



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Hearing

DGOG (Overland Group) Variance Request

*LOTS 1-12 BLK 13, LESS HWY 169 ROW; AND THE N 17' OF LOTS 1-12
BLK 20; AND PT VAC 7TH AVE LYG WLY AND ADJ*

December 5, 2024



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Variance Request

Petitioners: DGOG (Jacob Stauffer, Overland Group)

Filing Date: November 18, 2024

Requested Variances: The requested variance if approved would allow an area of proposed parking within the 10' front yard setback along the north side of the property.

Relevant portions of Zoning Ordinance: Section 30-512 Table 2-C of the Municipal Code, which lists minimum yard setbacks for surface parking.

Legally Described Property: LOTS 1-12 BLK 13, LESS HWY 169 ROW; AND THE N 17' OF LOTS 1-12 BLK 20; AND PT VAC 7TH AVE LYG WLY AND ADJ.



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91-425-1310 VARIANCE

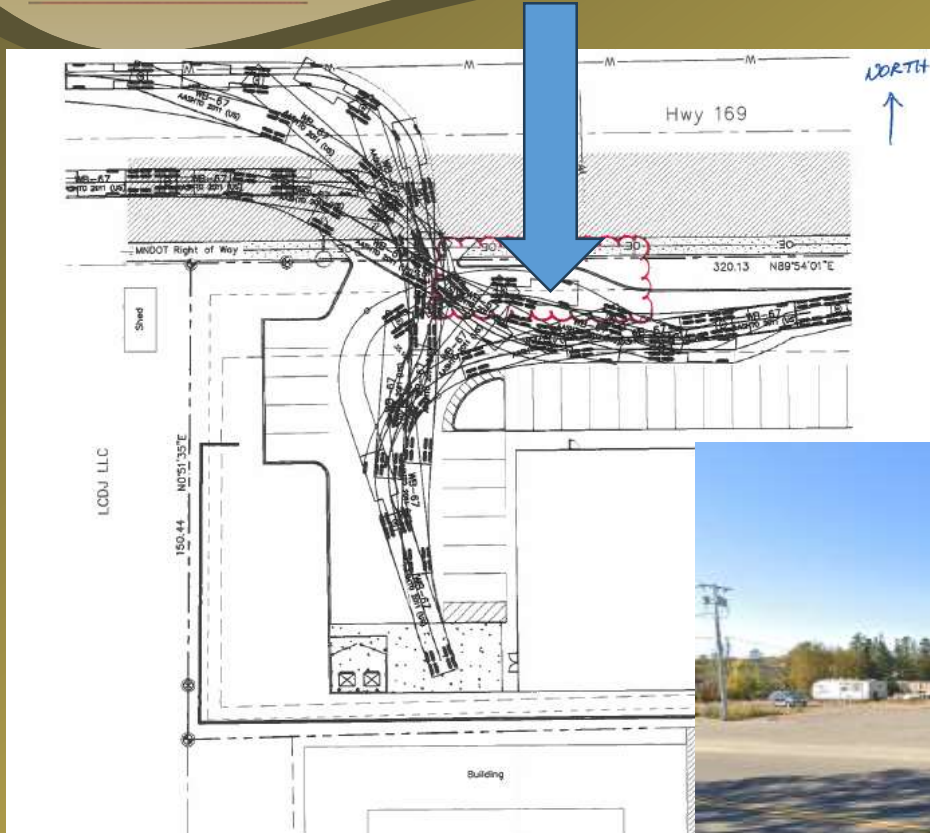




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Variance Request

Variance Area



Variance Area





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Summary of requested variance:

The proposed project would require the Planning Commission's approval of one variance from:

- 1) Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot size width of 75'.

TABLE 2-C DISTRICT DEVELOPMENT REGULATIONS - SURFACE PARKING

MINIMUM YARD SETBACKS

ZONES	MINIMUM YARD SETBACKS				INTERIOR LANDSCAPING REQUIREMENTS	
	FRONT	INTERIOR SIDE	STREET SIDE	REAR	AMOUNT (sq. ft./stall)	THRESHOLD ³
GB	10 ¹	6	10	6	15	40



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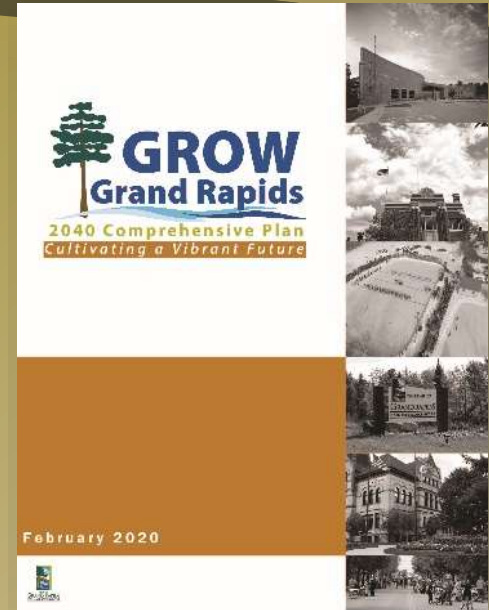
Variance Request

Comprehensive Plan: Goals & Objectives related to Land Use...

Goal 1. Actively manage growth that provides supportive relationships between all land uses and assesses the potential location within the existing core or future growth areas. At its core, land use planning aims to develop synergy between supportive land uses and minimize harmful impacts between incompatible, or conflicting, land uses. The classic example of a land use conflict is a heavy industrial use that negatively impacts surrounding properties. Single-use zoning, setback requirements, and similar standards help avoid and mitigate potential nuisances and harmful spillover effects. On the other hand, mixing compatible uses helps foster active neighborhoods by connecting residents to jobs, activities, and one another. Grand Rapids seeks to provide a balanced land use mix and flexible planning to encourage a harmonious pattern of development. The City will evaluate the future land use, density, and intensity of proposed development, particularly as these relate to the existing neighborhood context and the Future Land Use Map.

f. Stage new development, redevelopment, and expansion of the City's urban service area.

- **Redevelopment** likewise refers to new construction within the existing urban fabric, but generally also implies the demolition of obsolete structures and/or the remediation of contaminated sites. Redevelopment is not always cost-effective, but it has the potential to be transformative.
- **Adaptive reuse** refers to repurposing obsolete or under-performing structures for viable use, which supports the City's sustainability goals. It can also be an effective strategy for historic preservation.





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Variance Request

Planning Commission 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/Comments?