



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

PUBLIC HEARING:

Zoning Map Amendment Request

Crystal Lake Estates Second Addition Subdivision

PU (Public Use)
to
R-2 (One and Two-Family)

November 6, 2025



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Zoning Map Amendment

Summary

Petitioner: Grand Rapids Economic Development Authority (property owner)

Requested Zoning Map Amendment: rezoning from current PU (Public Use) to R-2 (One and Two-Family Residential)

Subject Property: site of the former ISD 318 Administration Building, being re-platted (subdivided) as Crystal Lake Estates Second Addition. (820 NW 1st Ave.)

Present Use: Vacant Building

Intended Use: The property is being subdivided to create 8 single family home sites.

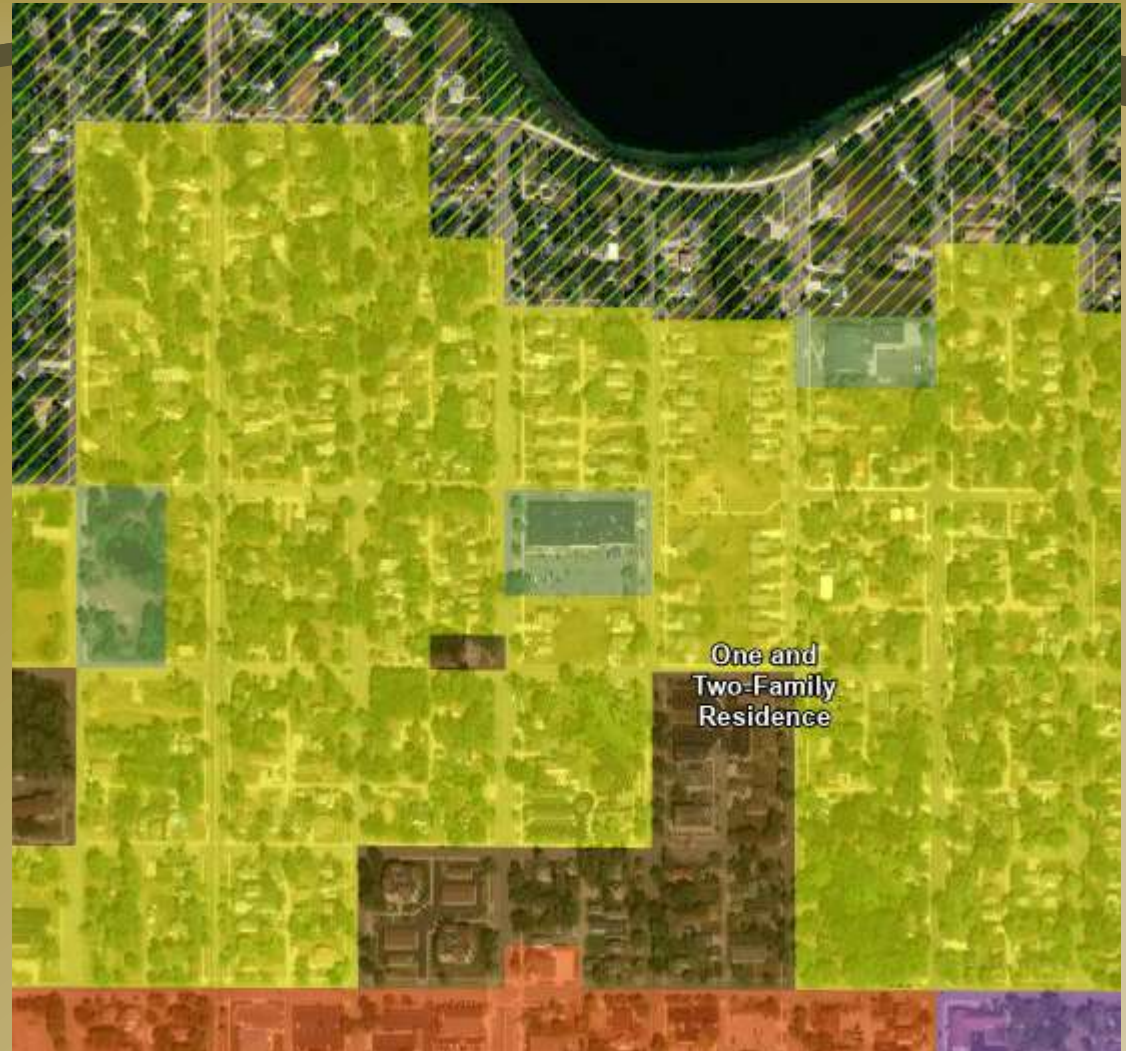


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Surrounding Zoning

**R-2 (One and Two Family
Residential)**





Zoning Map Amendment

Section 30-512 Table-1 Permitted Uses

Listed uses permitted by right in the requested R-2 zoning district are:

- **Single family detached**, twin homes, two family attached, rooming houses for 6 or fewer roomers, daycare/nurseries- 14 or fewer persons, accessory buildings, neighborhood parks, and public athletic facilities.

Other uses permitted in R-2 with additional restrictions includes:

- Bed and breakfast accommodations, emergency housing facilities, group and foster homes for 6 or fewer residents, senior housing with services, churches, daycare/nurseries - 15 or more persons and elementary and secondary schools.



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Section 30-512 Table 2A *Development Regulations*

Yard and Bulk Requirement comparison between requested zoning and existing:

	R-2 (requested)	PU (existing)
Min. Lot Size	gross area-7,000 s.f. area (unit)-5,000 s.f., width- 50 ft.	gross area- 1 acre width- 50 ft.
Min. Yard Setbacks	front-30 ft., int. side-6- 9 ft., street side-15 ft., rear- 30 ft.	front-30 ft., int. side-10 ft., street side-15 ft., rear- 30 ft.
Max. Lot Coverage	building-30%	building-N/A, total surface-N/A, GUOS- N/A
Building Size	max. height- 30 ft., min. dimension- 24 ft.	max. height- 60 ft., min. dimension- N/A.



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Comprehensive Plan

Chapter 4 – Land Use

Goal 4: Protect and enhance the character, amenities, variation, and livability of residential areas. A range of residential land uses allows for lifecycle housing choices and options within a variety of housing markets. Grand Rapids' housing options stretch across the entire residential land use transect, from rural to dense multi-family.

- a. **Integrate a range of housing types while retaining the character of distinct neighborhoods.** Introducing new housing types to the area can provide opportunities to increase housing options and can improve livability; however, potential impacts to existing neighborhood character must be considered. Allowing for some variety of housing within neighborhoods will promote inclusive and economically integrated neighborhoods. A variety of housing options can be achieved while enhancing neighborhood character.

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Development and Land Use Regulation: Zoning	Continue to evaluate rezoning proposals for compatibility with surrounding existing and planned uses and connections to infrastructure systems.	Pursue zoning amendments for use and development standards as warranted. Examples include updates to building height requirements.	Continue to utilize evaluation criteria through the rezoning process. Update the criteria as needed.	Primary: Community Development, Engineering Secondary: Planning Commission



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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?



Zoning Map Amendment

Planning Commission Findings

The zoning change will positively impact neighborhood character by mirroring existing zoning.

The zoning change will foster economic development by supporting new housing.

The zoning change is in keeping with the spirit and intent of the ordinance by expanding existing zoning.

The zoning change is in the interest of the general public by helping to create housing and expanded tax base.

The zoning change is consistent with the Comp Plan by aligning with existing zoning in the neighborhood.



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Questions?