



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>			Tax Parcel #*1
<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)	R-2/SR-2	R-3/SR-3
	C	C
	U	U
	P	P

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

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.



Address or PIN Search

Measurement

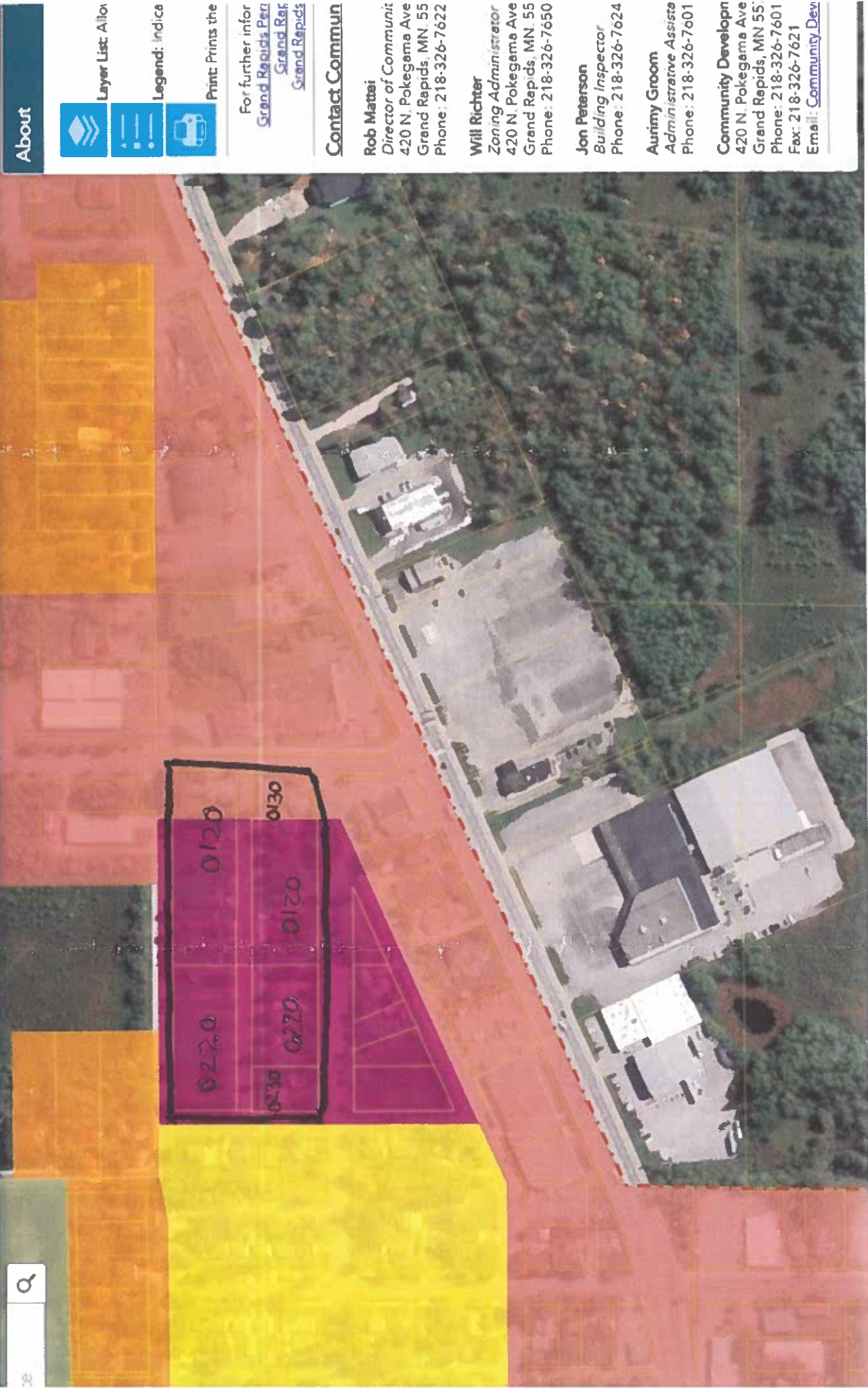
Acres
Measurement Result

Approx: 6.06 Acres

Clear

Parcels;

- A 91 - 560 - 0120
- B 91 - 560 - 0130
- C 91 - 560 - 0220
- D 91 - 560 - 0230



Search

About

Layer List: Allow

Legend: Indica

Print: Prints the

For further infor
[Grand Rapids Peri](#)
[Grand Raf](#)
[Grand Rapids](#)

Contact Commu

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: 218-326-7601
 Fax: 218-326-7621
 Email: [Community Dev](#)