



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 6/4/26
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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>
Considerations:	<p>When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.</p>
Recommendation:	<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>
Required Action:	<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 (approve)(deny) 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/>
Attachments:	<ul style="list-style-type: none"> • Staff presentation with maps. • Copy of the rezoning petition and associated documentation. • List of the Planning Commissions Rezoning Considerations.