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# **Public Hearing Zoning Map Amendment**

**April 22, 2024**

**City of Grand Rapids/Itasca County  
Parcel 91-033-1406**

**AP (Airport District)  
to  
I-1 (Industrial Park)**



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# Zoning Map Amendment

## **Petitioned Zoning Map Amendment**

- **Petitioner: Grand Rapids Planning Commission**
- **Requested Zoning Map Amendment: rezoning from current AP (Airport District) to that of I-1 (Industrial Park)**
- **Subject Property: A 4.3 Acre Portion of 91-033-1406 legally described in the proposed resolution.**
- **Present Use: Airport District**
- **Intended Use: Industrial Park**



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**Surrounding Zoning:**

Planning Commission Rezone Map



0 250 500 1,000 Feet





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## **Section 30-512 Table-1 Permitted Uses**

**A sample listing of the uses permitted by right in the requested I-1 zoning district are as follows:**

- **Industrial – Monument Work/sales, manufacturing (light and heavy), recycling center, wholesale distribution facility, outdoor storage (merchandise and material)**

**A sampling of other uses permitted in R-4 with additional restrictions (CUP) include:**

- **Mining of Sand and Gravel**



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## Section 30-512 Table 2A Development Regulations

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

	<b>I-1 (requested)</b>	<b>AP (existing)</b>
<b>Min. Lot Size</b>	<b>Gross area - 1 Acre Width- 150 ft.</b>	<b>Gross area - N/A Width - 50 ft.</b>
<b>Min. Yard Setbacks</b>	<b>Front - 50 ft. Int. side - 25 ft. Street side - 25 ft. Rear- 25 ft.</b>	<b>Front - 50 ft Int. side- 50 ft. Street side- 50 ft. Rear- 50 ft.</b>
<b>Max. Lot Coverage</b>	<b>Building - 50%</b>	<b>Building - N/A</b>
<b>Building Size</b>	<b>Max. Height - 45 ft. Min. Dimension - 24 ft.</b>	<b>Max. Height - N/A Min Dimension - N/A</b>



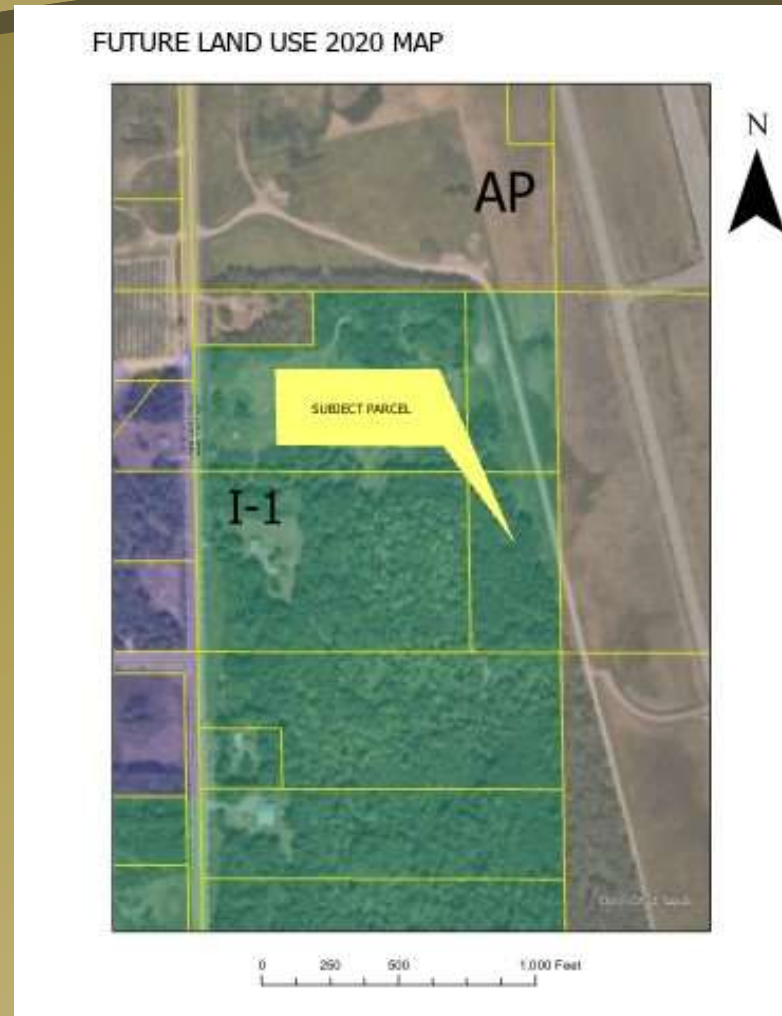
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## Comprehensive Plan Future Land Use Map

The Future Land Use map contained within the 2020 Comprehensive Plan shows the subject property located within an area indicated as future Industrial which was a “future land use”.

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





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## Comprehensive Plan:

**Chapter 4 – Land Use**  
**Chapter 6 – Economic Development**

**Goal 1: Create jobs and income.** The City's economic infrastructure sustains the City's households and the households of many people in surrounding communities. Building the City's economic base is not an end in itself, but rather is a primary component for achieving many of the community's goals. Creating economic opportunity for current and future residents is a primary Comprehensive Plan goal.

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
Industrial Development	Continue to utilize the future land use plan and industrial zoning to create shovel ready industrial sites within the community. Utilize the future land use plan to identify industrial development sites that have access to necessary infrastructure and limit impacts to surrounding non-residential land uses.	Continue to review and modify the allowed uses throughout industrial zoning districts.	Same as Short Term Action	Primary: Community Development Secondary: Planning Commission





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## Planning Commission Considerations/Findings of Fact:

The Planning Commission reviewed the proposed zoning map amendment at their April 18, 2024, 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.

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?**