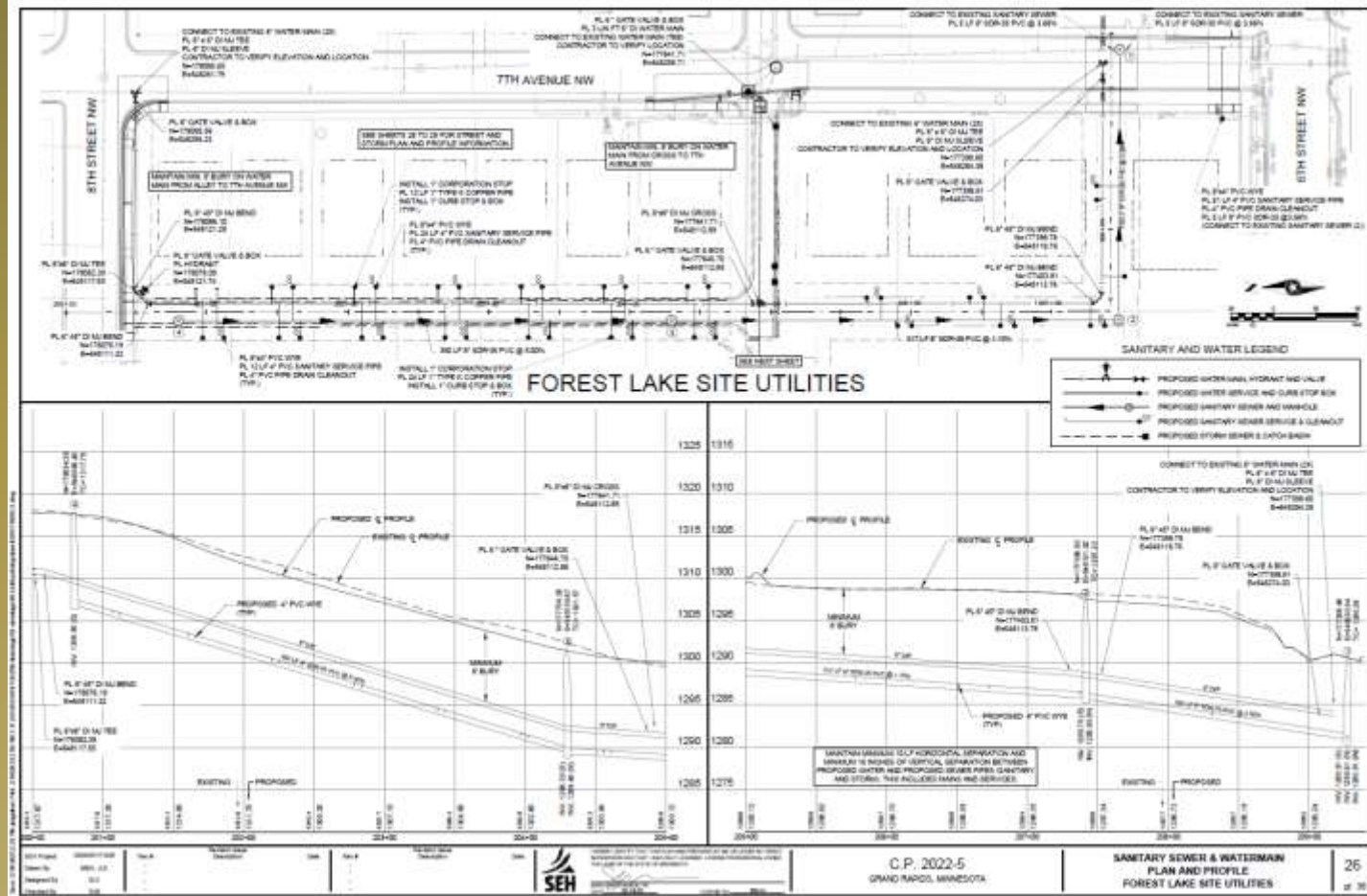
CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Subdivision

## Forest Lake Addition

### Infrastructure

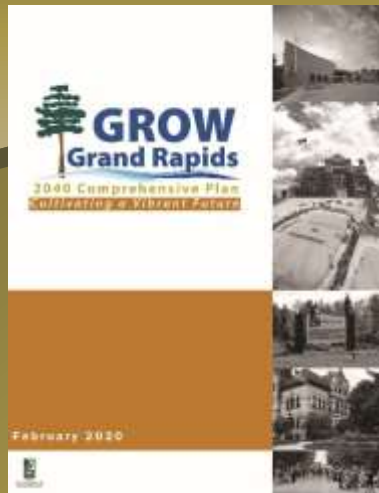
- Infrastructure, including sanitary sewer, water, electrical services and the proposed alley are planned to be constructed in the summer of 2023.
- Payment for the cost of this infrastructure will not involve levying any special assessments to properties.







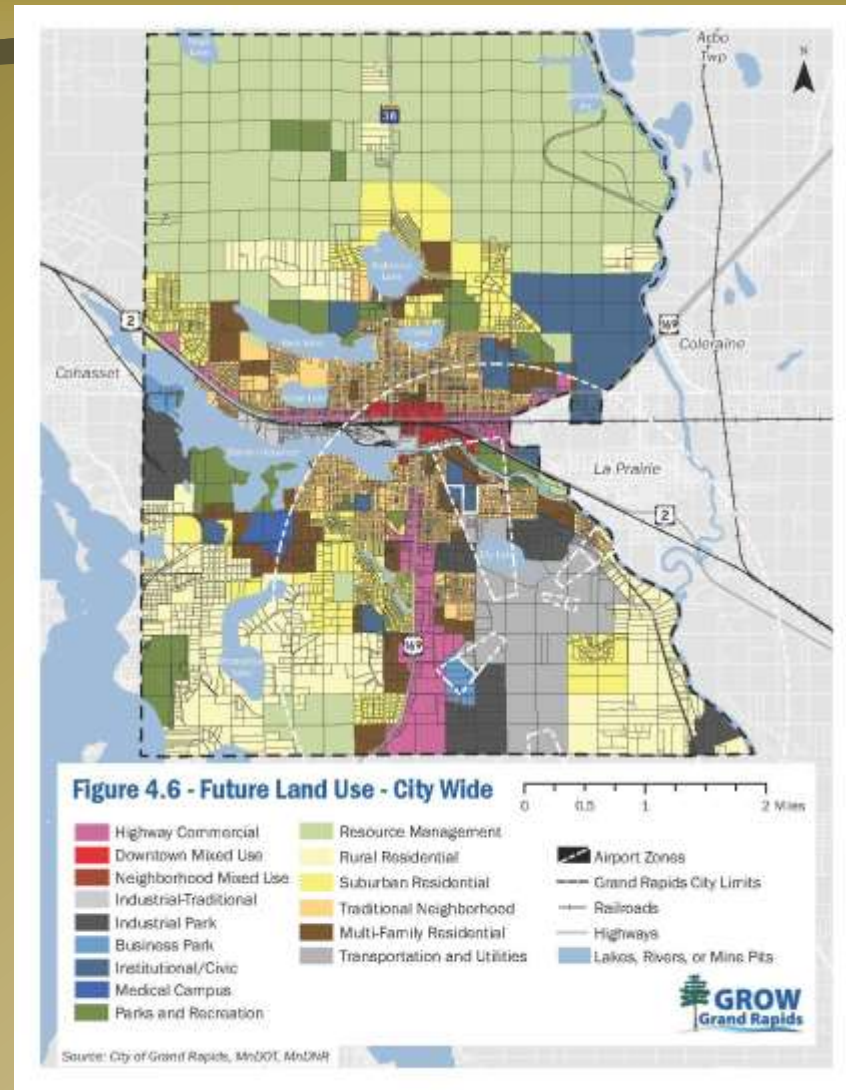
CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE



# Subdivision

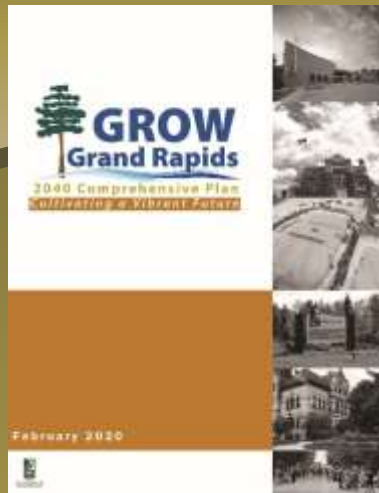
## Comprehensive Plan:

- The 2020 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of **Multi-Family Residential**, which includes the potential for both single-family, two-family and multi-family residential uses.
- The requested zoning changes to be later reviewed at this meeting will limit uses to single-family and two-family uses, similar to the surrounding neighborhood.





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



# Subdivision

## Comprehensive Plan:

- The Forest Lake Elementary School site is named as a key development site intended for either single-family or multi-family residential development.
- The Housing Chapter of the Comprehensive Plan has numerous goals that support this plan and the intended use, such as Goal 1d “Support opportunities for owner-occupied single family home development not being met in the market.”





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

# 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:

### Conditions of approval-

- **Execution of the associated Subdivision Agreement**
  - **Addresses relocation of water line (Lot 4)**
  - **Addresses future storm-water infrastructure needs**
  - **Addresses placement of survey monuments**





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

# Questions?