

Council member _____ introduced the following Ordinance and moved for its adoption:

ORDINANCE NO. 26-_____

**AN ORDINANCE OF THE CITY OF GRAND RAPIDS, MINNESOTA, APPROVING
THE REZONING
OF LAND FROM R-3 (MULTI-FAMILY MEDIUM DENSITY) AND GB (GENERAL
BUSINESS) TO R-4 (MULTI-FAMILY HIGH DENSITY)**

WHEREAS, on June 4, 2026, the Planning Commission approved a motion forwarding a favorable recommendation to the City Council regarding the rezoning of property legally described as:

Blocks 1 and 2 and vacated Twelfth Avenue lying between Blocks 1 and 2, HUHNS ADDITION to GRAND RAPIDS, Itasca County, Minnesota.

from its current zoning designation of Multi-family medium density (R3) and General Business (GB) to Multi-family high density (R-4).

WHEREAS, the City Council conducted a public hearing on that request at their regular meeting on July 13, 2026, and all were heard, and

WHEREAS, the City Council did concur with the recommendations of the Planning Commission and determined that the Zoning Map Amendment would be in the best interest of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA:

That the property legally described above is rezoned from its current designation of R-3 (Multi-family medium density) and GB (General Business) to R-4 (Multi-family high density) based on the following findings of fact;

Map amendment will positively affect existing neighborhoods by facilitating the removal of an aged trailer park.

Map amendment will foster economic development by expanding contiguous R-4 zoning appropriate to the site size and location.

Map amendment is in keeping with the spirit and intent of the zoning ordinance by expanding an existing zoning.

Map amendment is in the best interests of the general public because it supports development of new housing.

Map amendment is consistent with the Comp Plan by expanding an existing zoning to promote development of much needed housing.

This Ordinance shall become effective after its passage and publication.

Adopted by the City Council this 13th day of July 2026.

Tasha Connelly, Mayor

Attest:

Kim Gibeau, City Clerk

Councilmember _____ seconded the foregoing ordinance and the following voted in favor thereof: _____. Opposed: _____, whereby the ordinance was declared duly passed and adopted.