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# **Public Hearing Zoning Map Amendment**

**August 14, 2023**

**Christian Conner & Luke Schumacher  
Parcel 91-030-1410/1702 Golf Course Rd.  
and**

**expanded by recommendation of the Planning Commission to include  
Parcel 91-030-1412/1616 Golf Course Rd.**

**R-1 (Single-Family Residential)  
to  
R-4 (Multi-Family Residential, High Density)**



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# Zoning Map Amendment

## Petitioned Zoning Map Amendment

- **Petitioner:** Christian Conner and Luke Schumacher (property owners) of Parcel No. 91-030-1410
- **Requested Zoning Map Amendment:** rezoning from current R1 (One Family Residential) to that of R-4 (Multi-Family Residential, High Density)
- **Subject Property:** 7.2 acres – 1702 Golf Course Road.
- **Present Use:** Single Family Residence
- **Intended Use:** There is no planned change of use at this time.

## Expanded Zoning Map Amendment

- **Planning Commission:** Recommended the proposed zoning map amendment also include Parcel No. 91-030-1412
- **Recommended Zoning Map Amendment:** rezoning from current R1 (One Family Residential) to that of R-4 (Multi-Family Residential, High Density)
- **Subject Property:** 4.9 acres – 1616 Golf Course Road.
- **Present Use:** Single Family Residence
- **Intended Use:** There is no planned change of use at this time.

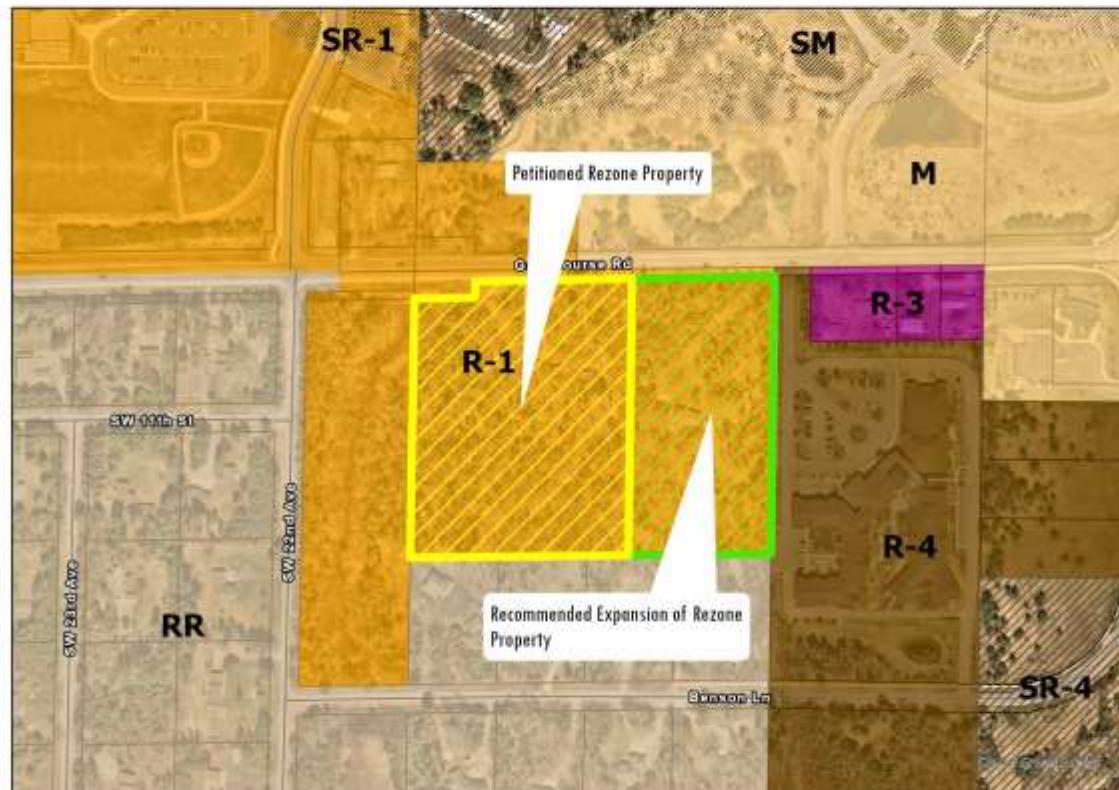


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## **Surrounding Zoning:**

# **Zoning Map Amendment**

## **Existing Zoning Surrounding the Subject Property**



180 90 0 180 360 540 720  
Feet



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## R-4/SR-4 Inventory

**1.3% of the City's total land area is zoned R-4 or SR-4.**

## Currently:

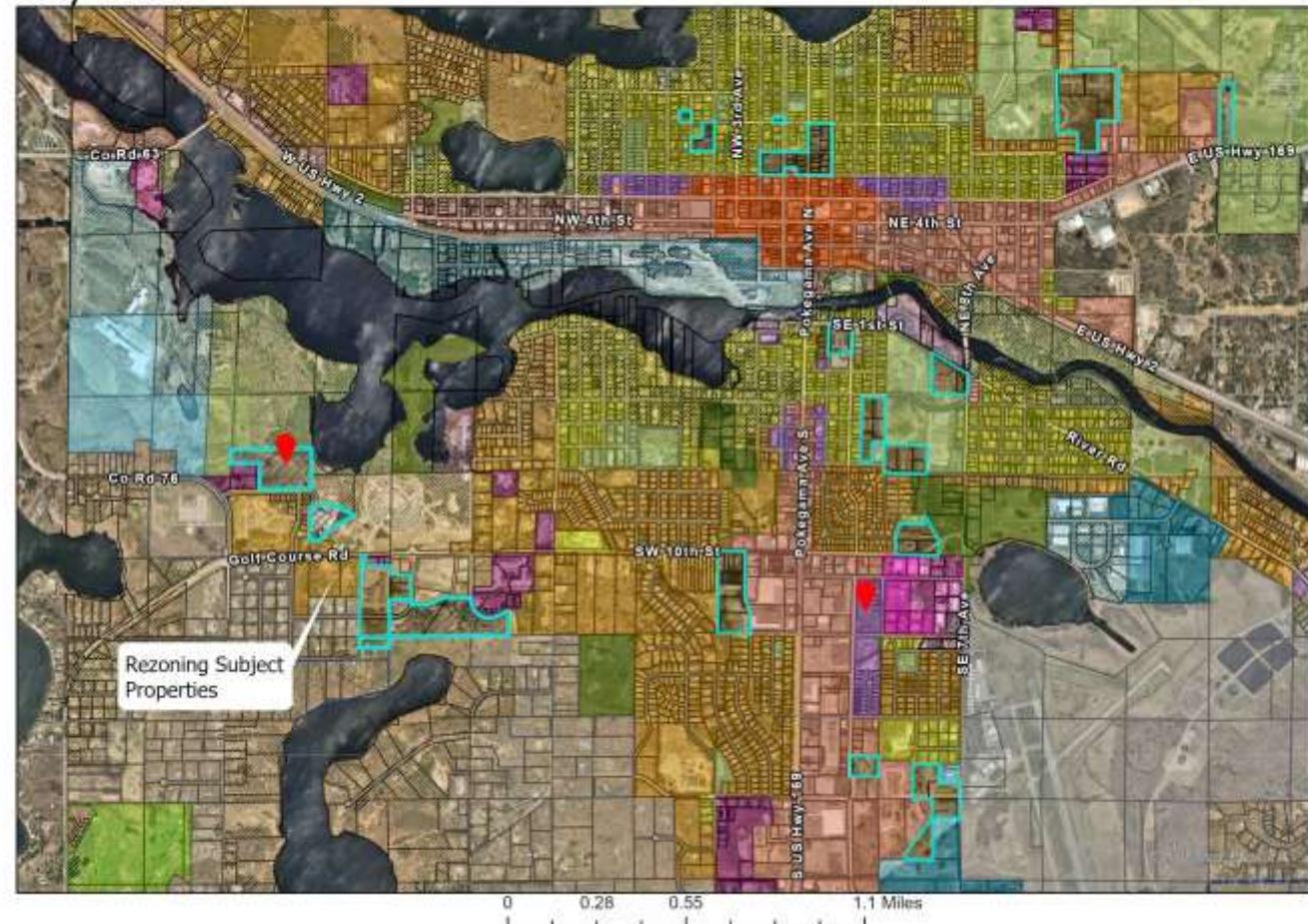
**R-4 Districts = 127.7 Acres,  
none is being marketed for  
sale.**

**SR-4 Districts = 45.3 Acres,  
15.1 Acres is being  
marketed for sale. (GREDA)**

**One other parcel, a LB zoned property, which could accommodate multi-family development, is being marketed for sale.**

# Zoning Map Amendment

## Existing R-4 and SR-4 Zoning Districts City Wide





# Zoning Map Amendment

**Maximum Density (Housing Units) currently available for purchase and being considered with this rezoning**

Property	Zoning	Area (acres)	Maximum Density
GREDA Parcel	SR-4	15.1	132
Conner	Proposed R-4	7.2	125
Shields	Proposed R-4	4.9	85
Vorandesoto	LB	5.3	76
			<b>418</b>

**The property owned by Shields is the expanded area of the rezone, recommended by the Planning Commission. Assuming the Shields maintain their current single-family use, which is also a permitted use in R-4 zoning, the combined GREDA, Conner and Vorandesoto available properties could support a maximum of 333 new housing units.**



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# Zoning Map Amendment

## Summary of Updated Recommendations

In general, the following housing targets have been used for Grand Rapids and Cohasset over the 5-year projection period extending from 2022 to 2027:

- ▶ 20 to 25 owner-occupancy units/year for 5-year total of 100 to 125 units
- ▶ 50 to 65 renter-occupancy units/year for 5-year total of 250 to 325 units
- ▶ 70 to 90 total housing units/year for 5-year total of 350 to 450 units

This document is an abbreviated update to the 2019 Housing Studies that had been prepared for Grand Rapids and Cohasset. The 2019 Studies had included specific recommendations for the Grand Rapids Market Area, which includes both Grand Rapids and Cohasset. The topics summarized in the 2019 Studies have been revised or modified in 2022 to reflect current market conditions.

## Grand Rapids and Cohasset HOUSING STUDIES LIMITED UPDATE

September 2022 Draft

A limited update of the 2019 Housing Studies completed for  
the Cities of Grand Rapids and Cohasset, MN



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# Zoning Map Amendment

## Section 30-512 Table 2A Development Regulations

### Yard and Bulk Requirement comparison between requested zoning and existing:

	<b>R-4 (requested)</b>	<b>R1 (existing)</b>
<b>Min. Lot Size</b>	<b>Gross area -15,000 s.f. Area/unit -2,500 s.f., Width- 100 ft.</b>	<b>Gross area- 8,400 s.f. Width - 50 ft.</b>
<b>Min. Yard Setbacks</b>	<b>front-35 ft., int. side-20 ft., street side-30 ft., rear- 35 ft.</b>	<b>front-30 ft., int. side-6-9 ft., street side-15 ft., rear- 30 ft.</b>
<b>Max. Lot Coverage</b>	<b>building-35%</b>	<b>building-N/A</b>
<b>Building Size</b>	<b>max. height- 45 ft., min. dimension- 24 ft.</b>	<b>max. height- 30 ft., min. dimension- 24 ft.</b>



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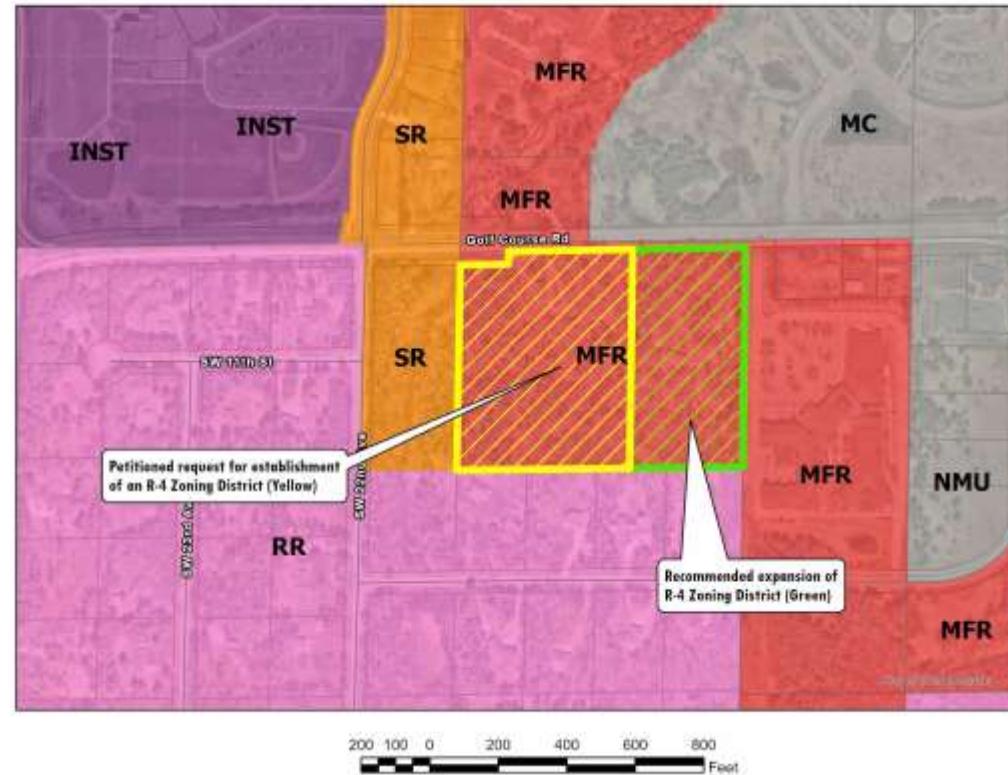
## Comprehensive Plan

### Future Land Use Map

The Future Land Use map contained within the 2020 Comprehensive Plan shows the subject properties located within an area indicated as future “Multi-Family Residential”, which was a “future land use”. This designation was intended to provide the full array of opportunity for housing types, as Multi-Family zoning permits both multi-family and single-family development.

The Future Land Use Map identifies the desired future primary uses and is intended to inform and guide future zoning designations.

2020 Grand Rapids Comprehensive Plan  
Future Land Use Map





## Comprehensive Plan:

### Chapter 4 – Land Use Chapter 5 - Housing

# Zoning Map Amendment

**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
Density and Market Demand	Guide residential development areas and zone changes that are consistent with the Future Land Use Map to create a diverse yet integrated housing landscape.  Monitor the housing demand, density needs and emerging trends to ensure regulations create opportunities.	Plan housing development contingencies that include aggressive economic growth scenarios.  Stage residential development consistent with the Future Land Use Map and policies. Consider service needs as part of the review.	Assist the development of housing in the downtown and Mississippi riverfront to maximize community benefits.  Consider that new housing will be multi-generational, rather than responding only to current market conditions, in development review and permitting.	Primary: Community Development Secondary: Housing and Redevelopment Authority (HRA)



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# Zoning Map Amendment

## Planning Commission

### Considerations/Findings of Fact:

The Planning Commission reviewed the proposed zoning map amendment at their July 6<sup>th</sup> meeting.

Based upon their review of these considerations and their findings of fact, the Planning Commission approved a motion recommending approval of the petitioned zoning map amendment submitted by Conner and Schumacher. Additionally, the Planning Commission recommended the rezoning of the Shields parcel, for continuity and consistency with the Comprehensive Plan recommendations.

The Planning Commissions Findings of Fact are incorporated into the draft Ordinance to be considered following this public hearing.

#### 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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# Questions?