



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Hearing

Housing & Redevelopment Authority of Itasca County

PID: 91-705-1050

**LOTS 13-18 BLK 10, AND W1/2 VAC ALLEY LYG ADJ,
Syndicate Div. of Grand Rapids, Itasca County, Minnesota.**

August 7, 2025

Grand Rapids Planning Commission Meeting



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Variance Request

- **Petitioners:** Housing & Redevelopment Authority of Itasca County
- **Filing Date:** June 4, 2025
- **Requested Variances:** HRA is requesting variance to minimum yard setbacks established for surface parking to reconstruct existing drive aisles, parking lot, and retaining wall. The reconstructed parking lot would encroach setbacks by 10' (Front - West); 10' (Street Side - South); 5' (Interior Side - North); and 6' (Rear - East).
- **Relevant portions of Zoning Ordinance:** Section 30-512 (Table 2C) of the Municipal code, which lists minimum yard setbacks for surface parking as: Front (10'); Interior Side (6'); Street Side (10'); Rear (6').



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Table 2C District Development Regulations; Surface Parking

ZONES	MINIMUM YARD SETBACKS				INTERIOR LANDSCAPING REQUIREMENTS	
	FRONT	INTERIOR SIDE	STREET SIDE	REAR	AMOUNT (sq. ft./stall)	THRESHOLD ³
RR	Please refer to section 30-593(e)				N/A	
R-1	Please refer to section 30-593(e)				N/A	
R-1a	Please refer to section 30-593(e)				N/A	
R-2	Please refer to section 30-293(e)				N/A	
R-3	10	6	10	6	20	25
R-4	10	6	10	6	15	40
LB	10 ¹	6	10	10	20	25
GB	10 ¹	6	10	6	15	40
CBD	6	6	6	6	10	40
M	10 ¹	6	10	10	20	25
MU	10 ¹	6	10	10	20	25
RC	35 ¹	10	25	10	10	40
BP	10	6	10	6	10	25
I-1	10	6 ²	10	6 ²	N/A	
I-2	10	6 ²	10	6 ²	N/A	
CD, PU	25	25	25	25	15	40
AG	N/A					
AP	25	25	25	25	N/A	



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Variance Details:

The applicant describes:

- **HRA purchased property with existing parking lot in 2021.**
- **Variance(s) will allow for reconstruction of existing parking lot.**
- **Proposed reconstruction will not enlarge parking lot.**



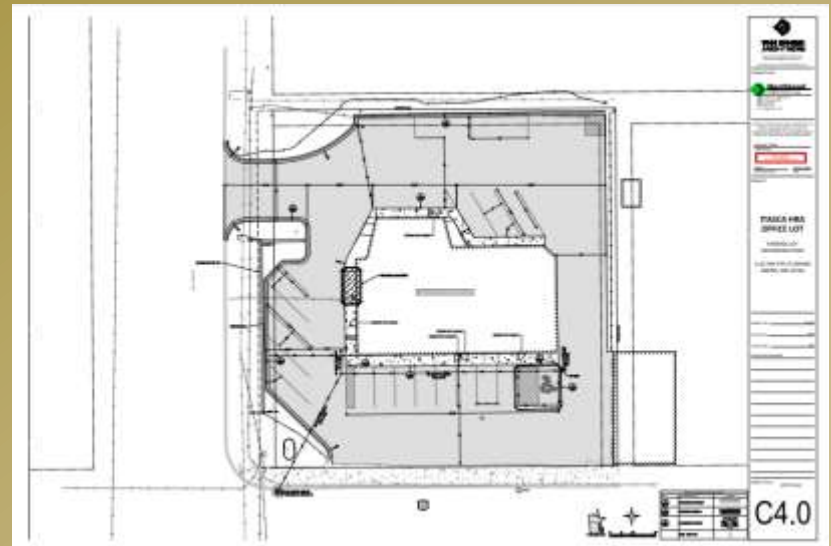


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Variance Details (cont.)

- **Proposed reconstruction would eliminate one entrance/exit.**
- **Variance(s) would allow use to retain required number of parking stalls.**





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Comprehensive Plan: Goals & Objectives related to Land Use (Chapter 3 Values and Guiding Principles)

6. Sustain and enhance the city's status as a regional center and its role in the greater region:

“Grand Rapids is the commercial and service center for the surrounding region, serving surrounding communities and rural areas, and in turn is support by them. Investment in regional infrastructure, such as information technologies and commercial and recreational transportation are critical, as is intergovernmental coordination, to sustain the City's regional benefits.”



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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?