

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

**ORDINANCE NO. 23-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF GRAND RAPIDS, MINNESOTA, APPROVING THE REZONING OF LAND FROM R-1 (ONE FAMILY RESIDENTIAL) TO R-4 (MULTI-FAMILY RESIDENTIAL, HIGH DENSITY)**

WHEREAS, on July 6, 2023, the Planning Commission approved a motion forwarding a favorable recommendation to the City Council regarding the rezoning of property legally described as,

*The North Half of the Southeast Quarter of the Northeast Quarter, less and except the East 484 feet thereof, Section 30, Township 55 North, Range 25, West of the Fourth Principal Meridian, less the West 330 feet of the East 814 feet of the North Half of the Southeast Quarter of the Northeast Quarter, Section 30, Township 55 North, Range 25, West of the Fourth Principal Meridian, Itasca County, Minnesota.*

AND

*The West 330' of the East 814 feet of the North Half of the Southeast Quarter of the Northeast Quarter, Section 30, Township 55 North, Range 25, West of the Fourth Principal Meridian, Itasca County, Minnesota.*

from its current zoning designation of R-1 (One-Family Residential) to R-4 (Multi-Family Residential, High Density), and

WHEREAS, the City Council conducted a public hearing on that request at their regular meeting on August 14, 2023 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 and as shown on the attached "Exhibit A", is rezoned from its current designation of R-1 (One Family Residential) to R-4 (Multi Family Residential, High Density) based on the following findings of fact;

- The proposed rezoning would not have an adverse affect the character of neighboring area as it will allow for a mixture of housing types that are already present in the surrounding area.
- The change would foster economic growth by allowing for the much-needed development of new housing.
- The change would be in keeping with the spirit and intent of the Zoning Ordinance by fostering development that is orderly and consistent with the needs of the community and have yard and bulk standards that fit the surrounding area.
- The change would be in the best interest of the general public by supporting the development of new housing, which is much needed in the City.
- That the change would be consistent with the Comprehensive Plan, as this zoning change supports the intended future development of the site as multi-family residential.

This Ordinance shall become effective after its passage and publication.

Adopted by the City Council this 14th day of August 2023.

\_\_\_\_\_  
Dale Christy, Mayor

ATTEST:

\_\_\_\_\_  
Kim Gibeau, City Clerk

Council member \_\_\_\_\_seconded the foregoing Ordinance and the following voted in favor thereof \_\_\_\_\_; and the following voted against same \_\_\_\_\_; whereby the Ordinance was declared duly passed and adopted.

Exhibit "A"

Existing Zoning  
Surrounding the Subject Property

