



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Hearing

Zoning Map Amendment

Forest Lake Addition Subdivision

PU (Public Use)
to
R-2 (One and Two Family)

April 24, 2023

City Council Meeting



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Zoning Map Amendment

- **Petitioner: Grand Rapids Economic Development Authority (property owner)**
- **Requested Zoning Map Amendment: rezoning from current PU (Public Use) to that of R-2 (One and Two Family Residential)**
- **Subject Properties: 5.1 acres – site of the former Forest Lake Elementary School, being re-platted (subdivided) as Forest Lake Addition. The property lies within 6th St. N. and 8th Street N. and 7th Ave. W. and 8th Ave. W.**
- **Present Use: Vacant Land**
- **Intended Use: The property is being subdivided to create 22 single family home sites.**



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Surrounding Zoning:

R-2 (One and Two Family Residential) adjacent to the east and north, SR-2 (Shoreland One and Two Family Residential) to the west. LB (Limited Business) to the south.

Forest Lake Addition Rezoning
Surrounding Zoning





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Section 30-512 Table-1 Permitted Uses

A sample listing of the uses permitted by right in the requested R-2 zoning district are as follows:

- **Single family detached, twin homes, two family attached, rooming houses for 6 or fewer roomers, daycare/nurseries- 14 or fewer persons, accessory buildings, neighborhood parks, and public athletic facilities.**

A sampling of other uses permitted in R-2 with additional restrictions includes:

- **Bed and breakfast accommodations, emergency housing facilities, group and foster homes for 6 or fewer residents, senior housing with services, churches, daycare/nurseries- 15 or more persons and elementary and secondary schools.**



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Section 30-512 Table 2A *Development Regulations*

Yard and Bulk Requirement comparison between requested zoning and existing:

	R-2 (requested)	PU (existing)
Min. Lot Size	gross area-7,000 s.f. area (unit)-5,000 s.f., width- 50 ft.	gross area- 1 acre width- 50 ft.
Min. Yard Setbacks	front-30 ft., int. side-6- 9 ft., street side-15 ft., rear- 30 ft.	front-30 ft., int. side-10 ft., street side-15 ft., rear- 30 ft.
Max. Lot Coverage	building-30%	building-N/A, total surface-N/A, GUOS- N/A
Building Size	max. height- 30 ft., min. dimension- 24 ft.	max. height- 60 ft., min. dimension- N/A.



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Comprehensive Plan Future Land Use Map:

The Future Land Use map contained within the 2020 Comprehensive Plan shows the subject properties located within an area indicated as future “Multi-Family Residential”, which was a “future land use”. This designation was intended to provide the full array of opportunity for housing types, as Multi-Family zoning permits both multi-family and single-family development.

Primary Land Uses: Apartments, condos, and townhouses.

Secondary Land Uses: Parks, recreational or community amenities, assisted living, manufactured home communities.

Forest Lake Addition Rezoning
Comprehensive Plan Future Land Use Map



**It should be noted that the Future Land Use Map is intended to show the long-range desired future condition of an area, on a generalized basis, and is less geographically specific.*



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Comprehensive Plan:

Chapter 4 – Land Use

Goal 4: Protect and enhance the character, amenities, variation, and livability of residential areas. A range of residential land uses allows for lifecycle housing choices and options within a variety of housing markets. Grand Rapids' housing options stretch across the entire residential land use transect, from rural to dense multi-family.

- a. **Integrate a range of housing types while retaining the character of distinct neighborhoods.** Introducing new housing types to the area can provide opportunities to increase housing options and can improve livability; however, potential impacts to existing neighborhood character must be considered. Allowing for some variety of housing within neighborhoods will promote inclusive and economically integrated neighborhoods. A variety of housing options can be achieved while enhancing neighborhood character.

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Development and Land Use Regulation: Zoning	Continue to evaluate rezoning proposals for compatibility with surrounding existing and planned uses and connections to infrastructure systems.	Pursue zoning amendments for use and development standards as warranted. Examples include updates to building height requirements.	Continue to utilize evaluation criteria through the rezoning process. Update the criteria as needed.	Primary: Community Development Engineering Secondary: Planning Commission



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Comprehensive Plan:

Chapter 4 – Land Use

Chapter 4 – Land Use

Key Development Sites

Some key development and redevelopment parcels that were addressed during the planning process include the following sites.

Forest Lake Elementary School Site

The former Forest Lake Elementary School site is located on the west side of downtown Grand Rapids. The location of the site makes it a target for either future single-family or multi-family residential use due to its proximity to the downtown and surrounding traditional neighborhood uses.

Former Ainsworth Industrial Site

The former Ainsworth site currently sits vacant along the western portion of the community, with rail access and proximity to US Highway 2. The site contains existing buildings and infrastructure that can be modified to accommodate a range of future uses. The site and existing buildings are large and may warrant the accommodation of multiple uses.

Grand Itasca Clinic and Hospital

The area surrounding the existing Grand Itasca Clinic and Hospital provides opportunity for increased development intensity surrounding the medical campus. A combination of neighborhood mixed use and multi-family residential future land uses have been identified surrounding the clinic and hospital.

City Owned Parcels Downtown

The City of Grand Rapids currently owns parcels of land in the southeast portion of Downtown. These parcels are located a few blocks to the east of US Highway 169 and to the north of the Grand Rapids Area Library. Both sites are currently vacant and are poised for a range of development opportunities.

Industrial Parks

The future land use map shows several additions to the City's industrial parks and other industrial expansion areas. The industrial areas were addressed to make sure that sufficient land was ready for both routine industrial expansion and the potential for a large facility looking for a shovel ready site.

Housing and Neighborhood Diversity


The planning process was cognizant of the City's and region's changing demographics, changes in industries and potential changes in in-migration patterns. The future land use map and categories were created to support a range of housing types and to accommodate a variety of interconnected neighborhoods.

Future Development Considerations

The future land use map and corresponding categories serve as the legal basis for zoning decisions within the City. While these components serve as the foundation for decision making, there are other considerations that should be included throughout the development process. The following considerations can simply be used during the development review process or the City may choose to develop/modify policy and regulations to require the consideration of these elements through the development process.

Residential Development

The maintenance of a healthy, affordable and vibrant housing stock is a key consideration for cities throughout the State of Minnesota. Grand Rapids is home to existing vibrant neighborhoods where a range of quality, type and affordability must be maintained for future residents. The future land use plan uses four residential land use categories to guide future residential development – from large lot single-family to multi-family developments. As the City continues to pursue residential growth to maintain a range of options for future and current residents, the quality and character of the residential development should be considered.

 72.1%



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Planning Commission Considerations:

The Planning Commission reviewed the proposed zoning map amendment at their April 6th meeting.

Based upon their review of these considerations and their findings of fact, the Planning Commission approved a motion recommending approval of the proposed zoning map amendment.

The Planning Commissions Findings of Fact are incorporated into the draft Ordinance to be considered following this public hearing.

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?