



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

Proposed Minor Subdivision

Final Plat of Hawkinson Commercial Development Second Addition

April 22, 2024



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Final Plat

- **Petitioner: Round 2 Development, LLC**
- **Preliminary Plat: Hawkinson Commercial Development Second Addition.**
- **Past Use of Property: Hawkinson Commercial Development, platted in 2021.**
- **Current use of property: General Business**
- **Proposed Subdivision: A division of Outlot A described as PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST, ITASCA COUNTY MINNESOTA**



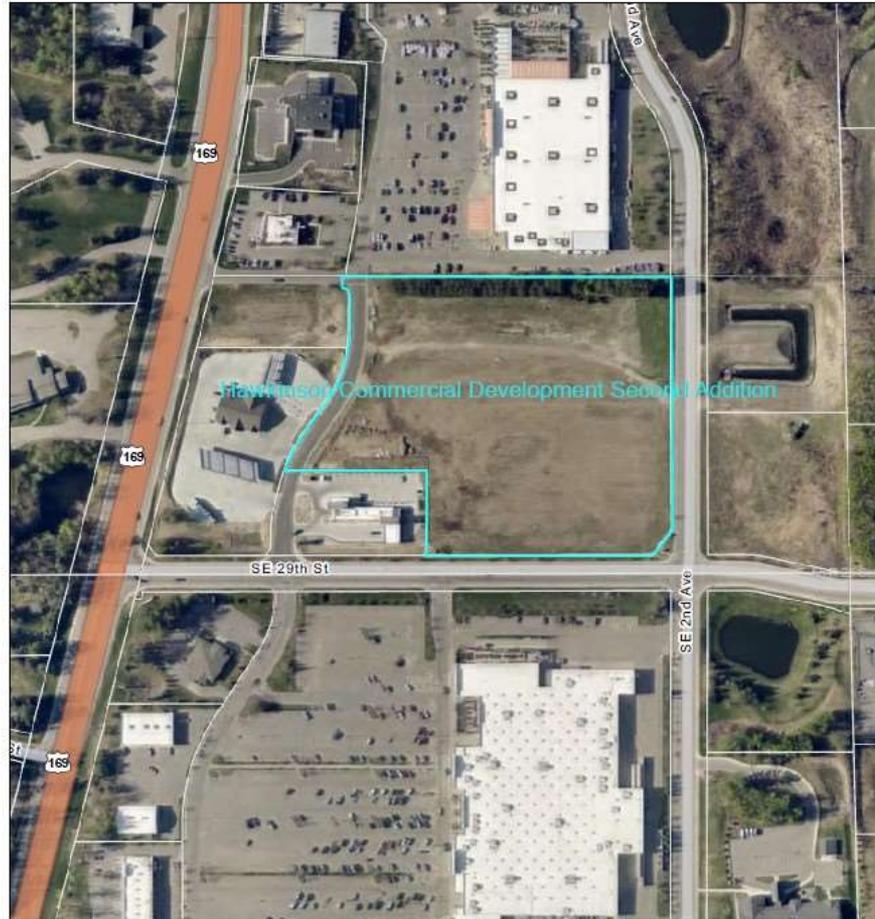
CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Hawkinson Commercial Development:

22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot & Applebee's, and north of 29th Street SE.

Final Plat

Hawkinson Commercial Development Second Addition



4/3/2024, 2:57:26 PM

☐ Tax Parcel

1:4,514

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km



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

Final Plat



Hawkinson Commercial Development Second Addition

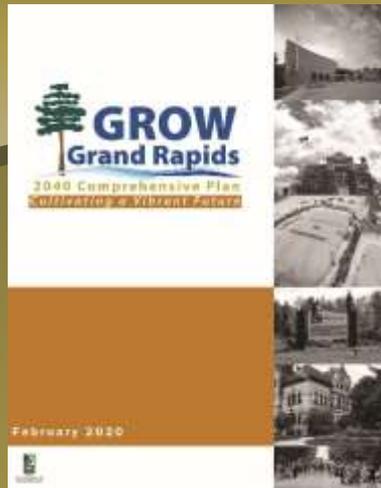
Review Committee:

- GR PUC
- GR Public Works Dept./Engineering Dept.
- Fire Dept.
- Parks & Rec. Dept.
- Comm. Development Dept.

NO COMMENTS



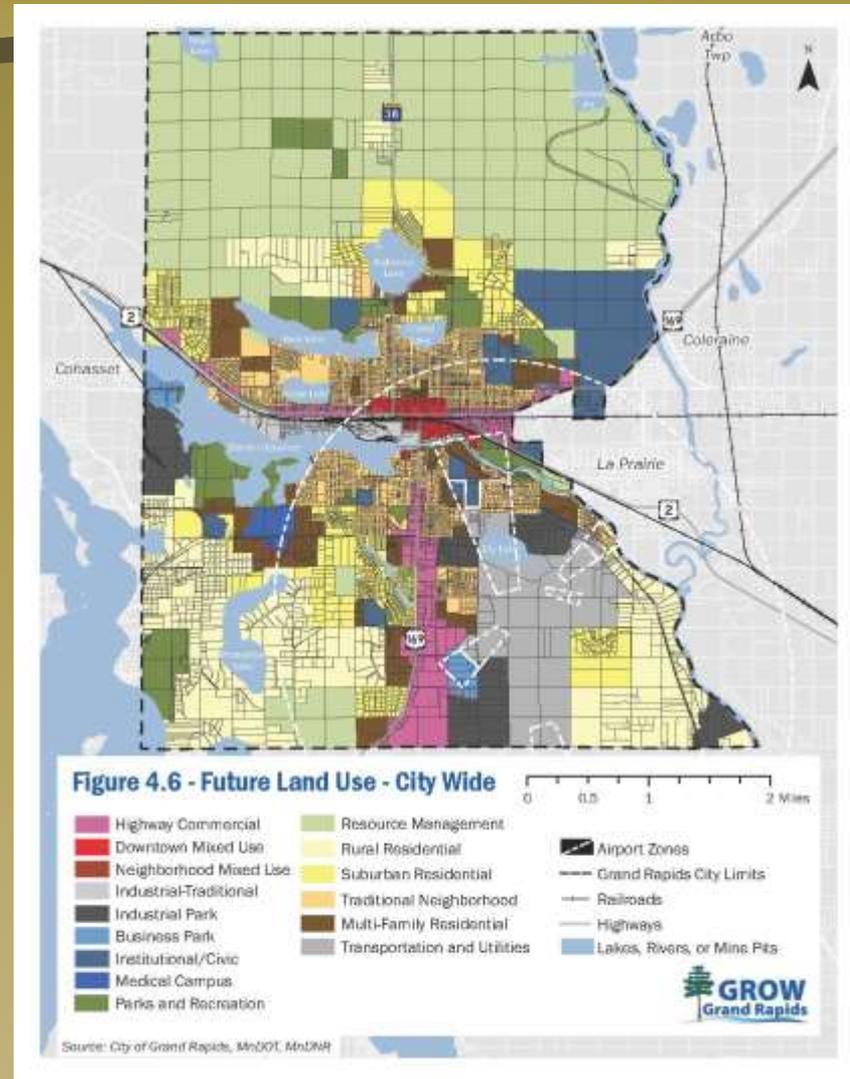
CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



Comprehensive Plan:

- The 2020 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of **Highway Commercial**, which is consistent with the current zoning designation, as well as the existing uses along the eastern side of Hwy #169 in this area.

Final Plat





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

Final Plat

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:

The Planning Commission held a public hearing on the preliminary plat on April 18, 2024.

The Planning Commission approved a recommendation to the City Council for approval of the plat.

***any changes from the preliminary/final plat will be incorporated into the final plat.**



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

Questions?