



CITY OF  
**GRAND RAPIDS**  
ITS IN MINNESOTA'S NATURE

# **Text Amendment Public Hearing**

## **Planning Commission Initiated Amendment to Chapter 30 Land Development Regulations**

**January 22, 2024**



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Text Amendment

- **Initiation Date:** Planning Commission Initiated on January 4, 2024.
- **Recommendation:** Planning Commission Recommended the Text Amendment based on their findings of fact (Considerations) to the City Council on January 4, 2024.
- **Text Amendment Summary:** The proposed amendment of Section 30-628, changes the minimum off-street parking requirements for multiple dwellings from 2 to 1.75 per dwelling units to the Zoning Ordinance.
- **General sections of ordinance initiated for amendment:**
  - **Section 30-628. Minimum number. *RESIDENTIAL USES / MINIMUM PARKING REQUIRED – 2.*** Multiple-dwellings 2 per dwelling unit. This section of the ordinance establishes the minimum number of off-street parking spaces by the type of use.
    - Changing the Multiple-dwellings from 2 per dwelling unit to 1.75 per dwelling unit.



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Text Amendment

- **Reasoning and Justification:**

- **Section 30.628 establishes off-street parking requirements for residential uses, including the number of spots required.**
- **Over the past month, Community Development staff has researched other city ordinances and guidance documents to better align our multiple dwelling off street parking requirements.**
- **Many other cities use a tier methodology system based on the actual dwelling units bedrooms or sleeping areas (e.g. studio = 1 space, one bedroom = 1.5 spaces, two bedroom = 2 spaces).**
- **Currently, our standard is 2 parking spots per multiple dwellings and is the most restrictive. Staff has produced a multiplier of 1.75 which would adequately address our ordinance**
- **In the event more parking is needed - there is a provision in the ordinance that requires proof of parking. Section 30-629 states, "Establishments shall be capable of providing the number of on-site parking spaces required by this division at any time parking is needed. However, all such required parking need not be constructed initially if it is demonstrated by the owner to be in excess of its real parking demand. Future parking sufficient in quantity to meet the requirements of this division shall be shown on the official site plan for which a building permit request is made and such parking shall be constructed at the discretion of the zoning administrator if it proves to be needed later or in the event that a change in use triggers the need for more parking than has been provided"**



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Text Amendment

- **Comprehensive Plan:**

## Parking

Parking plays a major role in defining neighborhood character. Humans have a limited attention span. Pedestrians (and others) are attracted to stimulating environments that keep supplying new interests. Perhaps no element of the urban landscape is less interesting than an empty parking lot.

The amount of surface parking for each development is determined by minimum parking requirements. This represents a market intervention that has had the effect of oversupplying surface parking in some areas of the City. In addition to inhibiting pedestrian design, excess surface parking removes land from development markets and raises development costs. When parking is artificially oversupplied, land cannot be put to its best and highest use. Updating parking ordinances could encourage compact design and potentially open infill opportunities, including outlot developments in commercial areas.

In pedestrian-supportive environments, the supply of surface parking is right-sized to meet demand. Parking is preferably located to the side or rear of buildings. Buildings align the majority of street frontage.





# Text Amendment

## Exhibit 1

### EXHIBIT 1

#### 30.628 Minimum Number

The minimum number of off-street parking spaces by type of use shall be required in accordance with the following schedule. When determining the number of required parking spaces results in a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half require one parking space.

RESIDENTIAL USES	MINIMUM PARKING REQUIRED
One- and two-family units	2 per dwelling unit
Multiple-dwellings	<del>2</del> per dwelling unit <sup>1</sup> 1.75
Senior citizens housing	0.5 per dwelling unit
Boarding and rooming houses	1 per rooming unit
Accessory apartments	1 per unit
Bed and breakfast	1 per room <sup>2</sup>
Day care/nursery schools	Same as one-two family units
Group and foster homes	Same as one-two family units
Mobile home parks	2 per dwelling unit

>PUBLIC AND QUASI-PUBLIC USES	MINIMUM PARKING REQUIRED
Churches	1 per 3 seats in largest assembly room
Elementary school	2 per classroom
Junior high school	2 per classroom
Senior high schools	6 per classroom plus 1 per 6 seats in main auditorium
Post high schools	10 per classroom
Stadiums, arenas, auditoriums (accessory to a school)	1 per 6 seats
Stadiums, arenas, theaters and auditoriums	1 per 3 seats
Museums, libraries, and art galleries	1 per 500 square feet (gross floor area)
Golf and country clubs	6 per hole
Government offices	1 per 200 square feet gross floor area
Hospitals	2 per bed
Nursing homes	1 per 3 beds
Clubs and lodges, social and fraternal	1 per 2 persons based on occupancy rating

<sup>1</sup> In the R-3 zone, 25 percent of the required parking shall be enclosed. In the R-4 zones, 12.5 percent of the required parking shall be enclosed.





CITY OF  
**GRAND RAPIDS**  
ITS IN MINNESOTA'S NATURE

# Text Amendment

## Process:

- **January 4, 2024 - Planning Commission initial review of staff identified issues, initiates formal amendment process.**
- **January 4, 2024 - Planning Commission Review and Recommendation.**
- **January 22, 2024 - City Council reviews Planning Commission recommendation, conducts a public hearing and considers adoption of Ordinance.**



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Text Amendment

## Planning Commission:

On January 4, 2024, the Planning Commission reviewed the amendment are forwarded a favorable recommendation to the City Council.

The draft amendment and the Planning Commission's Findings of Facts are reflected in the draft ordinance to be considered following the public hearing.

ORDINANCE NO. 23-\_\_

**AN ORDINANCE AMENDING SECTION 30-628 (ZONING) WITHIN CHAPTER 30 LAND DEVELOPMENT REGULATIONS**

WHEREAS, from time to time, the City of Grand Rapids deems it important to review, and update, if necessary, its Zoning Ordinance (Land Development Regulations); and

WHEREAS, at their meeting on January 4, 2024, the Grand Rapids Planning Commission initiated the process to update and amend one section of the Zoning Ordinance (Land Development Regulations) identified by city staff; and

WHEREAS, the Planning Commission on January 4, 2024, took up consideration of draft amendment to Chapter 30 of the City Code, as prepared by staff, and found that amendments were consistent with the Comprehensive Plan and would be in the best interest of the public's health, safety, and general welfare, and recommended that the City Council adopt the draft amendment to said portion of Article VI of Chapter 30 of the City Code; and

WHEREAS, the City Council conducted a public hearing on Monday, January 22, 2024, at 5:00 p.m., to consider the amendments to Chapter 30; and

WHEREAS, the City Clerk presented the affidavit of publication of the notice of the public hearing; and

WHEREAS, the City Council has heard all persons who wished to be heard regarding the proposed text amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that it adopts the Planning Commission's following findings of fact relative to the amendment to Chapter 30 Land Development Regulations, of the City Code:

- The amendment will not have an adverse effect on the character of neighborhoods. It will have a positive effect in that it will allow developers to provide less impervious surface for off-street parking of multiple dwellings.
- The amendment would foster economic growth in the community, by allowing for more flexibility and latitude for developers of multiple dwellings while still maintaining adequate parking.
- That the amendment would be in keeping with the spirit and intent of the Zoning Ordinance by maintaining additional greenspace and using land in its best and highest use.
- That the amendment would be in the best interest of the public by promoting additional greenspace and not artificially oversupplying parking needs within the community.
- That the amendment would be consistent with the Comprehensive Plan, as the amendment will address excess off-street surface parking cannot put land to its best and highest use if its artificially oversupplied.



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

# Questions/Comments?