

Proposed Subdivision

Public Hearing

Forest Lake Addition

April 6, 2023



- 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)



Forest Lake Addition:

Former site of Forest Lake Elementary School

Forest Lake Addition Location

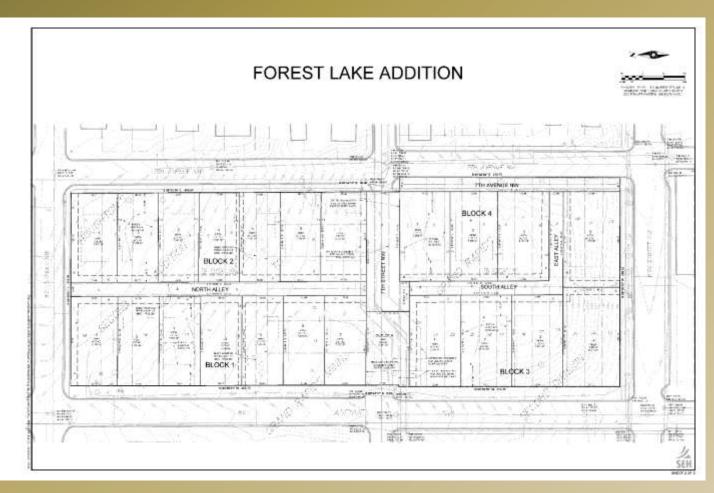




Forest Lake Addition

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.

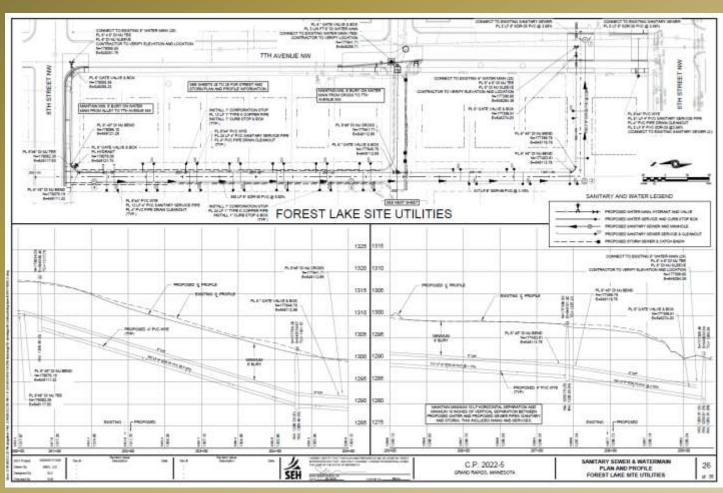




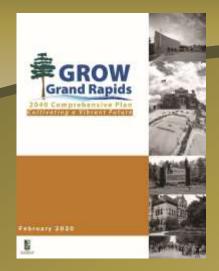
Forest Lake Addition

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.



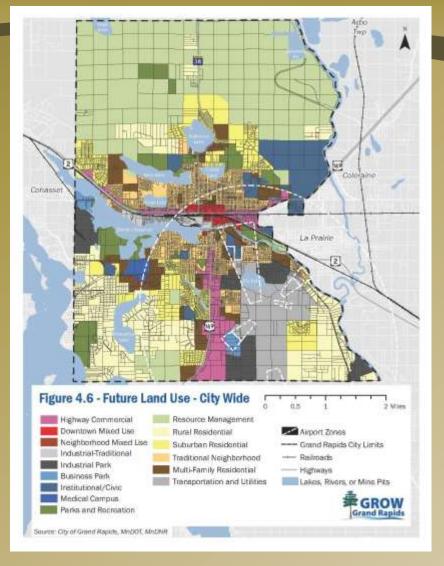




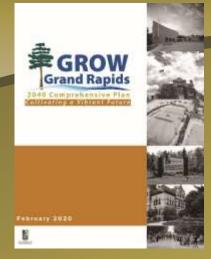
Comprehensive Plan:

- 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 singlefamily, 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 twofamily uses, similar to the surrounding neighborhood.

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 plat and the intended use, such as Goal 1d "Support opportunities for owner-occupied single family home development not being met in the market.

Subdivision

Chapter 4 - Land Use

Key Development Sites

Some key development and redevelopment parcels that were addressed during the planning process include the following sites:

Forest Lake Elementary School Site

The former Forest Lake Elementary School site is located on the west side of downtown Grand Rapids. The location of the site makes it a target for either future single-family or multi-family residential usedue to its proximity to the downtown and surrounding traditional neighborhood uses.

Former Ainsworth Industrial Site

The former Ainaworth afte currently sits vacant along the western portion of the community, with rail access and proximity to US highway 2. The site contains existing buildings and infrastructure that can be modified to accommodate a range of future uses. The site and existing buildings are large and may warrant the accommodation of multiple uses.

Grand Itasca Clinic and Hospital

The stee surrounding the existing Grand Itasca Clinic and Hoopital provides opportunity for increased development intensity surrounding the medical compus. A combration of heightorhood mixed use and musti-family readential future land uses have been identified surrounding the clinic and toopital.

City Owned Parcels Downtown

The City of Grand Repids currently owns to particls of land in the southeast portion of Downtown. These parcels are located a few blocks to the east of I/S Highway 1.69 and to the north of the Grand Repids Area Library. Both sites are currently vacant and are poleed for a range of development opportunities.

Industrial Parks

The future land use map shows several additions to the City's industrial parks and other industrial expansion areas. The industrial areas were addressed to make over that sufficient land was ready for both routine industrial expansion and the potential for a large facility tooking for a stored mady alte.

Housing and Neighborhood Diversity

The planning process was cognizent of the City's and region's changing demographics, changes in industries and potential changes in immigration patterns. The future land use map and categories were created to support a range of insuring types and to accommodate a variety of interconnected neighborhoods.

Future Development Considerations

The future land use map and corresponding categories serve as the legal basis for zoning decisions within the City. While these components serve as the foundation for decision making, there are other considerations that should be included throughout the development process. The following considerations can simply be used during the development review process or the City may choose to develop/modify policy and regulations to require the consideration of these elements through the development process.

Residential Development

The maintenance of a healthy, affordable and vibrant hossing stock is a key consideration for cities throughout the State of Minnesota. Grand Rapids is home to existing vibrant neighborhoods where a range of quality, type and affordability must be maintened for future residents. The future lead use plan uses four residential lend use categories to guide future residential development – from large lot single-family to multifamily development. As the City continues to pursue residential growth to maintain a range of options for future and current residents, the quality and character of the residential development should be considered.





Planning Commission Considerations:

Conditions of approval-

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

Subdivision

PLANNING COMMISSION

CONSIDERATIONS

SUBDIVISIONS

- 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?
- 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?
- 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?



Questions?