



CITY OF GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Petition for Rezoning (Zoning Map Amendment)

Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

St. Joseph's Catholic Church

Name of Applicant

315 SW 21st Street

Address

Grand Rapids MN 55744

City State Zip

326-2843/frblake@sjsgr.org

Business Telephone/e-mail

Name of Owner (If other than applicant)

Address

City State Zip

Business Telephone/e-mail

gleu-hodgson@msn.com

Parcel Information:

Tax Parcel 91-686-2000, 3000, 4000, 5000

Property Size: 8.68 acres total

Existing Zoning: R-1

Requested Zoning: R-4

Existing Use: Undeveloped land

Proposed Use: Multi-Family Residential

Property Address/Location: Intersection of 21st Street SW and Timber Ridge Lane

Legal Description: Outlots B, C, D, and E, Saint Joseph Addition
(attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

K. Blake King
Signature(s) of Applicant(s)

9/3/21
Date

Signature(s) of Owner(s)-(If other than applicant)

Date

Office Use Only

Date Received 9/7/21 Certified Complete 9/7/21 Fee Paid \$505

Planning Commission Recommendation Approved _____ Denied _____ Meeting Date 10/7/21

City Council Action Approved _____ Denied _____ Meeting Date 10/28/21

Summary of Special Conditions of Approval: _____

Required Submittals (5 copies of each & electronic versions of all pertinent information):

- Application Fee - \$505.00 *¹ Location Map Map Showing Surrounding Zoning
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)

**¹The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Justification of Proposed Rezoning: Please answer all of the following questions (attach additional pages if needed). The Planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

A. What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

North: Single family residential zoned R-1

East: St. Joseph's Church and School zoned R-1

South: Single family residential zoned Rural Residential

West: Undeveloped zoned Rural Residential

B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

Yes. The proposed rezoning would be residential which matches 3 of the 4 directions adjacent to the property. Multi-family residential would also be compatible with the church/school use to the east.

C. Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?

At this time the property parcels are not served by public infrastructure. However, there is a project currently under development to provide for infrastructure in 21st Street. Infrastructure in Timber Ridge Lane can be provided in conjunction with future development on the parcels.

D. Demonstrate the need for additional property in the proposed zoning district.

The 2019 Housing Study identified a need for additional multi-family housing units. In addition, recent multi-family housing projects have high occupancy rates.

E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods

The proposed rezoning:

- Will support nearby commercial neighborhoods
- Will not have any anticipated effects on industrial neighborhoods
- May enhance development of adjacent lands to the west

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property
With the proximity to the church and school, multi-family residential is a "reasonable" use of the property that is compatible with the church/school existing use. R-4 zoning is needed to permit multi-family use.

G. How does the proposed rezoning conform to the City's Comprehensive Plan

Yes. Figure 4.8—Future Land Use in the Comprehensive Plan depicts this property as multi-family residential.

H. Is the timing proper for the proposed rezoning?

Yes. The City project to extend 21st Street SW from 3rd Avenue SW/Forest Hills Avenue to Horseshoe Lake Road will advance in 2022. This proposed rezoning is a direct result of and is compatible with the timing of the project.

I. Any additional information that the Petitioner would like to supply. _____

Additional Instructions:

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

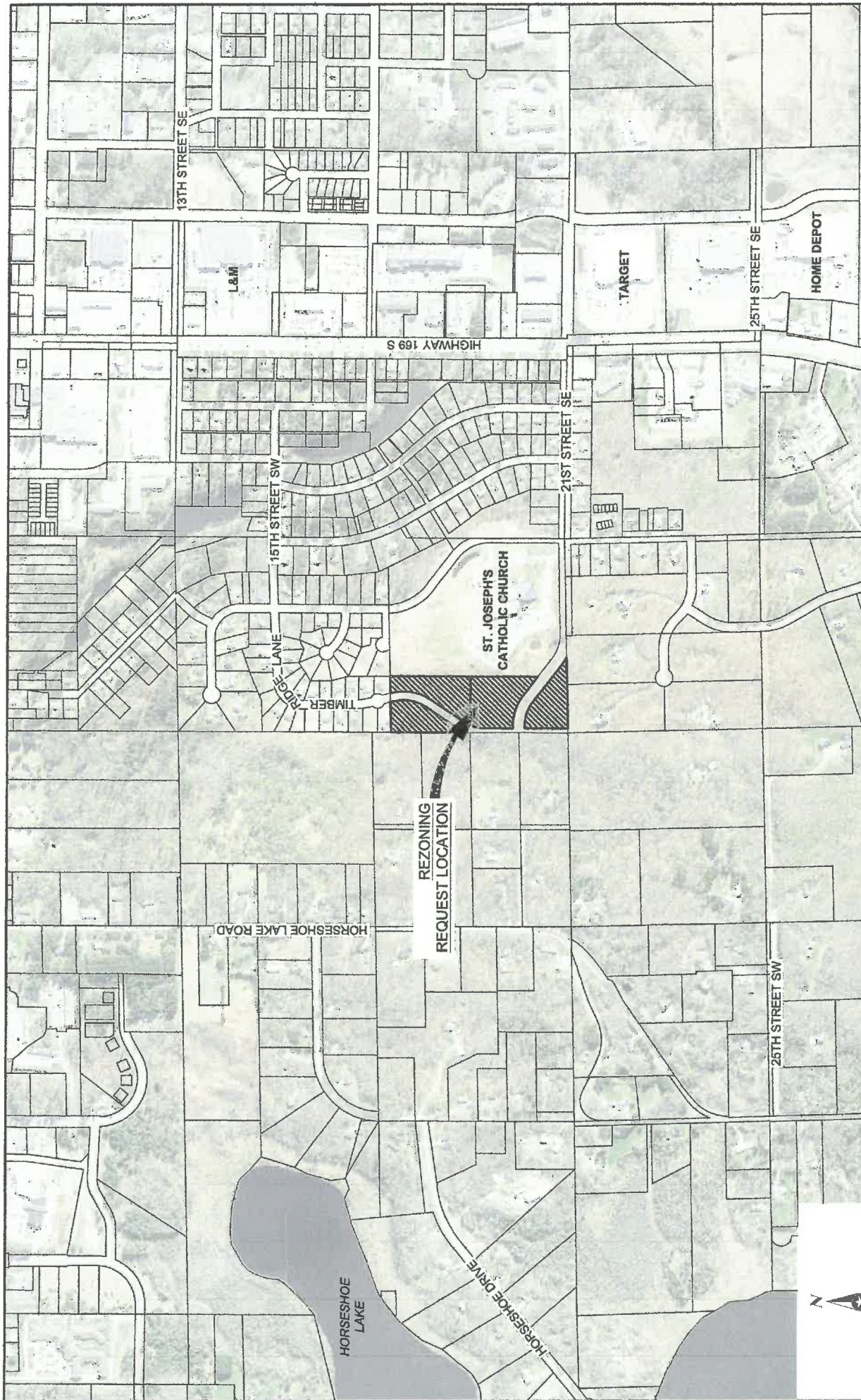
Findings for Approval:

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

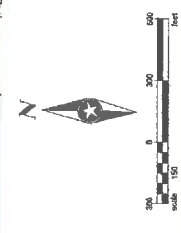
More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



FILE NO. _____
DATE: 9/2/2021








LOCATION MAP
ST. JOSEPH ADDITION
GRAND RAPIDS, MINNESOTA

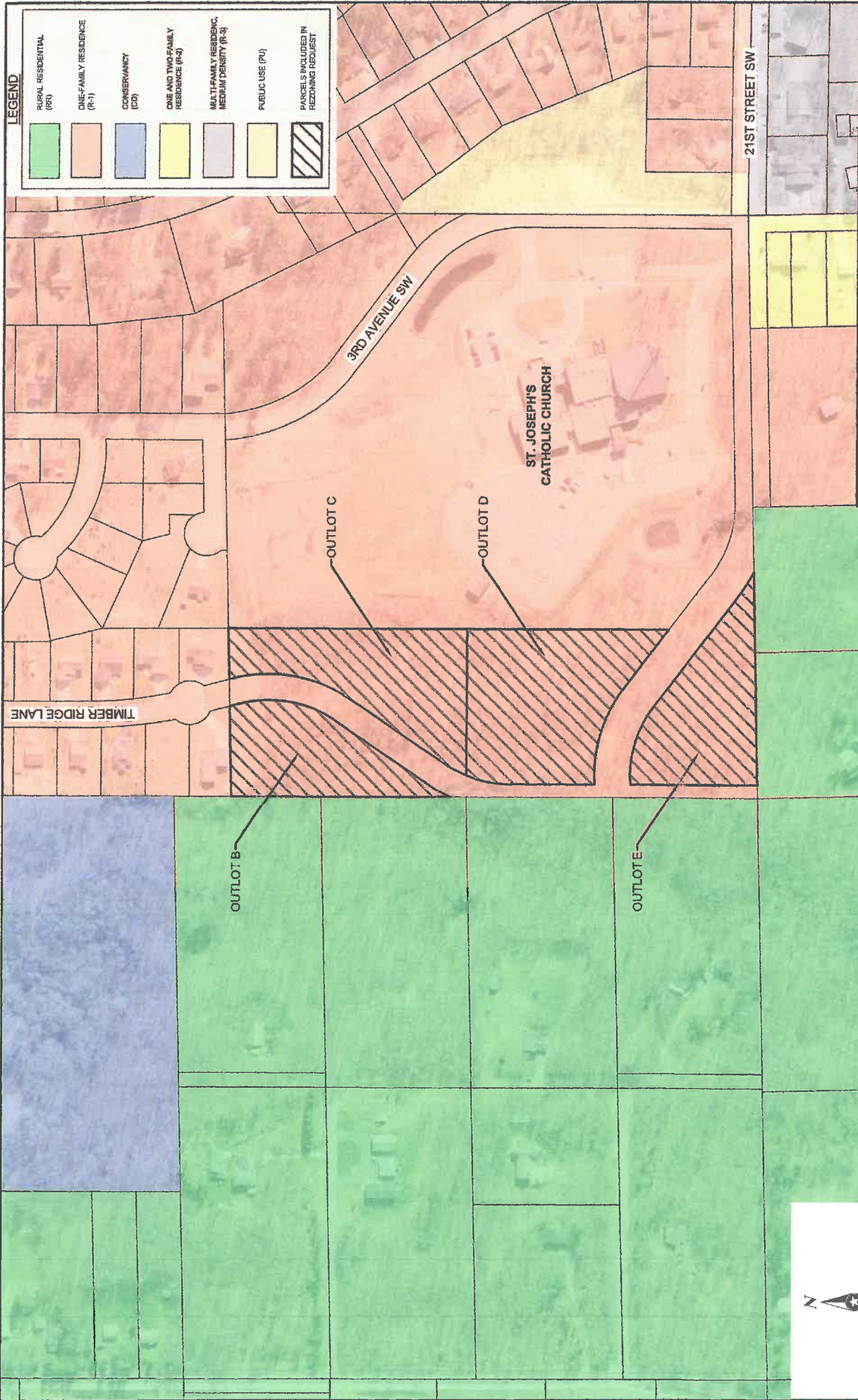
EXHIBIT
NO. 1



Scale: 9/2/2021 8:07 AM Printed File: 9/2/2021 8:08 AM X:\GIS\GMAPS\181375.dwg User: jk... Location: Grand Rapids, MN

LEGEND

	RURAL RESIDENTIAL (R-1)
	ONE-FAMILY RESIDENCE (R-1)
	CONSERVANCY (CD)
	ONE AND TWO-FAMILY RESIDENCE (R-2)
	MULTI-FAMILY RESIDENCE, MEDIUM DENSITY (R-3)
	PUBLIC USE (PU)
	PARCELS INCLUDED IN REZONING REQUEST



FILE NO. _____

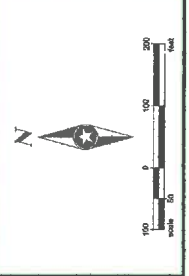
DATE: 9/2/2021


ZONING MAP

ST. JOSEPH ADDITION

GRAND RAPIDS, MINNESOTA

EXHIBIT NO. 2



 <p>Itasca County Parcel Information System Itasca County's Web Site</p>	<p>Tue, Aug 31, 2021</p> <p>Parcel Info Data Date: August 30, 2021 CRV Info Data Date: August 30, 2021 Payment Detail Data Date: August 30, 2021</p>
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[Parcel Information](#) [CRV Information](#) [Lake Finder](#) [FAQ](#) [Request Info](#)

2020 Assessor's Market Values For Taxes Payable In 2021

Record Details Parcel Number: **91-686-2000**

Taxpayer of Record ST JOSEPHS CATHOLIC CHURCH
 315 SW 21ST ST
 GRAND RAPIDS MN 55744

Plat Name:	SAINT JOSEPH ADDITION
1st Line of Legal Desc:	OUTLOT B
Deeded Acres:	1.65
Sec-Twp-Rng:	29-55-25
Lake (# / Name):	
Emergency Number:	NOT AVAILABLE




[View the Itasca County GIS map for this parcel in a NEW WINDOW.](#)

This parcel has 1 property tax classification(s). Valuations are provided below for each classification.

Class Code 725 Church Property:		Total Land Value = \$36,700 Total Building Value = \$0 Grand Total Value = \$36,700	91-686-2000 Click Here To See The Current Year Tax Record For This Parcel
Land Value:	\$36,700		
Building Value:	\$0		
Total Class Value:	\$36,700		

Minnesota Counties Information Systems (MCIS) makes no warranties, implied or explicit, as to the accuracy or completeness of this data. The data presented on this site is provided directly by the County, and MCIS merely converts it to a searchable web format. This data is intended to be used for informal informational purposes only. It is not intended for use in abstract work, land surveys, title opinions, appraisals, or any other legal documents or for any other purposes. For up-to-date and/or certified information, the user should contact the County Auditor/Treasurer.

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[Parcel Information](#) [CRV Information](#) [Lake Finder](#) [FAQ](#) [Request Info](#)

**2020 Assessor's Market Values
For Taxes Payable In 2021**

[Record Details](#) **Parcel Number: 91-686-3000**

Taxpayer of Record ST JOSEPHS CATHOLIC CHURCH
315 SW 21ST ST
GRAND RAPIDS MN 55744

Plat Name:	SAINT JOSEPH ADDITION
1st Line of Legal Desc:	OUTLOT C
Deeded Acres:	2.29
Sec-Twp-Rng:	29-55-25
Lake (# / Name):	
Emergency Number:	NOT AVAILABLE




[View the Itasca County GIS map for this parcel in a NEW WINDOW.](#)

This parcel has 1 property tax classification(s). Valuations are provided below for each classification.

Class Code: 723 Church Properties		<p>91-686-3000 Click Here To See The Current Year Tax Record For This Parcel</p>
Land Value:	\$42,800	
Building Value:	\$0	
Total Class Value:	\$42,800	
<p>Total Land Value = \$42,800 Total Building Value = \$0 Grand Total Value = \$42,800</p>		

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[Parcel Information](#) [CRV Information](#) [Lake Finder](#) [FAQ](#) [Request Info](#)

2020 Assessor's Market Values For Taxes Payable In 2021

[Record Details](#) **Parcel Number: 91-686-4000**

Taxpayer of Record
ST JOSEPHS CATHOLIC CHURCH
315 SW 21ST ST
GRAND RAPIDS MN 55744

Plat Name:	SAINT JOSEPH ADDITION
1st Line of Legal Desc:	OUTLOT D
Deeded Acres:	2.8
Sec-Twp-Rng:	29-55-25
Lake (# / Name):	
Emergency Number:	NOT AVAILABLE




[View the Itasca County GIS map](#) for this parcel in a NEW WINDOW.

This parcel has 1 property tax classification(s). Valuations are provided below for each classification.

Class Code 720 Church Properties		<p>Total Land Value = \$42,700</p> <p>Total Building Value = \$0</p> <p>Grand Total Value = \$42,700</p>	<p>91-686-4000 Click Here To See The Current Year Tax Record For This Parcel</p>
Land Value:	\$42,700		
Building Value:	\$0		
Total Class Value:		\$42,700	

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[Parcel Information](#) [CRV Information](#) [Lake Finder](#) [FAQ](#) [Request Info](#)

2020 Assessor's Market Values For Taxes Payable In 2021

[Record Details](#) **Parcel Number: 91-686-5000**

Taxpayer of Record ST JOSEPHS CATHOLIC CHURCH
315 SW 21ST ST
GRAND RAPIDS MN 55744

Plat Name:	SAINT JOSEPH ADDITION
1st Line of Legal Desc:	OUTLOT E
Deeded Acres:	1.93
Sec-Twp-Rng:	29-55-25
Lake (# / Name):	
Emergency Number:	NOT AVAILABLE



[View the Itasca County GIS map](#) for this parcel in a NEW WINDOW.

This parcel has 1 property tax classification(s). Valuations are provided below for each classification.

<table border="1"> <tr> <td colspan="2">Class Code 723 Church Properties</td> </tr> <tr> <td>Land Value:</td> <td>\$39,600</td> </tr> <tr> <td>Building Value:</td> <td>\$0</td> </tr> <tr> <td>Total Class Value:</td> <td>\$39,600</td> </tr> </table>	Class Code 723 Church Properties		Land Value:	\$39,600	Building Value:	\$0	Total Class Value:	\$39,600	<p>Total Land Value = \$39,600</p> <p>Total Building Value = \$0</p> <p>Grand Total Value = \$39,600</p>	<p>91-686-5000 Click Here To See The Current Year Tax Record For This Parcel</p>
Class Code 723 Church Properties										
Land Value:	\$39,600									
Building Value:	\$0									
Total Class Value:	\$39,600									

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