



# Planning Commission Staff Report

| Agenda Item                | Community Development<br>Department                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date: 6/4/26                                                                      |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--|-----------------------|------------------------|---------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------|---------------|--------------|---------------|-------------------------------------------------------|-------------------------------------------------------|
| <b>Statement of Issue:</b> | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |
| <b>Background:</b>         | <p>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).</p> <p>Blocks 1 and 2 and vacated Twelfth Avenue lying between Blocks 1 and 2, HUHNS' ADDITION to GRAND RAPIDS.</p> <p><i>PARCELS:</i></p> <p>91-560-0120<br/>91-560-0130<br/>91-560-0220<br/>91-560-0230</p> <p>91-560-0110<br/>91-560-0210</p> <p>The Zoning Map Amendment, if approved, would facilitate development of a potential future apartment building.</p> <p>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.</p> <table border="1"> <thead> <tr> <th></th><th>R-3 (existing zoning)</th><th>R-4 (requested zoning)</th></tr> </thead> <tbody> <tr> <td>Min. Lot Size</td><td><u>gross area-15,000 s.f.,</u><br/>area (unit)- 5,000,<br/>width- 100 ft.</td><td><u>gross area-15,000 s.f.</u><br/>area (unit)-2,500 s.f.,<br/><u>width- 100 ft.</u></td></tr> <tr> <td>Min. Yard Setbacks</td><td>front-35 ft., int. side-<br/>10 ft., street side-15<br/>ft., rear- 35 ft.</td><td>front-35 ft., int. side-<br/>20 ft., street side-30<br/>ft., rear- 35 ft.</td></tr> <tr> <td>Max. Lot Coverage</td><td>building- 30%</td><td>building-35%</td></tr> <tr> <td>Building Size</td><td><u>max. height- 30 ft.,</u><br/>min. dimension- 24 ft.</td><td><u>max. height- 60 ft.,</u><br/>min. dimension- 24 ft.</td></tr> </tbody> </table> |                                                                                   |  | R-3 (existing zoning) | R-4 (requested zoning) | Min. Lot Size | <u>gross area-15,000 s.f.,</u><br>area (unit)- 5,000,<br>width- 100 ft. | <u>gross area-15,000 s.f.</u><br>area (unit)-2,500 s.f.,<br><u>width- 100 ft.</u> | Min. Yard Setbacks | front-35 ft., int. side-<br>10 ft., street side-15<br>ft., rear- 35 ft. | front-35 ft., int. side-<br>20 ft., street side-30<br>ft., rear- 35 ft. | Max. Lot Coverage | building- 30% | building-35% | Building Size | <u>max. height- 30 ft.,</u><br>min. dimension- 24 ft. | <u>max. height- 60 ft.,</u><br>min. dimension- 24 ft. |
|                            | R-3 (existing zoning)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | R-4 (requested zoning)                                                            |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |
| Min. Lot Size              | <u>gross area-15,000 s.f.,</u><br>area (unit)- 5,000,<br>width- 100 ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>gross area-15,000 s.f.</u><br>area (unit)-2,500 s.f.,<br><u>width- 100 ft.</u> |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |
| Min. Yard Setbacks         | front-35 ft., int. side-<br>10 ft., street side-15<br>ft., rear- 35 ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | front-35 ft., int. side-<br>20 ft., street side-30<br>ft., rear- 35 ft.           |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |
| Max. Lot Coverage          | building- 30%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | building-35%                                                                      |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |
| Building Size              | <u>max. height- 30 ft.,</u><br>min. dimension- 24 ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>max. height- 60 ft.,</u><br>min. dimension- 24 ft.                             |  |                       |                        |               |                                                                         |                                                                                   |                    |                                                                         |                                                                         |                   |               |              |               |                                                       |                                                       |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>The 2040 Comprehensive Plan shows this piece of land as residential zoning.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Considerations:</b>  | <p>When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Recommendation:</b>  | <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>                                                                                                                                                                                                                                                                            |
| <b>Required Action:</b> | <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 <b>(approve)(deny)</b> 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><u>Contingent on the following stipulation(s):</u></p> <hr/> |
| <b>Attachments:</b>     | <ul style="list-style-type: none"> <li>• Staff presentation with maps.</li> <li>• Copy of the rezoning petition and associated documentation.</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |