



## **PLANNING COMMISSION MEETING AGENDA**

**Thursday, June 04, 2026**

**4:00 PM**

**CALL TO ORDER:** Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, June 4, 2026 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

**CALL OF ROLL:**

**APPROVAL OF MINUTES:**

1. Consider approval of the May 7, 2026 regular meeting minutes.

**GENERAL BUSINESS:**

2. Consider a recommendation to the City Council regarding a text amendment to the Municipal Code.
3. Consider a recommendation to the City Council regarding the rezoning of 5.3 acres of land from LB (Limited Business) to GB (General Business).
4. Consider a recommendation to the City Council regarding the rezoning of 6.06 acres of land from R-3 (Multi-family medium density) and GB (General Business) to R-4 (Multi-family high density).

**PUBLIC INPUT:**

*Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.*

**MISCELLANEOUS:**

**REPORTS/ANNOUNCEMENTS/UPDATES:**

**ADJOURNMENT:**

**NEXT REGULAR MEETING IS SCHEDULED FOR JULY 2, 2026 AT 4:00 PM.**

Hearing Assistance Available: This facility is equipped with a ready assistance system.

**ATTEST:** Aurimy Groom, Administrative Assistant



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**PLANNING COMMISSION MEETING MINUTES**

**Thursday, May 07, 2026**

**4:00 PM**

Chair Bignall called the meeting to order at 4:00 p.m.

**CALL OF ROLL:**

**PRESENT**

- Commissioner Paul Bignall
- Commissioner David Marquardt
- Commissioner David Kreitzer
- Commissioner Amanda Lamppa
- Commissioner Matt Maves

**ABSENT**

- Commissioner Betsy Johnson
- Commissioner Isaac Meyer

**STAFF**

- Will Richter
- Chad Sterle
- Aurimy Groom

**APPROVAL OF MINUTES:**

1. Consider approval of minutes from the April 2nd, 2026 regular meeting.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Marquardt to approve the minutes from the April 2nd, 2026 regular meeting. The following voted in favor thereof: Bignall, Marquardt, Kreitzer, Lamppa, Maves. Opposed: None, motion passed unanimously.

**PUBLIC HEARINGS:**

2. Conduct a public hearing and consider a recommendation to the City Council on an amendment to the Conditional Use Permit granted to Walmart.

Zoning Administrator Richter provided the staff report. LK Architecture, on behalf of Walmart Real Estate Business Trust, has requested a sixth amendment to a Conditional Use Permit originally approved in December 2006. The requested amendment would allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating signage.

Motion by Commissioner Kreitzer, second by Commissioner Lamppa to open the public hearing. The following voted in favor thereof: Kreitzer, Maves, Lamppa, Bignall, Marquardt. Opposed: None, motion passed unanimously.

There was no public input.

Motion by Commissioner Kreitzer, second by Commissioner Lamppa to close the public hearing. The following voted in favor thereof: Marquardt, Bignall, Lamppa, Maves, Kreitzer. Opposed: None, motion passed unanimously.

The Commissioners reviewed the considerations for the record:

1. Will not be detrimental to the public health, safety, morals, or general welfare?  
Why/Why not? No, updating the color scheme will not affect those.
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage? Why/Why not? No, there will be no change to parking or traffic patterns.
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area? Why/Why not? No, it will enhance the area by having an updated facade.
4. Will not impede the orderly development of other property in the area?  
Why/Why not? No, it may result in more interest from developers.
5. Will not impose an excessive burden on parks and other public facilities and utilities?  
Why/Why not? No, the change will not have an impact on any of those.
6. Is consistent with the Comprehensive Plan?  
Why/Why not? Yes, the Comprehensive Plan dictates CUP's and the process for any changes.

Motion by Commissioner Lamppa, second by Commissioner Kreitzer that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby recommend that the City Council grant the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:

- To allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating of building signage.

and that the following conditions shall apply:

- That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 remain in effect.

The following voted in favor thereof: Kreitzer, Maves, Lamppa, Bignall, Marquardt. Opposed: None, motion passed unanimously.

## GENERAL BUSINESS:

3. Consider a recommendation to the City Council on the vacation of a segment of public infrastructure easement within the Crowder Addition to Grand Rapids.

Community Development staff have initiated the process to vacate a portion of public right-of-way easement within the Crowder Addition plat of Grand Rapids. The vacation will help provide clear title for potential future development in the area.

The Commissioners reviewed the considerations for the record:

1. Is the street right-of-way needed for traffic purposes?  
No, the area is not in a roadway or sidewalk.
2. Is the street right-of-way needed for pedestrian purposes?  
No, there is already existing sidewalk.
3. Is the street right-of-way needed for utility purposes?  
No, there is access to utilities elsewhere.
4. Would vacating the street right-of-way place additional land on the tax rolls?  
Yes, if developed it would.
5. Would vacating the street right-of-way facilitate economic development in the City?  
Yes, vacating the easement may attract a potential developer.

Motion by Commissioner Lamppa, second by Commissioner Maves that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the vacation of public rights-of-way described as:

That portion of the perpetual easement for street, alley and utility purposes established under Document No. 402815 recorded in the Office of the Itasca County, Minnesota Recorder, described as follows:

That part of vacated 12th Street (13th Street as shown in the Plat of Crowder Addition) lying between the southerly extension of the east line of the vacated N/S alley in Block 7 and the southerly extension of the center line of vacated 3rd Avenue SE; AND

The west half of vacated 3rd Avenue SE lying adjacent to Lots 4-6, Block 7, Crowder Addition to Grand Rapids, Itasca County, MN.

The following voted in favor thereof: Marquardt, Bignall, Lamppa, Maves, Kreitzer. Opposed: None, motion passed unanimously.

## PUBLIC INPUT:

*Individuals may address the Planning Commission about any non-public hearing item or any item not*

*included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.*

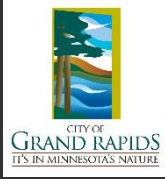
No one from the public wished to speak.

**REPORTS/ANNOUNCEMENTS/UPDATES:**

Mr. Richter noted the City Council increased the max height in R-4 zoning districts to 60'.

**ADJOURNMENT:**

There being no further business the meeting adjourned at 4:19 p.m.



# Planning Commission Staff Report

<b>Text Amendment</b>	<b>Community Development Department</b>	<b>Date: 6/4/26</b>
<b>Statement of Issue:</b>	Amend the Municipal Code to include an alternate multifamily unit calculation using a flexible bedroom allowance for projects in GB, LB, and R-4 zones.	
<b>Background:</b>	<p><b>Rationale</b> There is considerable demand – currently and into the foreseeable future - for multifamily housing units in Grand Rapids. The number of suitable building sites near existing sewer and water utility service is limited. The current method of determining unit count for a multifamily project tends to underutilize the potential of available building sites - creating a dynamic where demand is strong and the economics of creating multifamily housing are made especially challenging with limited unit count.</p> <p><b>How unit count is calculated in the Municipal Code</b> Table 2A District Development Regulations list Area S/F Unit in column 2 – this is a key factor in establishing density. R-4 Area S/F Unit is 2,500 and GB/LB is 3,000.</p> <p>Example calculation for a 6-acre site:</p> <p>Project A (R-4)</p> <ol style="list-style-type: none"> <li>1. Determine Gross Area by multiplying the number of acres by square feet per acre. <math>(6 * 42,560) = 255,360</math> Sq. Ft.</li> <li>2. Divide Gross Area by Area S/F Unit. <math>(255,360 / 2,500) = 102.144</math></li> </ol> <p>Project B GB/LB</p> <ol style="list-style-type: none"> <li>1. Determine Gross Area by multiplying the number of acres by square feet per acre. <math>(6 * 42,560) = 255,360</math> Sq. Ft.</li> <li>2. Divide Gross Area by S/F Unit. <math>(255,360 / 3,000) = 85.12</math></li> </ol> <p>The Municipal Code considers BOTH a three-bedroom apartment and a one-bedroom apartment as one unit. Project A and B could potentially have 306 and 255 bedrooms if all units were three-bedroom. However, multifamily developments typically have a mix of unit types.</p> <p>Example calculation for Project A using a mix of bedrooms:</p> <p>102 units * 3 bedrooms per unit = 306 bedrooms</p> <p>102 units * 1 bedroom per unit = 102 bedrooms</p>	

Mixed project

6 - 4 bedrooms  
 10 - 3 bedrooms  
 42 – 2 bedrooms  
 26 – 1 bedroom  
 18 – studio (count as 1 bedroom)

Total units = 102

Total bedrooms = 182

Potential bedrooms if all were three-bedroom = 306

### **Flexible Bedroom Allowance for Multifamily Unit Calculations**

Is there a way to consider bedroom count in calculating number of allowed multifamily units to offer flexibility for developers to create and market economically viable projects?

Using a flexible bedroom allowance for multifamily unit calculations using an average – i.e.  $4+3+2+1 = 10$

$$10 / 4 = 2.5$$

Example calculation for Project A:

Project A (R-4)

1. Determine Gross Area by multiplying the number of acres by square feet per acre.  $(6 * 42,560) = 255,360$  Sq. Ft.
2. Divide Gross Area by Area S/F Unit.  $(255,360 / 2,500) = 102.144$
3.  $102.144 * 2.5 = 255.36$  bedrooms distributed across a flexible number of units.

This is 51 bedrooms less than if all R-4 units were three-bedroom and the same number of bedrooms were less dense GB and LB district unit counts maxed out with all three-bedroom units.

### **Staff recommendation**

#### **30-421 Definitions**

*Dwelling, multi-family, alternate unit calculation / flexible bedroom allowance* means a formula for calculating a maximum number of bedrooms in a multi-family building that can be allocated to a flexible unit count instead of using the fixed Gross Area / Area Sq. Ft. Unit calculation.

Example calculation for 1 acre in R-4:  $(43,560 / 2500) * 2.5 = 43.56$  bedrooms.

Flexible Bedroom Allowance subject to meeting all other site development standards for the district.

	<p><b>30-512 Table 2A District Development Regulations</b> Add footnote (6) to LB, GB, R-3, and R-4 under column heading <b>Area S/F Unit</b></p> <p>(6) Formula for Dwelling, multiple-family, alternate unit calculation / flexible bedroom allowance is: (Gross Area / Area Sq. Ft. per Unit) x 2.5</p> <p>Example calculation for 1 acre in R-4: (43,560/2500) x 2.5 = 43.56 bedrooms.</p> <p>Flexible Bedroom Allowance subject to meeting all other site development standards for the district.</p>
<p><b>Considerations:</b></p>	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"><li>1. Will the change affect the character of the neighborhood?</li><li>2. Will the change foster economic growth in the community?</li><li>3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance?</li><li>4. Would the change be in the best interest of the general public?</li><li>5. Would the change be consistent with the Comprehensive Plan?</li></ol>
<p><b>Recommendation:</b></p>	<p>Based on the above findings the Commission should consider a recommendation to the City Council regarding these draft changes.</p>
<p><b>Required Action:</b></p>	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding and amendment to Chapter 30 of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward a <b>(favorable)(unfavorable)</b> recommendation to the City Council regarding a draft amendment to 30-421 and 30-512 Table 2A:</p> <p><b>30-421 Definitions</b> <i>Dwelling, multi-family, alternate unit calculation / flexible bedroom allowance</i> means a formula for calculating a maximum number of bedrooms in a multi-family building that can be allocated to a flexible unit count instead of using the fixed Gross Area / Area Sq. Ft. Unit calculation.</p> <p>Example calculation for 1 acre in R-4: (43,560/2500) x 2.5 = 43.56 bedrooms.</p> <p>Flexible Bedroom Allowance subject to meeting all other site development standards for the district.</p>

	<p><b>30-512 Table 2A District Development Regulations</b> Add footnote (6) to LB, GB, and R-4 under column heading <b>Area S/F Unit</b></p> <p>(6) Formula for Dwelling, multiple-family, alternate unit calculation / flexible bedroom allowance is: <math>(\text{Gross Area} / \text{Area Sq. Ft. per Unit}) \times 2.5</math></p> <p>Example calculation for 1 acre in R-4: <math>(43,560/2500) \times 2.5 = 43.56</math> bedrooms.</p> <p>Flexible Bedroom Allowance subject to meeting all other site development standards for the district.</p>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Staff presentation</li><li>• Housing Study (Grand Rapids submarket dashboard)</li><li>• Text Amendment Considerations</li></ul>



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# **Text Amendment**

## **Alternate Unit Calculation / Flexible Bedroom Allowance**

### ***Recommendation to City Council***

**June 4, 2026**



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## Text Amendment

### Key Points from the Staff Report:

- **Recommendation to Council for text amendment originates with the Planning Commission**
- **Suitable Multifamily sites near utilities are limited**
- **Amendment is narrow – does not reduce unit size or increase total number of bedrooms allowed**
- **Balances market realities and site development requirements**



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# Text Amendment

## Rationale

**There is considerable demand – currently and into the foreseeable future - for multifamily housing units in Grand Rapids. The number of suitable building sites near existing sewer and water utility service is limited. The current method of determining unit count for a multifamily project tends to underutilize the potential of available building sites - creating a dynamic where demand is strong and the economics of creating multifamily housing are made especially challenging with limited unit count.**





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# Text Amendment

## How Unit Count is Calculated in the Municipal Code

Table 2A District Development Regulations list Area S/F Unit in column 2 – this is a key factor in establishing density. R-4 Area S/F Unit is 2,500 and GB/LB is 3,000.





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# Text Amendment

## How Unit Count is Calculated in the Municipal Code

### Example Calculations for a 6-Acre Site:

#### Project A (R-4)

1. Determine Gross Area by multiplying the number of acres by square feet per acre.  $(6 * 42,560) = 255,360$  Sq. Ft.
2. Divide Gross Area by Area S/F Unit.  $(255,360 / 2,500) = 102.144$

#### Project B GB/LB

1. Determine Gross Area by multiplying the number of acres by square feet per acre.  $(6 * 42,560) = 255,360$  Sq. Ft.
2. Divide Gross Area by S/F Unit.  $(255,360 / 3,000) = 85.12$



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# Text Amendment

## Issue

**The Municipal Code considers BOTH a three-bedroom apartment and a one-bedroom apartment as one unit. Project A and B could potentially have 306 and 255 bedrooms if all units were three-bedroom. However, multifamily developments typically have a mix of unit types.**





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# Text Amendment

## Example

### Mixed project

6 - 4 bedrooms

10 - 3 bedrooms

42 - 2 bedrooms

26 - 1 bedroom

18 - studio (count as 1 bedroom)

**Total units = 102**

**Total bedrooms = 182**

**Potential bedrooms if all were three-bedroom = 306**





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# Text Amendment

## A Reasonable Alternative

Using a flexible bedroom allowance for multifamily unit calculations using an average – i.e.  
 $4+3+2+1 = 10$

$$10 / 4 = 2.5$$





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# Text Amendment

## Example Calculation

### Project A (R-4)

1. **Determine Gross Area by multiplying the number of acres by square feet per acre. ( $6 * 42,560$ ) = 255,360 Sq. Ft.**
2. **Divide Gross Area by Area S/F Unit. ( $255,360 / 2,500$ ) = 102.144**
3.  **$102.144 * 2.5 = 255.36$  bedrooms distributed across a flexible number of units.**

**This is 51 bedrooms less than if all R-4 units were three-bedroom and the same number of bedrooms were less dense GB and LB district unit counts maxed out with all three-bedroom units.**



# Text Amendment

## Text Amendment Recommendations

### 30-421 Definitions

***Dwelling, multi-family, alternate unit calculation / flexible bedroom allowance*** means a formula for calculating a maximum number of bedrooms in a multi-family building that can be allocated to a flexible unit count instead of using the fixed Gross Area / Area Sq. Ft. Unit calculation.

**Example calculation for 1 acre in R-4:  $(43,560/2500) \times 2.5 = 43.56$  bedrooms.**

**Flexible Bedroom Allowance subject to meeting all other site development standards for the district.**



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# Text Amendment

## Text Amendment Recommendations

### 30-512 Table 2A District Development Regulations

Add footnote (6) to LB, GB, R-3, and R-4 under column heading **Area S/F Unit**

**(6) Formula for Dwelling, multiple-family, alternate unit calculation / flexible bedroom allowance is: (Gross Area / Area Sq. Ft. per Unit) x 2.5**

**Example calculation for 1 acre in R-4:  $(43,560/2500) \times 2.5 = 43.56$  bedrooms.**

**Flexible Bedroom Allowance subject to meeting all other site development standards for the district.**

# Text Amendment



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## Planning Commission Considerations:

### PLANNING COMMISSION

#### Considerations

#### ZONING ORDINANCE AMENDMENT

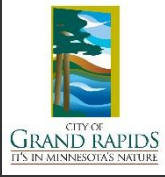
1. Will the change affect the character of neighborhoods?  
Why/Why not?
2. Would the change foster economic growth in the community?  
Why/Why not?
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
Why/Why not?
4. Would the change be in the best interest of the general public?  
Why/Why not?
5. Would the change be consistent with the Comprehensive Plan?  
Why/Why not?



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Item 2.

# Questions?



# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 6/4/26															
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the rezoning of 5.3 acres of land from LB (Limited Business) to GB (General Business).																
<b>Background:</b>	<p>Unique Opportunities LLC filed an application for a Zoning Map Amendment with the City on May 11, 2026. The application requests the City's consideration of the rezoning of the following described property from its current LB (Limited Business) to GB (General Business).</p> <p style="text-align: center;"><i>LOT 1 BLK 2, LESS THAT PT WHICH LIES ELY OF THE SLY EXT OF THE W LINE OF THE E 1/2 OF VAC 3RD AVE SE AND NLY OF A LINE DRAWN PARALLEL AND SLY 60' FROM THE N LINE OF SAID LOT 1, PLAT OF ONE SIXTY-NINE BUSINESS CENTER, GRAND RAPIDS, ITASCA COUNTY, MINNESOTA.</i></p> <p style="text-align: center;"><i>PID: 91-653-0210</i></p> <p>The Zoning Map Amendment, if approved, would facilitate the completion of the purchase of the subject property by Unique Opportunities LLC, and ultimately the development of an apartment building.</p> <p>The following table shows a comparison of the yard and bulk requirements LB and GB zoning and illustrates several differences between the two zoning districts: specifically, maximum height and building coverage.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">LB (existing zoning)</th> <th style="width: 35%;">GB (requested zoning)</th> </tr> </thead> <tbody> <tr> <td>Min. Lot Size</td> <td><u>gross area-14,000 s.f., area (unit)- 3,000, width- 100 ft.</u></td> <td><u>gross area-10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.</u></td> </tr> <tr> <td>Min. Yard Setbacks</td> <td>front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.</td> <td>front-30 ft., int. side-10 ft., street side-30 ft., rear- 10 ft.</td> </tr> <tr> <td>Max. Lot Coverage</td> <td>building- 35%</td> <td>building-40%</td> </tr> <tr> <td>Building Size</td> <td><u>max. height- 35 ft., min. dimension- 24 ft.</u></td> <td><u>max. height- 50 ft., min. dimension- 24 ft.</u></td> </tr> </tbody> </table> <p>The 2040 Comprehensive Plan shows this piece of land remaining commercial zoning.</p>			LB (existing zoning)	GB (requested zoning)	Min. Lot Size	<u>gross area-14,000 s.f., area (unit)- 3,000, width- 100 ft.</u>	<u>gross area-10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.</u>	Min. Yard Setbacks	front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.	front-30 ft., int. side-10 ft., street side-30 ft., rear- 10 ft.	Max. Lot Coverage	building- 35%	building-40%	Building Size	<u>max. height- 35 ft., min. dimension- 24 ft.</u>	<u>max. height- 50 ft., min. dimension- 24 ft.</u>
	LB (existing zoning)	GB (requested zoning)															
Min. Lot Size	<u>gross area-14,000 s.f., area (unit)- 3,000, width- 100 ft.</u>	<u>gross area-10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.</u>															
Min. Yard Setbacks	front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.	front-30 ft., int. side-10 ft., street side-30 ft., rear- 10 ft.															
Max. Lot Coverage	building- 35%	building-40%															
Building Size	<u>max. height- 35 ft., min. dimension- 24 ft.</u>	<u>max. height- 50 ft., min. dimension- 24 ft.</u>															

<p><b>Considerations:</b></p>	<p>When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.</p>
<p><b>Recommendation:</b></p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Zoning Map Amendment.</p>
<p><b>Required Action:</b></p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment.</p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to <b>(approve)(deny)</b> the Zoning Map Amendment, as petitioned by Unique Opportunities LLC, described within the Staff Report and as shown in the maps presented here today, from the current LB (Limited Business) zoning designation to that of GB (General Business);</p> <p><i><u>Contingent on the following stipulation(s):</u></i></p> <hr/>
<p><b>Attachments:</b></p>	<ul style="list-style-type: none"> <li>• Staff presentation with maps.</li> <li>• Copy of the rezoning petition and associated documentation.</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>



**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:

Unique Opportunities LLC

Name of Applicant

Name of Owner (If other than applicant)

3155 Pioneer Rd SE

Address

Address

Alexandria MN 56308

City State Zip

City State Zip

612-599-3453

Business Telephone/e-mail

Business Telephone/e-mail

**Parcel Information:**

Tax Parcel # 91-653-0210

Property Size: 5.3 Acres

Existing Zoning: Limited Business

Requested Zoning: General Business

Existing Use: Vacant Property

Proposed Use: Multi-Family

Property Address/Location: Between SE 11th St and SE 13th St, and Between SE 2nd Ave and SE 4th Ave

LegalDescription: LOT 1 BLK 2, LESS THAT PT WHICH LIES ELY OF THE SLY EXT OF THE W LINE OF THE E 1/2 OF VAC 3RD AVE SE AND NLY OF A LINE DRAWN PARALLEL AND SLY 60' FROM THE N LINE OF SAID LOT 1  
(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.

Riley Kephart  
Owner Representative

05/11/26

Signature(s) of Applicant(s)

Date

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

Date

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete \_\_\_\_\_ Fee Paid \_\_\_\_\_

Planning Commission Recommendation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

Summary of Special Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

*\*<sup>1</sup>The 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.

Surrounding land uses include General Business, Business Park, One and Two Family Residence, One-Family Residence, and Limited Business

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

With the property bordered by one- and two-family residential uses to the south, and given its close proximity to local retail, essential services, and restaurants, we believe changing the zoning to General Business, which would allow for a multi-family apartment development would integrate well with the surrounding area. The proposed development would provide a beneficial addition to the community while offering residents safe and convenient access to nearby amenities.

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

The property is bordered by public sidewalks along the west and south sides, providing pedestrian connectivity and accessibility. In addition, stormwater, wastewater, and water services have already been stubbed to the site, supporting efficient utility connections for future development. The surrounding low-speed roadways will also help provide safe and convenient access for residents.

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

No additional property is required for the proposed zoning district, as the existing parcel provides sufficient area to accommodate the proposed development and associated site improvements.

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**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 is expected to have a positive impact on the growth and development of the surrounding area by providing additional housing opportunities within close proximity to existing commercial services, restaurants, shopping, and other community amenities. The development is located adjacent to existing residential properties and is intended to serve as a compatible transition between nearby residential and commercial uses.

**F.** Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. \_\_\_\_\_

The proposed rezoning from Limited Business to General Business is the minimum change necessary to allow reasonable use of the property. The site is well suited for multi-family development due to its proximity to existing homes, businesses, restaurants, and available infrastructure.

**G.** How does the proposed rezoning conform to the City's Comprehensive Plan? \_\_\_\_\_

The proposed rezoning is consistent with the City of Grand Rapids comprehensive plan by supporting additional housing in an area well suited for Multi-family residential. The development is compatible with surrounding residential and commercial uses.

**H.** Is the timing proper for the proposed rezoning? \_\_\_\_\_

Yes, the timing for the proposed rezoning is appropriate as development will help support the City's current and future housing needs in an area well suited for Multi-Family residential uses.

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.





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# **Zoning Map Amendment Request**

## **Unique Opportunities LLC**

**LB (Limited Business)**  
**to**  
**GB (General Business)**

**June 4, 2026**



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# Zoning Map Amendment

## Summary

**Petitioner: Unique Opportunities LLC (purchase agreement with owner)**

**Requested Zoning Map Amendment: rezoning from current LB (Limited Business) to GB (General Business (GB))**

**Subject Property: 5.3 acres – with frontage on SE 2<sup>nd</sup> Ave**

**Present Use: Vacant land**

**Intended Use: Multifamily housing**



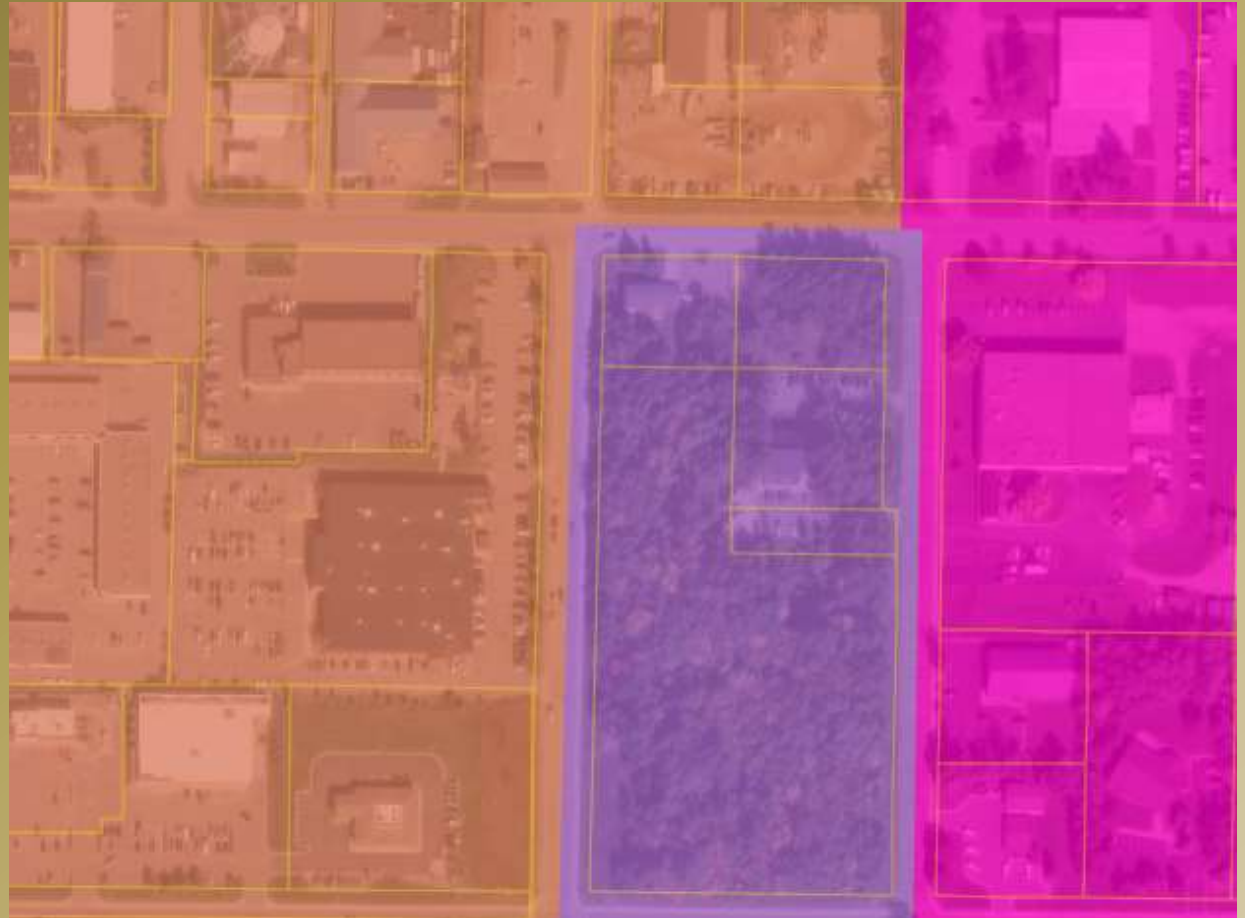
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# Zoning Map Amendment

Item 3.

## Surrounding Zoning

GB and BP





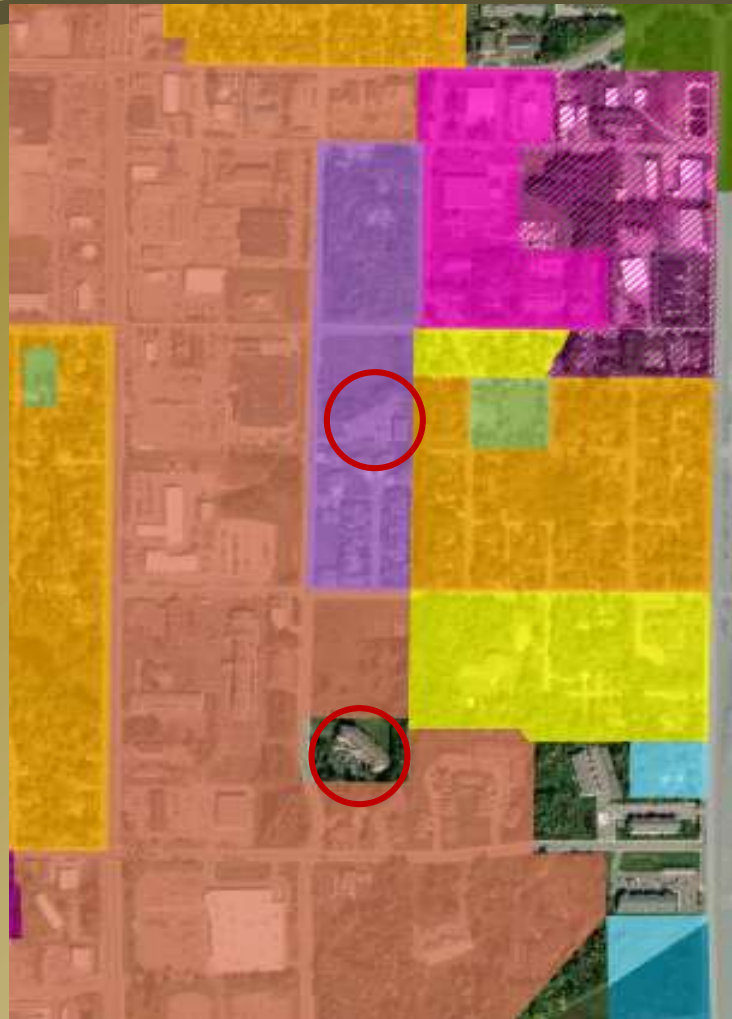
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# Zoning Map Amendment

Item 3.

## Surrounding Zoning

### Nearby Multifamily Uses





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# Zoning Map Amendment

## Section 30-512 Table-1 Permitted Uses

**Table 1 Permitted Uses**

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUP	CUP	CUP	CUP			CUP										manufactured home park
			P		P		P	P	P									congregate housing
R	R	R	R	R	R	R	R	R							R	R		emergency housing facility



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# Zoning Map Amendment

## Section 30-512 Table 2A *Development Regulations*

### Yard and Bulk Requirement comparison between requested zoning and existing:

	<b>GB (requested)</b>	<b>LB (existing)</b>
<b>Min. Lot Size</b>	gross area- 10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.	gross area- 14,000 s.f. Area (unit) -3,000 s.f., width- 100 ft.
<b>Min. Yard Setbacks</b>	front-30 ft., int. side-10 ft., street side-15 ft., rear- 10 ft.	front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.
<b>Max. Lot Coverage</b>	building-40%	Building- 35%
<b>Building Size</b>	max. height- 50 ft., min. dimension- 24 ft.	max. height- 35 ft., min. dimension- N/A.



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# Zoning Map Amendment

## Comprehensive Plan

### Chapter 4 – Land Use

**Goal 1: Facilitate the development of a vibrant, varied, and interconnected housing stock.** Grand Rapids has diversity in its housing stock, with a variety of single-family homes, urban to rural neighborhoods, and multi-family housing from market-rate apartments to affordable senior facilities. Residential neighborhoods should be cohesive yet avoid visual monotony. The City's population is growing more diverse, so the need for a wide variety of housing will continue into the future. It is important to design and preserve neighborhoods which foster a sense of community and build social capital. An interconnected housing stock supports multiple housing types and helps strengthen connections between the places we live, work, and play.

- f. **Explore opportunities to create amenity-rich nodes that provide local services for the neighborhood. While standard mixed-use development is not achievable everywhere, opportunities to introduce mixed uses at appropriate locations in existing neighborhoods and new development should be considered.** The Future Land Use Map categories include mixed use categories (neighborhood mixed use, downtown mixed use) in which higher density residential uses are combined with commercial uses in either the same building (vertical mixed use) or in the same development (horizontal mixed use). Recognition that different commercial uses serve distinct markets and have distinct risks relative to housing will allow the City to capture synergy between residential and commercial uses.



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# Zoning Map Amendment

## Planning Commission Considerations

### PLANNING COMMISSION

#### Considerations

#### ZONING MAP AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

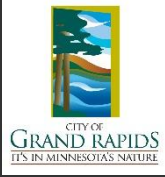
5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?



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# Questions?



# Planning Commission Staff Report

<b>Agenda Item</b>	<b>Community Development Department</b>	<b>Date: 6/4/26</b>
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**Statement of Issue:** Consider a recommendation to the City Council regarding the rezoning of 6.06 acres of land from R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density).

**Background:** Troy D. Schultz filed an application for a Zoning Map Amendment with the City on May 20, 2026. The application requests the City’s consideration of the rezoning of the following described property from its current R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density).

Blocks 1 and 2 and vacated Twelfth Avenue lying between Blocks 1 and 2, HUHN’s ADDITION to GRAND RAPIDS.

*PARCELS:*  
 91-560-0120  
 91-560-0130  
 91-560-0220  
 91-560-0230

91-560-0110  
 91-560-0210

The Zoning Map Amendment, if approved, would facilitate development of a potential future apartment building.

The following table shows a comparison of the yard and bulk requirements R-3 and R-4 zoning and illustrates several differences between the two zoning districts: specifically, maximum height and building coverage.

	R-3 (existing zoning)	R-4 (requested zoning)
Min. Lot Size	<u>gross area-15,000 s.f., area (unit)- 5,000, width- 100 ft.</u>	<u>gross area-15,000 s.f. area (unit)-2,500 s.f., width- 100 ft.</u>
Min. Yard Setbacks	front-35 ft., int. side-10 ft., street side-15 ft., rear- 35 ft.	front-35 ft., int. side-20 ft., street side-30 ft., rear- 35 ft.
Max. Lot Coverage	building- 30%	building-35%
Building Size	<u>max. height- 30 ft., min. dimension- 24 ft.</u>	<u>max. height- 60 ft., min. dimension- 24 ft.</u>

	<p>The 2040 Comprehensive Plan shows this piece of land as residential zoning.</p>
<p><b>Considerations:</b></p>	<p>When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.</p>
<p><b>Recommendation:</b></p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Zoning Map Amendment.</p>
<p><b>Required Action:</b></p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment.</p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to <b>(approve)(deny)</b> the Zoning Map Amendment, as petitioned by Troy D. Schultz, described within the Staff Report and as shown in the maps presented here today, from the current R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density).</p> <p><i>Contingent on the following stipulation(s):</i></p> <hr/>
<p><b>Attachments:</b></p>	<ul style="list-style-type: none"> <li>• Staff presentation with maps.</li> <li>• Copy of the rezoning petition and associated documentation.</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>



**Petition for Text Amendment to the Zoning Ordinance**

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:

<u>Troy D Schultz</u>			<b>Tax Parcel #*1</b>
<u>Name of Applicant</u>			
<u>1101 Sockeye Drive</u>			
<u>Address</u>			91-560-0120
<u>Duluth</u>	<u>MN</u>	<u>55811</u>	91-560-0130
<u>City</u>	<u>State</u>	<u>Zip</u>	91-560-0220
<u>218-393-4644</u>	<u>tds@tdsmn.com</u>		91-560-0230
<u>Business Telephone/E-Mail Address</u>			

*\*1 City Code Section 30-454(a) requires a request to amend the text of the City Zoning Ordinance be made by a person, firm or corporation owning real estate in the city. Please provide the tax parcel number of property in your ownership as verification.*

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.

Troy D Schultz  
Signature(s) of Applicant(s)

05/14/2026  
Date

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete \_\_\_\_\_ Fee Paid \_\_\_\_\_

Planning Commission Recommendation:      Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action:      Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

**Required Submittals:**

Application Fee - \$505.00 \*2

\*2The 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.

**Explanation of Request:**

**A.** Please List the Section(s) of Article VI, Chapter 30 of the City Code (Zoning Ordinance) for which amendment is requested:

Section 2 (Permitted uses currently)	<b>R-2/SR-2</b>	<b>R-3/SR-3</b>
	<b>C</b>	<b>C</b>
	<b>U</b>	<b>U</b>
	<b>P</b>	<b>P</b>

Changed to:	<b>R-3/SR-3</b>	<b>R-4/SR-4</b>	<b>LB/SLB</b>	<b>GB/SGB</b>	<b>CBD</b>	<b>MU/SMU</b>
	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>R</b>	<b>P</b>

**B.** Please provide a written statement that explains the request:

By approving the above request, the four listed parcels would be re-zoned as multi-family. Currently these properties are part of a permitted trailer park. The owner of these properties wished to develop said properties to accommodate apartment complex style multi-family housing.

**C.** Any additional information that the Petitioner would like to supply:

Please see attached aerial photo of listed properties.

**Justification of Proposed Text Amendment:** 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.** How does the proposed Text Amendment conform to the City's Comprehensive Plan?

Multi-family apartments will benefit the community by providing needed additional housing located close to the Grand Rapids Middle School, East Grade School and Community College.

**B.** How does the proposed Text Amendment(s) preserve the spirit and intent of the Zoning Ordinance

It will allow for the development of multi-family housing in an area that would benefit by allowing parents to get children to school conveniently, reducing risk and cost of transportation as well as exposure to weather. It will also provide families convenient access to the nearby Grand Rapids Sports Complex. Aesthetically, a new apartment complex would be an improvement as the property is currently a mobile home park with mobile homes which are quite dated. Additionally, a new apartment complex would generate jobs, and increased tax revenue for the City of Grand Rapids, and Itasca county.

**C.** What effect will the proposed Text Amendments have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods?

Currently several multi-family apartment complexes are very nearby as well as single family residential housing. It will provide substantial quality housing which will be beneficial to nearby schools, the Sports Complex, Community College, arena and other community resources and businesses. This property development would provide a safe and convenient location for families to live. It is near Hwy 169, which would allow for convenient transportation across town or to the Iron Range. It would improve the land and provide resources that will benefit the community of Grand Rapids.

**Additional Instructions:**

Prior to submitting your Petition, 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.

**Findings for Approval:**

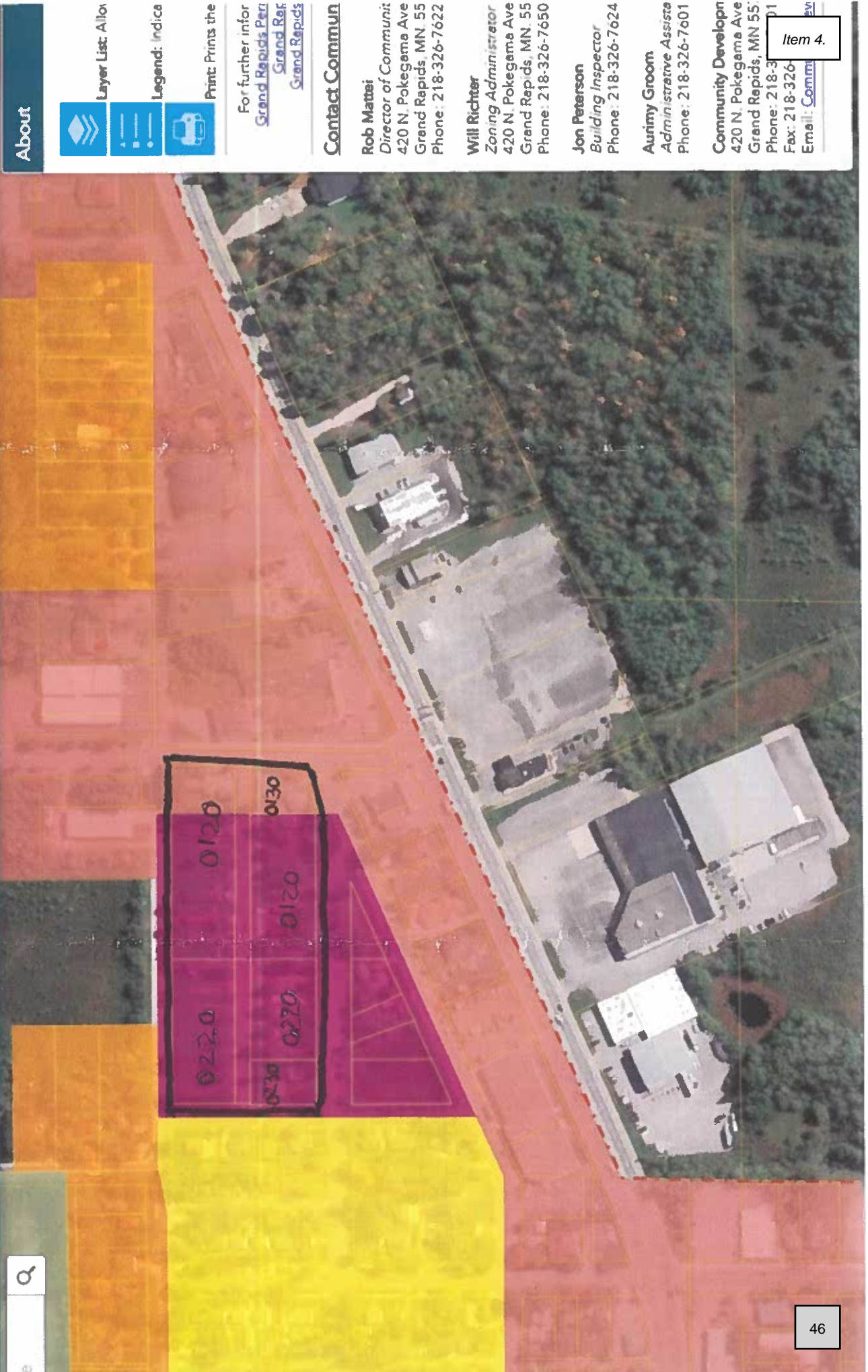
The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- 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. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.





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[Grand Rap](#)  
[Grand Rapids](#)

**Contact Communi**

**Rob Mattai**  
 Director of Communit  
 420 N. Pokegama Ave  
 Grand Rapids, MN 55  
 Phone: 218-326-7622

**Will Richter**  
 Zoning Administrator  
 420 N. Pokegama Ave  
 Grand Rapids, MN 55  
 Phone: 218-326-7650

**Jon Peterson**  
 Building Inspector  
 Phone: 218-326-7624

**Aurimy Groom**  
 Administrative Assista  
 Phone: 218-326-7601

**Community Developm**  
 420 N. Pokegama Ave  
 Grand Rapids, MN 55  
 Phone: 218-326-7624  
 Fax: 218-326-7624  
 Email: [Communi](#)

Item 4.



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Item 4.

# **Zoning Map Amendment Request**

## **Troy D. Schultz**

**R-3 (Multi-Family medium density) and GB  
(General Business)  
to  
R-4 (Multi-Family high density)**

**June 4, 2026**



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# Zoning Map Amendment

## Summary

**Petitioner: Troy D. Schultz (owner)**

**Requested Zoning Map Amendment: R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density)**

**Legal Description: Blocks 1 and 2 and vacated Twelfth Avenue lying between Blocks 1 and 2, HUHNS ADDITION to GRAND RAPIDS.**

**Subject Property: 6.06 acres – with frontage on NE 13<sup>th</sup> Ave**

**Present Use: Trailer park**

**Intended Use: Multifamily housing (high density)**

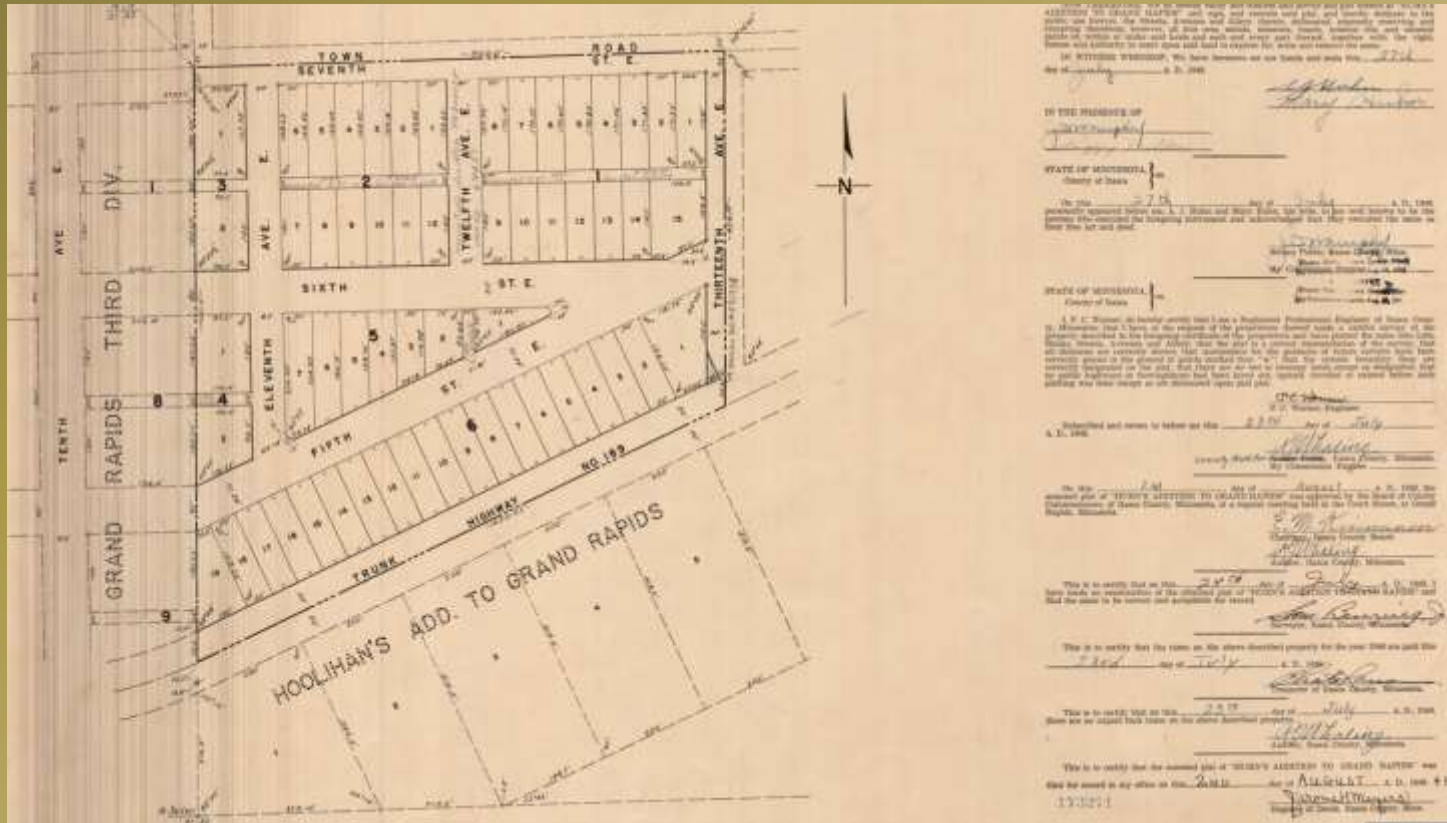


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# Zoning Map Amendment

Item 4.

## Huhn's Plat:



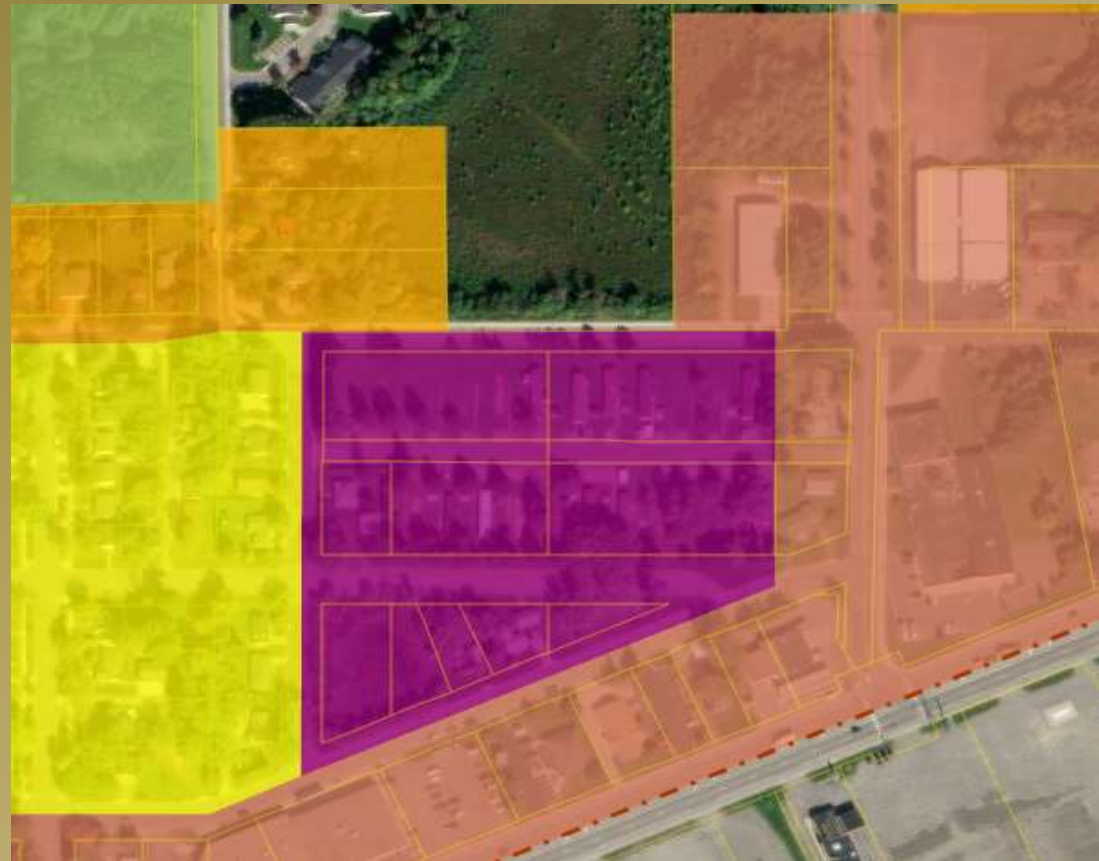


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# Zoning Map Amendment

Item 4.

## Surrounding Zoning





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# Zoning Map Amendment

## Section 30-512 Table-1 Permitted Uses

**Table 1 Permitted Uses**

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUP	CUP	CUP	CUP			CUP										manufactured home park
			P		P		P	P	P									congregate housing
R	R	R	R	R	R	R	R	R							R	R		emergency housing facility



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# Zoning Map Amendment

## Section 30-512 Table 2A *Development Regulations*

**Table 2A District Development Regulations: Principal Structures**

Zone	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS				MAXIMUM LOT COVERAGES			BUILDING SIZES	
	Gross Area	Area S/F Unit	Width	Front	Interior Side	Street Side	Rear	Building (percentage)	Total Surface (percentage)	GUOS Unit	Maximum Height (feet)	Minimum Dimension (feet) <sup>5</sup>
RR	1.25 acre	1.25 AC	150	30	15	30	30	20	N/A		35	24
R-1	8,400	8,400	70	30	6-9 <sup>1</sup>	15	30	30	N/A		30	24
R-1a	6,000	6,000	44	30	6	15	30	40	N/A		30	24
R-2	7,000 <sup>4</sup>	5,000	50 <sup>4</sup>	30	6-9 <sup>1, 4</sup>	15	30	30	N/A		30	24
R-3	15,000 <sup>4</sup>	5,000	100 <sup>4</sup>	35	10 <sup>4</sup>	15	35	30	75	400	30	24
R-4	15,000 <sup>4</sup>	2,500	100 <sup>4</sup>	35	20 <sup>4</sup>	30	35	35	75	400	60	24
LB	14,000 <sup>4</sup>	3,000	100 <sup>4</sup>	30	10 <sup>4</sup>	15	18	35	85	500	35	24
GB	10,500	3,000	75	30	10	15	10	40	90	500	50	24
CBD	7,000	N/A	50	N/A	N/A	N/A	N/A	100	100	N/A	60	24
MU	40,000	2,500	100	35	20	30	35	40	75	N/A	45	24
M <sup>3</sup>	20,000	3,000	100	30	10	15	15	35	85	500	35	24
RC	1.5 acre	1.5 acre	200	50	25	25	25	25	50	N/A	35	N/A
BP	30,000	N/A	150	50	15	25	15	40	85	N/A	35	24
I-1	1 acre	N/A	150	50	25	25	25	50	90	N/A	40	24
I-2	1 acre	N/A	150	50 <sup>2</sup>	25	25 <sup>2</sup>	25	60	90	N/A	110	N/A
PU	1 acre	N/A	50	30	10	15	30	N/A			60	N/A
CD	N/A		50	50	50	50	50	N/A			N/A	
AG	2.5 acres	2.5 acres	50	50	50	50	50	N/A			N/A	
AP	N/A		50	50	50	50	50	N/A			N/A	



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# Zoning Map Amendment

## Comprehensive Plan

### Chapter 4 – Land Use

**Goal 1: Facilitate the development of a vibrant, varied, and interconnected housing stock.** Grand Rapids has diversity in its housing stock, with a variety of single-family homes, urban to rural neighborhoods, and multi-family housing from market-rate apartments to affordable senior facilities. Residential neighborhoods should be cohesive yet avoid visual monotony. The City's population is growing more diverse, so the need for a wide variety of housing will continue into the future. It is important to design and preserve neighborhoods which foster a sense of community and build social capital. An interconnected housing stock supports multiple housing types and helps strengthen connections between the places we live, work, and play.

- f. **Explore opportunities to create amenity-rich nodes that provide local services for the neighborhood. While standard mixed-use development is not achievable everywhere, opportunities to introduce mixed uses at appropriate locations in existing neighborhoods and new development should be considered.** The Future Land Use Map categories include mixed use categories (neighborhood mixed use, downtown mixed use) in which higher density residential uses are combined with commercial uses in either the same building (vertical mixed use) or in the same development (horizontal mixed use). Recognition that different commercial uses serve distinct markets and have distinct risks relative to housing will allow the City to capture synergy between residential and commercial uses.



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# Zoning Map Amendment

## Planning Commission Considerations

PLANNING COMMISSION

Considerations

**ZONING MAP AMENDMENT**

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?



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Item 4.

# Questions?