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# **Zoning Map Amendment Request**

## **Grand Rapids Public Utilities Commission**

**SR-2 (Shoreland One and Two Family)**  
**to**  
**SPU (Shoreland Public Use)**

**October 5, 2023**



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# Zoning Map Amendment

- **Petitioner: Grand Rapids Public Utilities Commission (buyer) and Ryan and Kaelyn Hoshal (owner)**
- **Requested Zoning Map Amendment: rezoning from current SR-2 (Shoreland One and Two Family Residential) to SPU (Shoreland Public Use)**
- **Subject Property: 0.2 acres – W 5' of Lot 8 and all of Lot 9, Block 3 Houghton's Addition to Grand Rapids**
- **Present Use: Single Family Home**
- **Intended Use: The additional SPU zoning will expand the site for the Grand Rapids Water Treatment Plant to accommodate its renovation and future expansion.**



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# Zoning Map Amendment

## Surrounding Zoning:

**SR-2 (Shoreland One and Two Family Residential) adjacent to the east.**

**R-2 (One and Two Family Residential) to the south.**

**Shoreland Public Use (Shoreland Public Use) to the west and north.**

## Grand Rapids PUC Rezone Surrounding Zoning



40 20 0 40 80 120 160  
Feet



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## Section 30-512 Table-1 Permitted Uses

**A sample listing of the uses permitted by right in the requested SPU (Shoreland Public Use) zoning district are as follows:**

- **daycare/nurseries- 14 or fewer persons, accessory buildings, schools, water and sewage treatment, power substations, fleet storage, health and fitness, and public athletic facilities.**

**A sampling of other uses permitted in SPU with additional restrictions includes:**

- **emergency housing facilities, clinics, general warehouse, essential service structures.**



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

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

	<b>SR-2 (existing)</b>	<b>SPU (requested)</b>
<b>Min. Lot Size</b>	gross area-11,000 s.f. area (unit)-5,000 s.f., width- 60 ft.	gross area- 1 acre width- 200 ft.
<b>Min. Yard Setbacks</b>	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- 10 ft.
<b>Max. Lot Coverage</b>	total surface -35%	total surface-85%
<b>Building Size</b>	max. height- 25 ft., min. dimension- 24 ft.	max. height- 60 ft., min. dimension- 24 ft.



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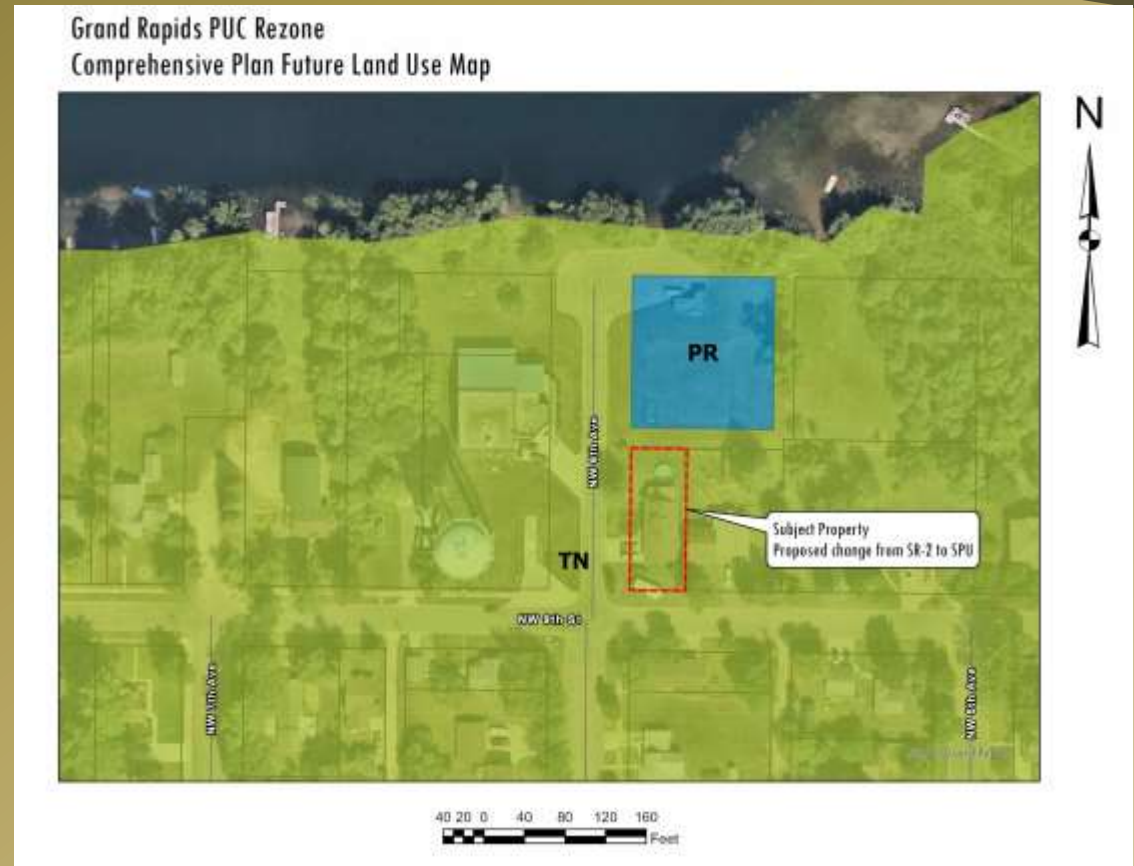
# Zoning Map Amendment

## 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 “Traditional Neighborhood. This designation was intended to provide for housing types.

Primary Land Uses: One and two family residential.

Secondary Land Uses: Neighborhood scale institutions such as churches, parks and limited home based businesses.



*\*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:

Excerpts from:

Chapter 4 – Land Use  
Chapter 9 – Public  
Infrastructure

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

### Utilities and Infrastructure

Utilities and infrastructure are key elements of a city's fabric that aren't necessarily displayed on a future land use map. Parcels containing infrastructure elements, treatment facilities or an electric substation, may be called out, but the location and capacity of the physical infrastructure should be considered. Chapters 8 and 9 highlight the existing transportation and utility infrastructure within Grand Rapids. As development occurs, this existing infrastructure, and future planning, should be factored into the decision making process. Future land uses have been defined in a manner that responds to existing infrastructure, but the impacts to its capacity should continue to be monitored as development occurs.

**Goal 1: Provide cost-effective and high-quality City services.** The City's gray infrastructure of built utilities and facilities, enhanced by the City's natural and economic infrastructure, is critical to sustaining economic stability and community health. Providing high quality services in the most efficient and sustainable manner is a primary goal of the Comprehensive Plan. Decisions of where and how to expand infrastructure capacity and upgrade services must be aligned with development objectives.

- a. **Sustainably operate and maintain drinking water infrastructure and facilities.** Protection of water supply, delivery of quality potable water, and appropriate demand-side management of water usage will help sustain the community over time.



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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?