



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Zoning Map Amendment Request

Troy D. Schultz

**R-3 (Multi-Family medium density) and GB
(General Business)
to
R-4 (Multi-Family high density)**

July 13, 2026



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Zoning Map Amendment

Summary

Petitioner: Troy D. Schultz (owner)

Requested Zoning Map Amendment: R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density)

Legal Description: Blocks 1 and 2 and vacated Twelfth Avenue lying between Blocks 1 and 2, HUHNS' ADDITION to GRAND RAPIDS.

Subject Property: 6+ acres – with frontage on NE 13th Ave

Present Use: Trailer park

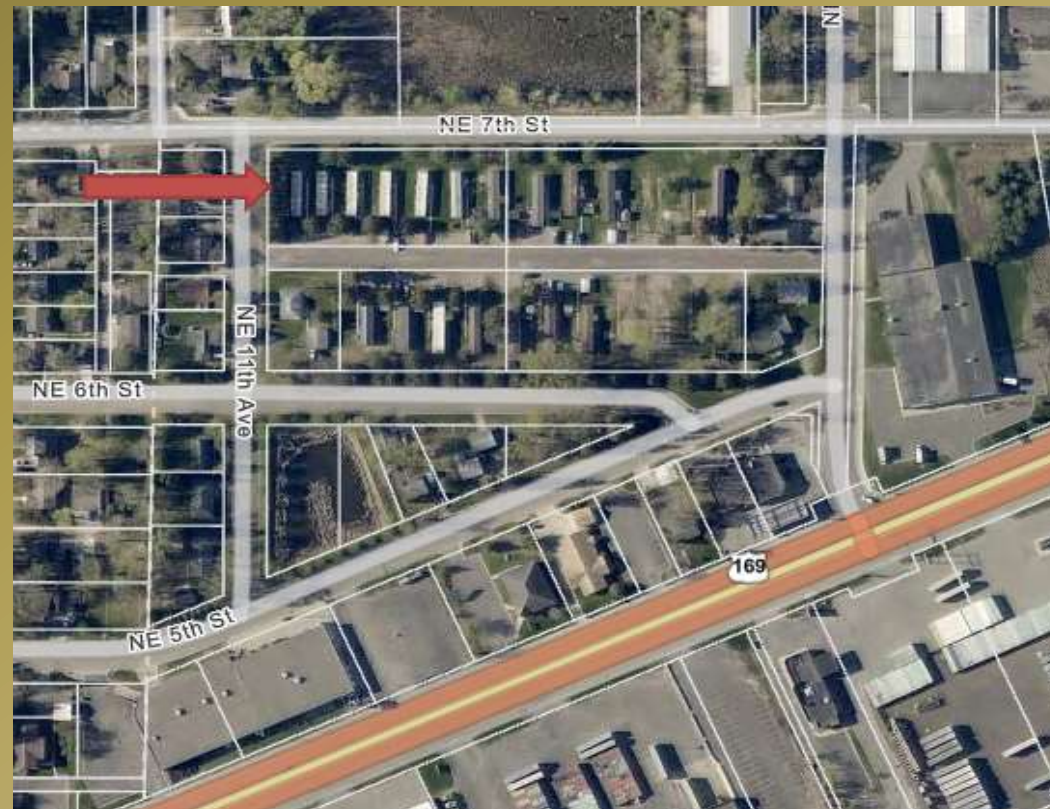
Intended Use: Multifamily housing (high density)



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Location:





Huhn's Plat:





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Surrounding Zoning





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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		emergency housing facility



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Section 30-512 Table 2A *Development Regulations*

Table 2A District Development Regulations: Principal Structures

Zone	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS				MAXIMUM LOT COVERAGES			BUILDING SIZES	
	Gross Area	Area S/F Unit	Width	Front	Interior Side	Street Side	Rear	Building (percentage)	Total Surface (percentage)	GUOS Unit	Maximum Height (feet)	Minimum Dimension (feet) ⁵
RR	1.25 acre	1.25 AC	150	30	15	30	30	20	N/A		35	24
R-1	8,400	8,400	70	30	6-g ¹	15	30	30	N/A		30	24
R-1a	6,000	6,000	44	30	6	15	30	40	N/A		30	24
R-2	7,000 ⁴	5,000	50 ⁴	30	6-g ^{1, 4}	15	30	30	N/A		30	24
R-3	15,000 ⁴	5,000	100 ⁴	35	10 ⁴	15	35	30	75	400	30	24
R-4	15,000 ⁴	2,500	100 ⁴	35	20 ⁴	30	35	35	75	400	60	24
LB	14,000 ⁴	3,000	100 ⁴	30	10 ⁴	15	15	35	85	500	35	24
GB	10,500	3,000	75	30	10	15	10	40	90	500	50	24
CBD	7,000	N/A	50	N/A	N/A	N/A	N/A	100	100	N/A	60	24
MU	40,000	2,500	100	35	20	30	35	40	75	N/A	45	24
M ³	20,000	3,000	100	30	10	15	15	35	85	500	35	24
RC	1.5 acre	1.5 acre	200	50	25	25	25	25	50	N/A	35	N/A
BP	30,000	N/A	150	50	15	25	15	40	85	N/A	35	24
I-1	1 acre	N/A	150	50	25	25	25	50	90	N/A	40	24
I-2	1 acre	N/A	150	50 ²	25	25 ²	25	60	90	N/A	110	N/A
PU	1 acre	N/A	50	30	10	15	30	N/A			60	N/A
CD	N/A		50	50	50	50	50	N/A			N/A	
AG	2.5 acres	2.5 acres	50	50	50	50	50	N/A			N/A	
AP	N/A		50	50	50	50	50	N/A			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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Planning Commission Findings:

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.



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Questions?