



CITY OF
GRAND RAPIDS
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Zoning Map Amendment Request

Unique Opportunities LLC

LB (Limited Business)
to
GB (General Business)

June 4, 2026



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Zoning Map Amendment

Summary

Petitioner: Unique Opportunities LLC (purchase agreement with owner)

Requested Zoning Map Amendment: rezoning from current LB (Limited Business) to GB (General Business (GB))

Subject Property: 5.3 acres – with frontage on SE 2nd Ave

Present Use: Vacant land

Intended Use: Multifamily housing

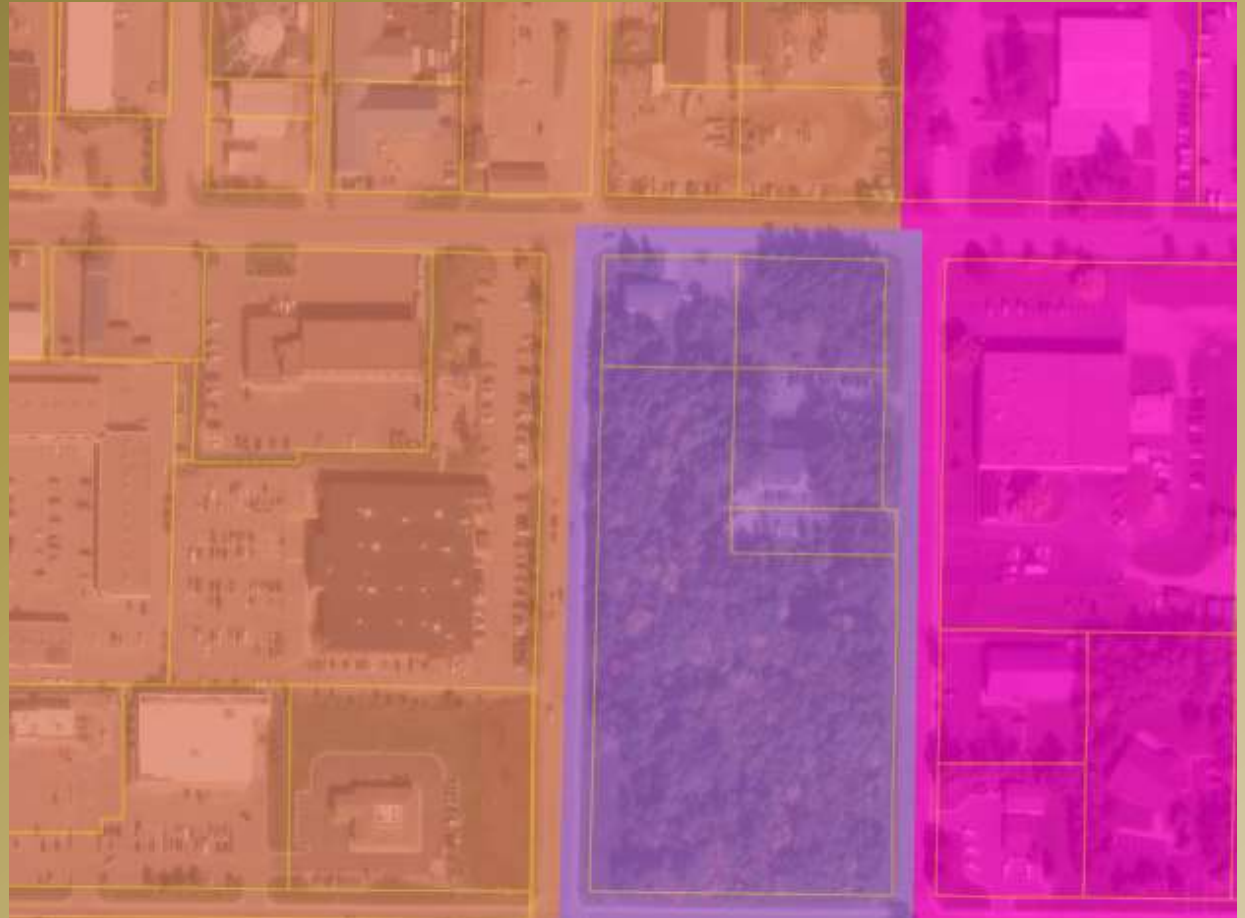


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Zoning Map Amendment

Surrounding Zoning

GB and BP



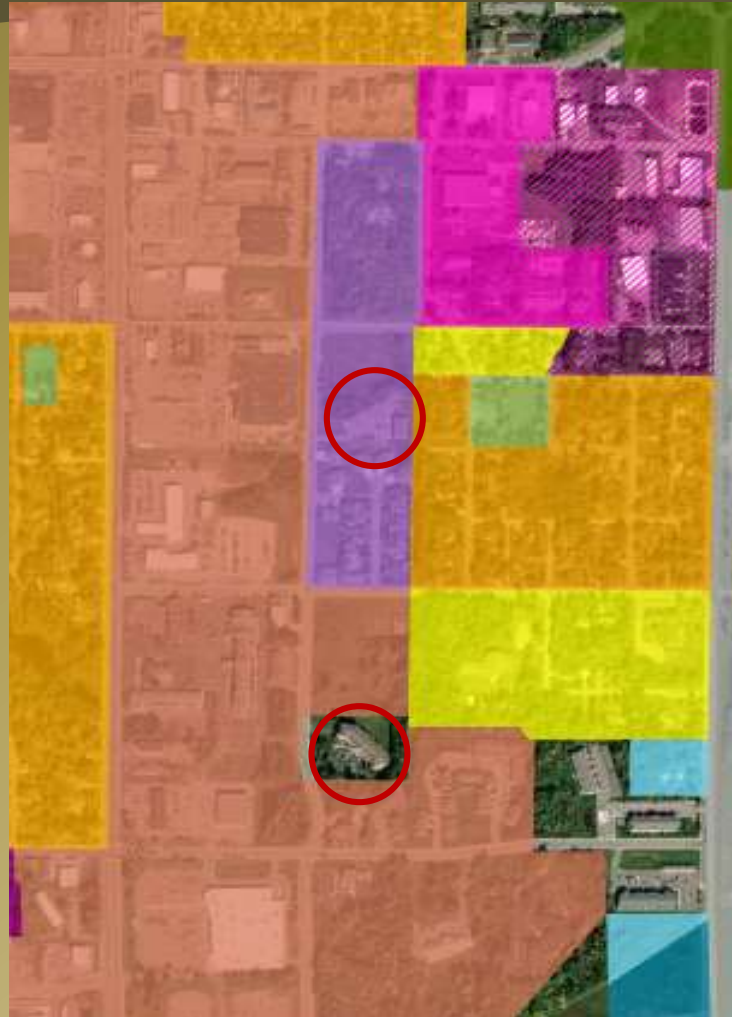


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Surrounding Zoning

Nearby Multifamily Uses





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Section 30-512 Table-1 Permitted Uses

Table 1 Permitted Uses

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SPU	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
P	P	P																rooming house 6 or fewer roomers
			P	P	P													rooming house 7 or more roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUP	CUP	CUP	CUP			CUP										manufactured home park
			P		P		P	P	P									congregate housing
R	R	R	R	R	R	R	R	R							R	R		emergency housing facility



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Section 30-512 Table 2A *Development Regulations*

Yard and Bulk Requirement comparison between requested zoning and existing:

	GB (requested)	LB (existing)
Min. Lot Size	gross area- 10,500 s.f. area (unit)-3,000 s.f., width- 75 ft.	gross area- 14,000 s.f. Area (unit) -3,000 s.f., width- 100 ft.
Min. Yard Setbacks	front-30 ft., int. side-10 ft., street side-15 ft., rear- 10 ft.	front-30 ft., int. side-10 ft., street side-15 ft., rear- 15 ft.
Max. Lot Coverage	building-40%	Building- 35%
Building Size	max. height- 50 ft., min. dimension- 24 ft.	max. height- 35 ft., min. dimension- N/A.



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Comprehensive Plan

Chapter 4 – Land Use

Goal 1: Facilitate the development of a vibrant, varied, and interconnected housing stock. Grand Rapids has diversity in its housing stock, with a variety of single-family homes, urban to rural neighborhoods, and multi-family housing from market-rate apartments to affordable senior facilities. Residential neighborhoods should be cohesive yet avoid visual monotony. The City's population is growing more diverse, so the need for a wide variety of housing will continue into the future. It is important to design and preserve neighborhoods which foster a sense of community and build social capital. An interconnected housing stock supports multiple housing types and helps strengthen connections between the places we live, work, and play.

- f. **Explore opportunities to create amenity-rich nodes that provide local services for the neighborhood. While standard mixed-use development is not achievable everywhere, opportunities to introduce mixed uses at appropriate locations in existing neighborhoods and new development should be considered.** The Future Land Use Map categories include mixed use categories (neighborhood mixed use, downtown mixed use) in which higher density residential uses are combined with commercial uses in either the same building (vertical mixed use) or in the same development (horizontal mixed use). Recognition that different commercial uses serve distinct markets and have distinct risks relative to housing will allow the City to capture synergy between residential and commercial uses.



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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?