



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Meeting Agenda Full Detail Planning Commission

*COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744*

Thursday, August 2, 2018

4:00 PM

Council Chambers

Call To Order

Call of Roll

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

18-0425 Approve the minutes of the June 7, 2018, 4:00 pm regular meeting.

Attachments: [June 7, 2018 Meeting Minutes](#)

Public Hearings

18-0474 Conduct a Public Hearing to consider a variance petition submitted by Grand Rapids State Bank.

Attachments: [GRSB Variance Request: Staff Report](#)
[GRSB Variance Request: Site & Area Maps](#)
[Variance Considerations](#)
[GRSB Variance Request: Application](#)

18-0472 Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.

Attachments: [Hardy Variance Request: Staff Report and Sect. 30-707 Scenic Byway](#)
[Hardy Variance Request: Area Maps](#)
[Variance Considerations](#)
[Hardy Variance Request: Application](#)
[Hardy Variance: Woodlot Map](#)

General Business

18-0427

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 Land Development Regulations, pertaining to maximum building height in General Business zoning districts, and required off-street parking (minimum numbers).

Attachments: [Staff Report: Building Height & Parking Numbers Text Amendment](#)
[Exhibit A: Sect. 30-512. Table-1 permitted uses & Table 2A](#)
[Exhibit B: Sect. 30-628. Minimum Number](#)
[Exhibit C: Sect. 30-677. Signs \(General restrictions\)](#)
[Workgroup Memo, Ordinance Sections & Staff Worksheet](#)
[Text Amendment Considerations](#)

18-0473

Appoint two Planning Commission members to serve on the Comprehensive Plan Consultant Review Committee.

Attachments: [Comprehensive Plan Update RFP](#)

Public Input

Individuals may address the Planning Commission about any non public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Miscellaneous\Updates**Adjourn**

*NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
September 6, 2018*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 18-0425 **Version:** 1 **Name:** Approve the minutes of the June 7, 2018, 4:00 pm regular meeting.

Type: Minutes **Status:** Approval of Minutes

File created: 6/27/2018 **In control:** Planning Commission

On agenda: 8/2/2018 **Final action:**

Title: Approve the minutes of the June 7, 2018, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [June 7, 2018 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Approve the minutes of the June 7, 2018, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the June 7, 2018, 4:00 pm regular meeting.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744

Thursday, June 7, 2018

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 4 - Commissioner Mark Gothard, Commissioner Charles Burress, Commissioner Michelle Toven, and Commissioner Molly MacGregor
- Absent** 3 - Chairperson Lester Kachinske, Commissioner Susan Lynch, and Commissioner Sue Zeige

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Motion by Commissioner Burress, second by Commissioner MacGregor to approve the agenda as presented. The following voted in favor thereof: Burress, Gothard, Toven, MacGregor. Opposed: None, passed unanimously.

Approval of Minutes

Approve the minutes of the May 3, 2018, 4:00 pm regular meeting.

Motion by Commissioner MacGregor, second by Commissioner Burress to approve the minutes of the May 3, 2018 regular meeting. The following voted in favor thereof: MacGregor, Toven, Burress, Gothard. Opposed: None, passed unanimously.

General Business

Consider a recommendation to the City Council regarding the vacation of a portion of platted right-of-way (Jones Avenue) adjacent to Lot 12, Block 8, Syndicate Division.

Mr. and Mrs. Stephen Smith submitted a valid petition on March 23, 2018 requesting the vacation of the following described portion of public right-of-way. The partial right-of-way vacation request, if approved, would provide the Smith property with more usable/developable yard area. It is the Smith's intent to remove the dilapidated, single-stall garage, on the property and replace it with a larger two-stall garage (meeting current required minimum setbacks for structures). Currently, the existing accessory building encroaches 20 ft. into the required 20 ft. Street Side-yard setback (west), and approximately 20 ft. into the required 75 ft. setback from the OHWL (Ordinary High Water Level) of Forest Lake.

There were no concerns or objections expressed, regarding the petitioned partial right-of-way vacation, from the staff review committee which consists of: Public Works Department, Engineering Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.

The Commissioners reviewed the considerations.

1. Is the right-of-way needed for traffic purposes?

No, it is not needed for traffic purposes.

2. Is the right-of-way needed for pedestrian purposes?

No, it is not needed for pedestrian purposes.

3. Is the right-of-way needed for utility purposes?

No, it is not needed for utility purposes.

4. Would vacating the right-of-way place additional land on the tax rolls?

Yes, it would place additional land on the tax rolls.

5. Would vacating the right-of-way facilitate economic development in the City?

Yes, the property owner would be building a new garage.

Motion by Commissioner Burress, second by Commissioner Gothard that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the vacation of public right-of-way described as;

E ½ of Jones Ave. (15th Ave. W), ADJ to Lot 12, Block 8, Syndicate Division of Grand Rapids, Itasca County, Minnesota.

With the considerations reviewed by the Commissioners.

**The following voted in favor thereof: Burress, Gothard, Toven, MacGregor.
Opposed: None, passed unanimously.**

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Burress, second by Commissioner MacGregor to adjourn the meeting at 4:42 p.m. The following voted in favor thereof: Toven, MacGregor, Burress, Gothard. Opposed: None, passed unanimously.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 18-0474 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Grand Rapids State Bank.

Type: Agenda Item **Status:** PC Public Hearing

File created: 7/26/2018 **In control:** Planning Commission

On agenda: 8/2/2018 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Grand Rapids State Bank.

Sponsors:

Indexes:

Code sections:

Attachments: [GRSB Variance Request: Staff Report](#)
[GRSB Variance Request: Site & Area Maps](#)
[Variance Considerations](#)
[GRSB Variance Request: Application](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

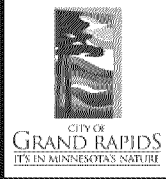
Conduct a Public Hearing to consider a variance petition submitted by Grand Rapids State Bank.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Grand Rapids State Bank.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 8/2/2018
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Grand Rapids State Bank.	
Background:	<p>Grand Rapids State Bank has applied for one variance, which if granted, would allow an additional freestanding sign to be added to the banks south office facility at: 1 SW 10th Street.</p> <p>The subject property is a 0.8 acre parcel, and is located within a GB (General Business) zoning district. The property is legally described as: <i>E 190' of S 293' of NW NW LESS HWY ROW, Section 28, Township 55 N, Range 25 W, Itasca County, Minnesota.</i></p> <p>Grand Rapids State Bank has requested the Planning Commission's consideration of one variance from Section 30-679(3)d. of the Municipal Code, which stipulates that <i>"There shall be no more than one freestanding sign per 300 feet of street frontage on any lot"</i>.</p> <p>The requested variance, if approved, would allow for a freestanding sign, with digital reader board, to be added to Grand Rapids State Banks Pokegama Avenue South bank branch location. As proposed, the new sign would be located approximately 210' from the existing freestanding sign, with both signs frontage on Pokegama Avenue. The variance request is for a 90 ft. reduction from the required 300 ft. separation between freestanding signs on the same lot.</p> <p>The applicant, within the variance petition, cites the enhancement in the appearance of the subject property the new sign would add, keeping the current business competitive in today's business environment, as reasons for the variance request. Additionally, though State Bank owns the 2.9 acre property north of, and adjacent to the subject property (former Best mobile home park), it is their desire to not encumber the undeveloped property with the proposed sign (to meet the required separation requirement) due to its unknown future use.</p> <p>Sign variance history, along Pokegama Avenue South, in close proximity to the property of the current variance request:</p> <ul style="list-style-type: none"> • August 2003 – Variance <u>approved</u> for Boardwalk Center (1001 Pokegama Ave. S.): > 300 ft. sign separation. • October 2016 – Variance <u>approved</u> for existing/former K-Mart sign (1111 S Pokegama Ave): Sign setbacks for what will now be an "off-premise" sign on Culver's lot, for former K-Mart building/lot when 	

	<p>redeveloped.</p> <ul style="list-style-type: none"> October 2016 – Variance <u>approved</u> for Culver’s sign (1175 S Pokegama Ave): > 300 ft. sign separation from off-premise sign for former K-Mart building/lot. February/March 2007 – Variance <u>denied</u> for Eichorn Motors sign (1610 Pokegama Ave. S.): > 300 ft. sign separation. <i>Variance denial upheld on appeal.</i> <p>The placement of an additional freestanding sign on the banks property as proposed would require the Planning Commission’s approval of one variance.</p> <ol style="list-style-type: none"> Section 30-679(3)d. of the Municipal Code, which stipulates that <i>“There shall be no more than one freestanding sign per 300 feet of street frontage on any lot”.</i>
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance.</p>
Required Action:	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variance to Grand Rapids State Bank for the property legally described as: <i>E 190’ of S 293’ of NW NW LESS HWY ROW, Section 28, Township 55 N, Range 25 W, Itasca County, Minnesota;</i></p> <ul style="list-style-type: none"> to allow a one-time waiver of the requirements of 30-679(3)d. of the Municipal Code allowing for the placement of a 2nd freestanding sign having a 90 ft. reduction from the required 300 ft. separation between freestanding signs on the same lot, as depicted on this site plan. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p>

	and that the following condition(s) shall apply: • _____
Attachments:	<ul style="list-style-type: none">• Site Map• Copy of the variance petition and associated documentation• List of the Planning Commissions Variance Considerations

Grand Rapids State Bank Variance Request



Subject Property of
Variance Request

T & M
Marine

Farmer's Market Site

Grand Rapids
State Bank

Pokegama Avenue S.

Taco John's

Holiday Station

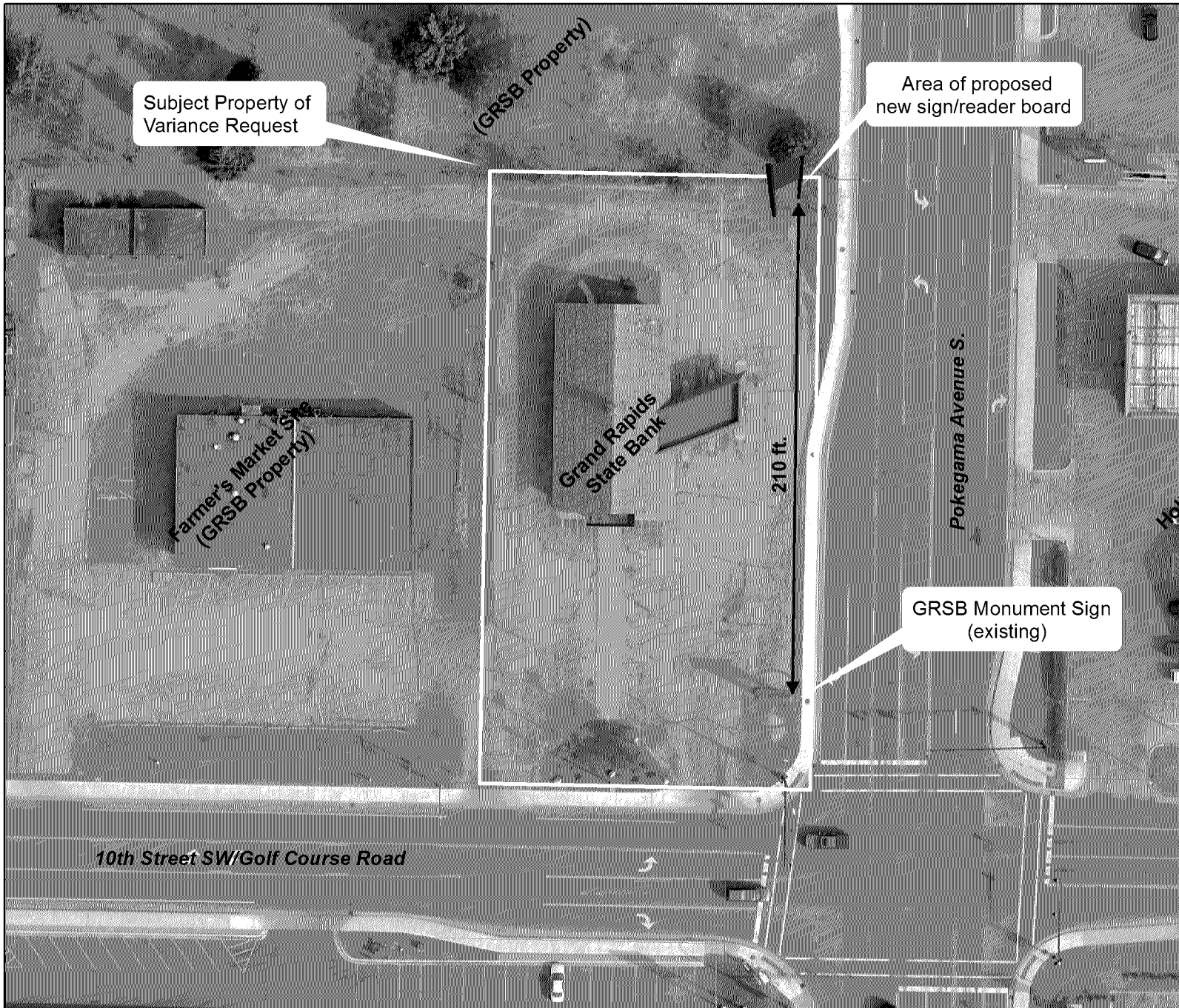
10th Street SW/Golf Course Road

10th Street S

Walgreens

100 50 0 100 Feet

Grand Rapids State Bank Variance Request



Subject Property of Variance Request

Area of proposed new sign/reader board

Farmer's Market Site (GRSB Property)

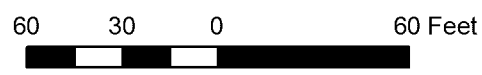
Grand Rapids State Bank

210 ft.

Pokegama Avenue S.

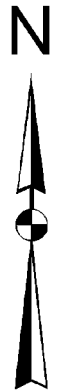
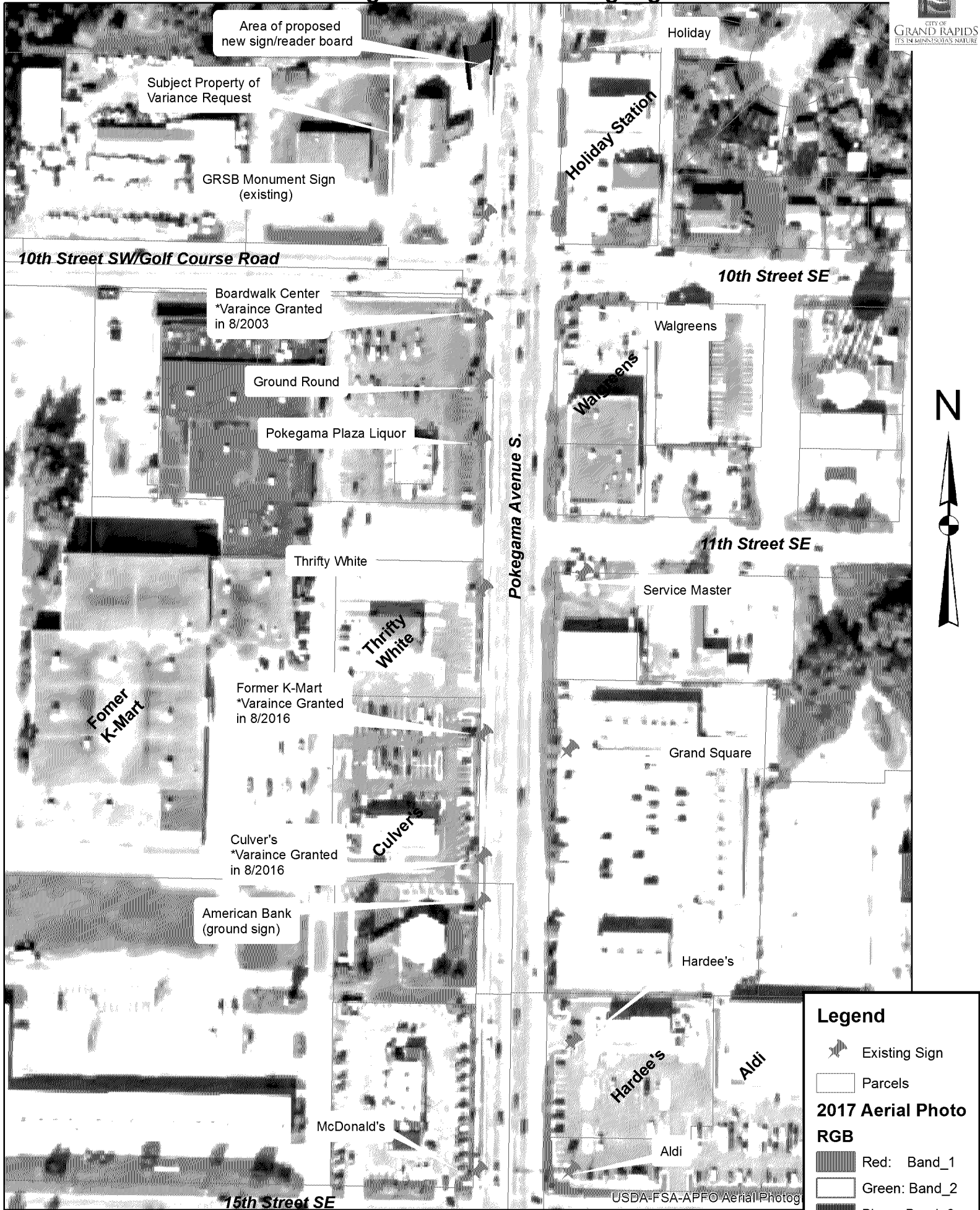
GRSB Monument Sign (existing)

10th Street SW/Golf Course Road



Grand Rapids State Bank Variance Request

Pokegama Ave. S. - Existing Signs



Legend

- Existing Sign
- Parcels

2017 Aerial Photo

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

125 62.5 0 125 Feet

USDA-FSA-APFO Aerial Photog

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



Petition for Variance
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Grand Rapids State Bank

Name of Applicant*¹ _____

PO Box 409

Address _____

Grand Rapids, MN 55744

City State Zip _____

218-326-9414/noah.wilcox@grsb.com

Business Telephone/e-mail address _____

Name of Owner (If other than applicant) _____

Address _____

City State Zip _____

Business Telephone/e-mail address _____

*¹ If applicant is not the owner, please describe the applicant's interest in the subject property. _____

Parcel Information:

Tax Parcel # **91-028-2224**

Property Size: **0.8**

Existing Zoning: **Commercial**

Existing Use: **Commercial Bank**

Property Address/Location: **1 SW 10th Street Grand Rapids, MN 55744**

SEC:28 twp:55.0 lot: blk: Acreas .84

Legal Description: **e 190' of S 293' of NW NW Less HWY Row**

(attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Signature(s) of Applicant(s) _____

Date **July 13, 2018**

Signature of Owner (If other than the Applicant) _____

Date _____

Date Received **7/13/2018** Certified Complete **7/13/2018** Office Use Only Fee Paid **\$252.00**

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date **8/2/18**

Summary of Special Conditions of Approval: _____

Required Submittals:

Application Fee - \$252.50 *2

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**2 The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

Request is for variance on 300 foot separation requirement in existing sign ordinance. We have an existing sign on the SE corner of the property and are seeking to add a sign on the NE corner.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

Section 30-679 Subpart 3

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

Commercial Banks are permitted uses.

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

Yes. As a commercial property we should be allowed to use
in a reasonable manner. With more than the 100' minimum
for a commercial lot, it makes the request more reasonable.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

The issue is the existing 300' separation requirement in
the existing sign ordinance. commercial lots are a minimum
100' meaning there could be 3 signs in a 300' stretch.

Although we own the parcel to the north, we seek to
maintain the integrity of that parcel due to the unknown
future use. Culvers was recently granted a similar
variance for their sign.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

If this variance is granted, the addition of the sign on
the NE corner of the property will enhance the appearance
of the property and surrounding area. Additionally, we
more than satisfy the MNDOT setback from a signaled
intersection.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

While I am uncertain the comprehensive plan digs as deep
as signs; I believe it does support economic development
and support of existing businesses and keeping them
current and competitive in today's environment.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



EXISTING SIGN

Proposed location of new sign w/ variance

INDIGO SIGNWORKS

www.indigosignworks.com

Grand Rapids State Bank

Grand Rapids, MN
Quote # 50963 FINAL

Date: 03/13/2018
Revised Date: 07/01/2018

Sales Representative:
Dan Combs

Drawn by: GAN

Page Scale: 1/4" = 1'-0"
Page Size: 11x17

X

Illuminated Double Sided Pylon Sign

Cabinet/Cladding: Aluminum (Forrest Green)
painted PPG N.A. 41 1030
Face: White Polycarbonate
Graphics: 3M film
Dark Emerald Green 3630-126

Electronic message center

Model: Daktronics
GS6-140X175-15.85-RGB-2V
Matrix: 140 x 175
Pixel Pitch: 15.85mm
LED Color: Full Color RGB

4133 Iowa St. | Alexandria, MN 56308
p. 320.846.9697 | f. 320.846.9698

fargo | alexandria | bismarck | grand forks | minn | st. cloud

Due to the limitations of the printing process,
the colors shown may not reflect actual colors.



The ideas and designs contained in this original



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 18-0472 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.

Type: Agenda Item **Status:** PC Public Hearing

File created: 7/25/2018 **In control:** Planning Commission

On agenda: 8/2/2018 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.

Sponsors:

Indexes:

Code sections:

Attachments: [Hardy Variance Request: Staff Report and Sect. 30-707 Scenic Byway](#)
[Hardy Variance Request: Area Maps](#)
[Variance Considerations](#)
[Hardy Variance Request: Application](#)
[Hardy Variance: Woodlot Map](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

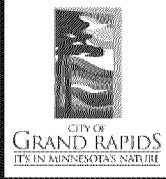
Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.



Planning Commission Staff Report

Agenda Item # 3	Community Development Department	Date: 8/2/2018
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Ron and LeAnn Hardy.	
Background:	<p>Mr. and Mrs. Hardy have applied for six variances, which if granted, would allow for the addition of a one storage building, and an addition to an existing mini-storage building at their place of business at: 3414 Trout Road.</p> <p>The subject properties are legally described as: <i>N 300' OF S 333' OF W 375' OF SW SW LESS HWY 38 ROW, and N 581' OF S 914' OF W 375 of SW SW LESS HWY 38 ROW all in Section 4, Township 55N, Range 25W, Itasca County, Minnesota</i>, and is currently zoned I-1 (Industrial Park) combined with the SBO (Scenic By-Way Commercial Overlay District).</p> <p>Mr. and Mrs. Hardy have requested the Planning Commission's consideration of five variances from Section 30-707 of the Municipal Code, which lists site development requirements, or more specifically, building setbacks & building design requirements, within the Scenic Byway Commercial Overlay District, and one variance from Section 30-595(f)2, which establishes tree preservation requirements in non-residentially zoned districts.</p> <p>The requested variances, if approved, would allow for the construction of a 40 ft. X 300 ft. metal, storage building, which would encroach 18 ft. into the required front setback, and a 20 ft. X 70 ft. addition to an existing mini-storage building which would encroach 20 ft. into the street side yard setback and 5 ft. into the required rear yard setback. Additionally, with the site development as proposed, variances for: metal materials on the front side of the storage building, the removal of significant trees in excess of what is permitted by tree preservation requirements, and parking of an accessory trailer in the front yard area of the property are being requested.</p> <p>The proposed building addition and new building, is part of the Hardy's business expansion plan on the original City Limits Storage property (2.1 acre), and recently purchased 4.3 acre lot adjacent to the north. The Hardy's have expressed a desire to align the proposed new building with the four existing mini storage buildings on the south property, which are wood framed, with metal siding, fronting on Hwy. 38 and currently accessed off of Trout Road. Additionally, the petitioners are working with MN Dot to acquire an access permit off of Hwy #38 (closing off the access to Trout Road, and the access at the northern end of the north property).</p> <p>As some of you may recall from past discussions, in addition to the current zoning district requirements set forth in Section 30-512, the property is subject to the requirements of the Scenic Byway Commercial Overlay District as outlined in Section 30-707 of the Municipal Code (see attached).</p>	

The areas having the most impact on any development (existing or proposed) are described in subsection 4 pertaining to site development requirements.

Generally, the purpose of the Scenic Byway commercial overlay district is to ensure commercial development along designated scenic byway corridors is in keeping with the intrinsic environmental qualities of the corridors as articulated by established corridor management plans such as, the Minnesota Trunk Highway 38 Edge of the Wilderness Corridor Management Plan.

The Edge of the Wilderness National Scenic Byway Corridor has been and is referenced in both the 2003 and 2011 Comprehensive plans.

- The 2003 Plan established the goal of protecting the Edge of the Wilderness National Scenic Byway Corridor through a series of strategies and action steps focused on the maintenance appropriate buffering on both sides of byway by potentially rezoning the corridor to a Conservancy district and protecting/replanting trees adjacent to the Byway, as well as maintaining consistency with Minnesota Trunk Highway 38 (Edge of the Wilderness National Scenic Byway) Sign Ordinance as established by Itasca County.
- The 2011 Plan identified three objectives, under Land Use Goal #8 *Preserve historic and natural community landmarks*, one of them focusing on the Scenic Byway: *“Protect the visual integrity of the Edge of the Wilderness National Scenic Byway. Protecting the Scenic Byway will retain the rural and scenic character of the northern entrance to Grand Rapids”*.

Past history in the subject area:

- Part of Orderly Annexation area No. 6, which was annexed into the City on January 1, 2010. In accordance with the Orderly Annexation Agreement, the zoning jurisdiction for this annexation area, including the subject property, was assumed by the City 5 years in advance, or on July 1, 2005.
- December 2007 City adopts Ordinance establishing Scenic Byway Commercial Overlay District to address goal of preserving qualities of the Edge of the Wilderness National Scenic Byway Corridor, identified in 2003 Comprehensive Plan. *(this process came about through a petitioned rezoning in the subject area from the established R-1 to GB (General Business) which was contrary to the Future Land Use recommendations in the 2003 Comprehensive Plan).*
- 2008 – Areas on the east side of Hwy. #38 rezoned through petitions (Hawkinson’s and Trout’s) from established R-1 to I-1 (Industrial Park) to permit the expansion of industrial uses in the area.
- October 2008 – City adopts Ordinance, as part of a city wide rezoning project, establishing the Scenic Byway Commercial Overlay District (extent is 600 ft. from centerline of Hwy. #38).

- August 2013 – Petitioned rezoning of portion of subject property (2.1 acres), by Hardy’s, from I-1 to GB (to allow for expansion of City Limits mini-storage facility, a grand-fathered nonconforming use in I-1 zoning district) is denied by City Council, for inconsistency with Comprehensive Plan Future Land Use Map, and considered “spot zoning”. Council directed Planning Commission to review and consider allowing the mini-storage use as a permitted use in I-1 zoning district.
- September 2013 – Planning Commission grants Hardy’s three variances for expansion of City Limits storage facility, contingent on Text Amendment allowing mini-storage in I-1 being approved. (*variances for building setbacks and building materials - Section 30-707*)
- September 2013 – After review and the recommendation of the Planning Commission, the City Council adopts and Ordinance establishing mini-storage as a permitted use in the I-1 zoning district.

An example and comparison of the minimum building setbacks in the I-1 zoning district when applying the requirements of Sect. 30-707(c)4.a.

	I-1 (Industrial Park)	Setbacks when applying requirements in Sect. 30-707(c)4.a (X 2)
Min. Yard Setbacks (Sect. 30-512 Table-2A)	front-50 ft. int. side-25 ft. street side-25 ft. rear- 25 ft.	front-100 ft. int. side-50 ft. street side-50 ft. rear- 50 ft.

The storage building addition to the subject property, the addition to an existing storage building, as well as the requested site development requests, as proposed within the variance application, would require the Planning Commission’s approval of six variances from the following areas of the Municipal Code:

1. Section 30-707(c)4. a, of the Municipal Code, which establishes site development requirements Scenic Byway Commercial Overlay District. *a. Building setbacks shall be twice the required zoning district setback as provided for in Table 2-B of section 30-512.*
 - a. 18 ft. variance for new building front yard setback (80 ft. proposed - 100 ft. req.)
 - b. 20 ft. variance for building addition street side yard setback (30 ft. proposed - 50 ft. req.)
 - c. 5 ft. variance for building addition rear yard setback (45 ft. proposed - 50 ft. req.)

	<p>2. Section 30-707(c)4. b, of the Municipal Code, which establishes site development requirements Scenic Byway Commercial Overlay District. <i>b. Building design: Buildings shall incorporate high quality materials that provide long term durability and design appeal and shall incorporate the use of natural materials or materials of natural appearance whenever possible. Concrete cinder block and <u>metal siding are prohibited on building facades that face Trunk Highway 38.</u> Facade colors shall be low reflectance and subtle. High intensity colors are prohibited but complementary colors that accent primary colors are acceptable. Alterations or enlargements to any building or structure within the district shall meet the same standards as new construction.</i></p> <p>a. Variance for building materials on front of new building</p> <p>3. Section 30-707(c)4. c, of the Municipal Code, which establishes site development requirements Scenic Byway Commercial Overlay District. <i>c. Accessory buildings. No building or structure of a temporary character, <u>trailer, tent or shack shall be constructed, placed or maintained upon the property except as accessory to and during the construction of permanent buildings.</u></i></p> <p>a. Variance for placement of trailer, accessory to business, in front yard area of property</p> <p>4. Section 30-595(f)2, of the Municipal Code, which establishes tree preservation requirements in non-residentially zoned districts: (2) <i>Non-residential developments, including developments in the MU or SMU zones, <u>may remove or disturb up to 60 percent of the significant trees on the site.</u> Any removal or disturbance beyond this threshold will require reforestation or restitution., AND, Section 30-707(c)4. f, <u>To the extent possible, and consistent with the tree preservation requirements in Section 30-595, mature trees along the perimeter of the site shall be preserved to maintain the natural and rural character of the development.</u></i></p> <p>a. Variance for removal of significant trees in excess of permitted 60%</p>
<p>Considerations:</p>	<p>When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variances.</p>

<p>Required Action:</p>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variances.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variances to Ron and LeAnn Hardy for the property legally described as:</p> <p style="text-align: center;"><i>N 300' OF S 333' OF W 375' OF SW SW LESS HWY 38 ROW, AND N 581' OF S 914' OF W 375 of SW SW LESS HWY 38 ROW all in Section 4, Township 55N, Range 25W, Itasca County, Minnesota</i></p> <ul style="list-style-type: none"> • to allow a one time waiver of the requirements of: Section 30-707(c)4. a., Section 30-707(c)4. b., 3. Section 30-707(c)4. c., Section 30-595(f)2., and Section 30-707(c)4. f., and listed above, to allow for the construction of a 40 ft. X 300 ft. metal, storage building, which would encroach 18 ft. into the required front setback, and a 20 ft. X 70 ft. addition to an existing mini-storage building which would encroach 20 ft. into the street side yard setback and 5 ft. into the required rear yard setback. Additionally, with the site development as proposed, variances for: metal materials on the front side of the storage building, the removal of significant trees in excess of what is permitted by tree preservation requirements, and parking of an accessory trailer in the front yard area of the property, as described and depicted within the variance application submitted by Mr. and Mrs. Ron Hardy. <p><i>Any additional conditions if deemed appropriate by the Planning Commission.</i></p> <ul style="list-style-type: none"> • _____
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Map • Copy of the Hardy variance petition and associated documentation. • Section 30-707 of the Municipal Code • List of the Planning Commissions Variance Considerations

(b) *Applicability:* The Minnesota Trunk Highway 38 overlay district is intended for areas along Trunk Highway 38 extending from the centerline, 600 feet in either direction from the northerly boundary of Grand Rapids Township to the east/west quarter section line of Section 9. In cases where the City of Grand Rapids existing ordinances and policies conflict with the Minnesota Trunk Highway 38 Overlay District, the more restrictive provision applies.

(c) *Administration and enforcement:* All duties as outlined in Section 11 of the County's ordinance shall be carried out by the City of Grand Rapids Zoning Administrator and administrative ordinances or policies.

(Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-707. Scenic byway commercial overlay district.

(a) *Purpose and intent:* The purpose of the Scenic Byway commercial overlay district is to ensure commercial development along designated scenic byway corridors is in keeping with the intrinsic environmental qualities of the corridors as articulated by established corridor management plans such as, the Minnesota Trunk Highway 38 Edge of the Wilderness Corridor Management Plan.

(b) *Jurisdiction:* The scenic byway commercial overlay zone shall encompass all lands shown as such on the official zoning map of the city.

(c) *Applicable regulations:* All regulations set forth under this chapter shall apply with the following additions and clarifications:

- (1) *Allowed uses.* Permitted, conditional or restricted uses within the scenic byway commercial overlay district shall be as allowed under section 30-512 for the underlying zoning district.
- (2) *Subdivision.* Lands within scenic byway commercial overlay districts shall be subdivided in accordance with this chapter and will be subject to the following additional requirements:
 - a. *Access and circulation plan.* In order to improve safety and preserve the effective movement of traffic along the highway corridor, subdivision of the property shall, to the maximum extent possible, provide for access to the individual properties from a centralized access point or points by way of publicly dedicated frontage or backage roads. All public easements and road right-of-way that are needed to allow the construction of service roads, trails and/or the needed expansion of highway right-of-way shall be dedicated to the city or state.
 - b. *Ghost platting.* If the lands within the Scenic Highway overlay district are not currently served with municipal sewer and water, nor planned to be immediately served, as part of the subdivision application process, a "ghost plat" shall be developed and provided for review. The ghost plat shall illustrate how commercial uses may be developed in such a manner that the parcels may be efficiently subdivided at a future date to facilitate a denser, urban development pattern,

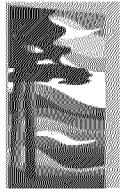
when municipal sewer and water service becomes available. The ghost plat shall demonstrate how municipal sewer and water services may be engineered to serve the site as if it were part of the approved project.

- (3) *Stormwater management.* Site drainage plans must be submitted to ensure consistency with the stormwater management objectives of the city. Plans will be carefully reviewed to ensure both that proposed stormwater ponding areas contain sufficient storage capacity and whatever additional measures are necessary to guarantee that the quality of runoff from the site meets or exceeds the city's standards.
- (4) *Site development requirements.* The purpose of these requirements is to ensure that the commercial development provide compatible design, size and layout considerations to the unique character and natural environment along a scenic byway.
 - a. Building setbacks shall be twice the required zoning district setback as provided for in Table 2-B of section 30-512.
 - b. Building design: Buildings shall incorporate high quality materials that provide long term durability and design appeal and shall incorporate the use of natural materials or materials of natural appearance whenever possible. Concrete cinder block and metal siding are prohibited on building facades that face Trunk Highway 38. Facade colors shall be low reflectance and subtle. High intensity colors are prohibited but complementary colors that accent primary colors are acceptable. Alterations or enlargements to any building or structure within the district shall meet the same standards as new construction.
 - c. Accessory buildings. No building or structure of a temporary character, trailer, tent or shack shall be constructed, placed or maintained upon the property except as accessory to and during the construction of permanent buildings.
 - d. Parking lot requirements. Parking lots shall be located in the rear and/or side yard areas of the properties. Lighting shall not produce unnecessary glare or light pollution.
 - e. Public utilities on site shall be placed underground to the extent possible.
 - f. To the extent possible, and consistent with the tree preservation requirements in section 30-595, mature trees along the perimeter of the site shall be preserved to maintain the natural and rural character of the development.
 - g. Bufferyard requirements. A Type "D" bufferyard shall be applied to all yards in the overlay district.
 - h. Signage. All signage shall be in compliance with the requirements referenced within section 30-706 (Minnesota Trunk Highway 38 Overlay District).

(Ord. No. 08-03-02, 3-10-08)

Secs. 30-708—30-730. Reserved.

Hardy Variance Request



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



Subject Property of
Variance Request




Legend

 Parcels

2015 Aerial Photo

RGB

 Red: Red

 Green: Green

 Blue: Blue

200 100 0 200 Feet

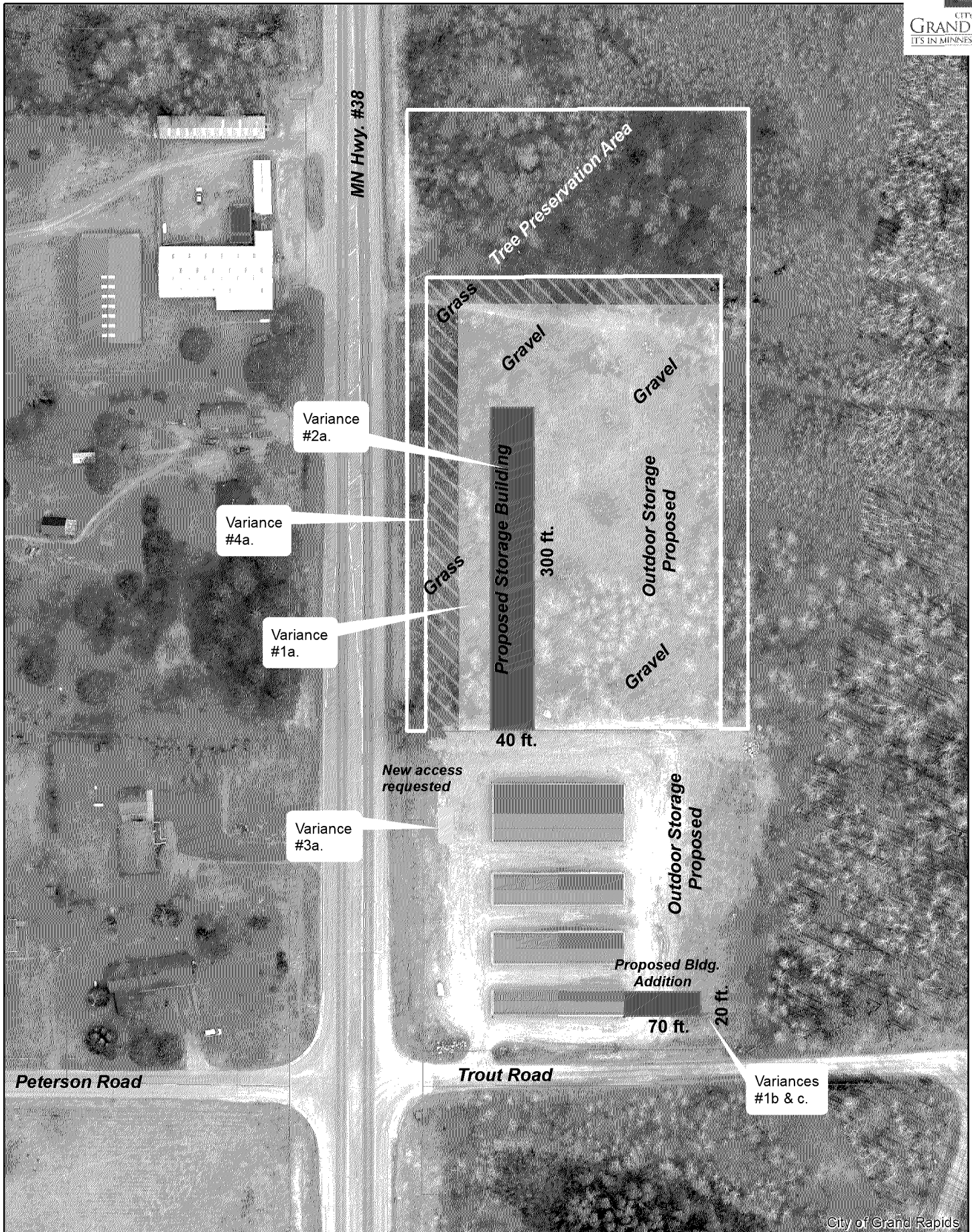
City of Gra

Hardy Variance Request

(Proposed Site Layout and Summary of Variance Requests)



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



130 65 0 130 Feet



Petition for Variance
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.grandrapidsmn.org

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

RON + LEANN HARDY
 Name of Applicant*1

 Name of Owner (If other than applicant)

25107 COMMERCIAL DRIVE
 Address

 Address

GRAND RAPIDS MN 55744
 City State Zip

 City State Zip

999-5900 / GR CITY LIMITS @ GMAIL.COM
 Business Telephone/e-mail address

 Business Telephone/e-mail address

*1 If applicant is not the owner, please describe the applicant's interest in the subject property. _____

Parcel Information:

Tax Parcel # 91-004-3301 + 91-004-3302

Property Size: 2.13 + 4.3 ACRES

Existing Zoning: I 1

Existing Use: MINI STORAGE

Property Address/Location: 3414 TROUT ROAD + HWY 38

Legal Description: _____
 (attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Ron Hardy
 Signature(s) of Applicant(s)

7-9-18
 Date

 Signature of Owner (If other than the Applicant)

 Date

Date Received 8/21/18 Office Use Only Certified Complete 7/13/18 Fee Paid \$252.50

Planning Commission Recommendation: Approved _____ Denied _____

Meeting Date 8/2/2018

Summary of Special Conditions of Approval: _____

Required Submittals:

Application Fee - \$252.50 *2

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

*2The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

CHANGE FRONT SET BACK OF 50' TO 40'
CHANGE SIDE/REAR SET BACK FROM 30' TO 10'
ADJUST WOOD LOT ALTERATION FOR 30' OF CLASS 5 PLUS
30' OF GRASS AREA

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

I. SET BACK IS 50' FROM FRONT (DOUBLE PER OVERLAY)
II SET BACK IS 25' FROM SIDE/REAR (DOUBLE PER OVERLAY)
60% ALLOWABLE TREE REMOVAL SEE 30-595 FZ

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

SECTION 30-512 TABLE ZA + SECTION 30-707 (C) 4A+B
-> BUILDING SET BACKS + MATERIAL ON FRONT

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

YES BUSINESS VIABILITY

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

ORIGINAL BUILDINGS ~~WERE~~ WERE BUILT SEVERAL YEARS PRIOR TO ANNEXATION

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

ONLY ENLARGING BUSINESS/BUILDINGS AND SCREENING FOR OUTDOOR STORAGE NOT ENCRDACHNG FORTHER THAN EXISTING BUILDINGS

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

ECONOMIC GROWTH

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

275 PREVIOUSLY PLANTED SEEDLINGS 3' APART

FUTURE
OUT DOOR STORAGE
AREA

NEW
20
X
70'
ADDN

40'
X
200'

CLOSE
PRESENT
ENTRANCE →

TRAILER
SLAB

FENCE WITH ELECTRIC GATE

NEW
32'
N.A.W

ENTRANCE

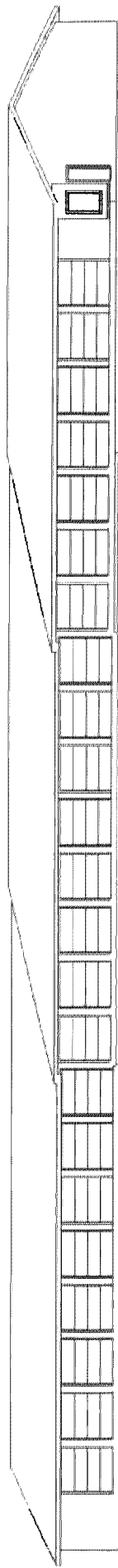
6'
↑
SPRUCE
TREES TO
MAX CAPACITY

↑
NEW SEEDLINGS
TO 32
PLANTED



ADDED
PRESERVE
AREA





SIGNIFICANT TREE PLAN

REMOVE } P3, P4, P7, P10, P11 (DEAD) P12, P15, P16, P17
14 POPLAR } P21, P22, P23, P27, AND P31
TREES }

REMOVE B5, B6 (BIRCH TREES)

REMOVE O13 (OAK TREE)

REMOVE RP 28, RP 29, RP 30, RP 35, RP 37, RP 40,
AND RP 41 (7 RED PINE TREES)

DO NOT REMOVE 27 RED PINE TREES

IN CLEARING AREA 6 BIRCH TREES

TO KEEP 60% 4 OAK TREES

50+ POPLAR TREES

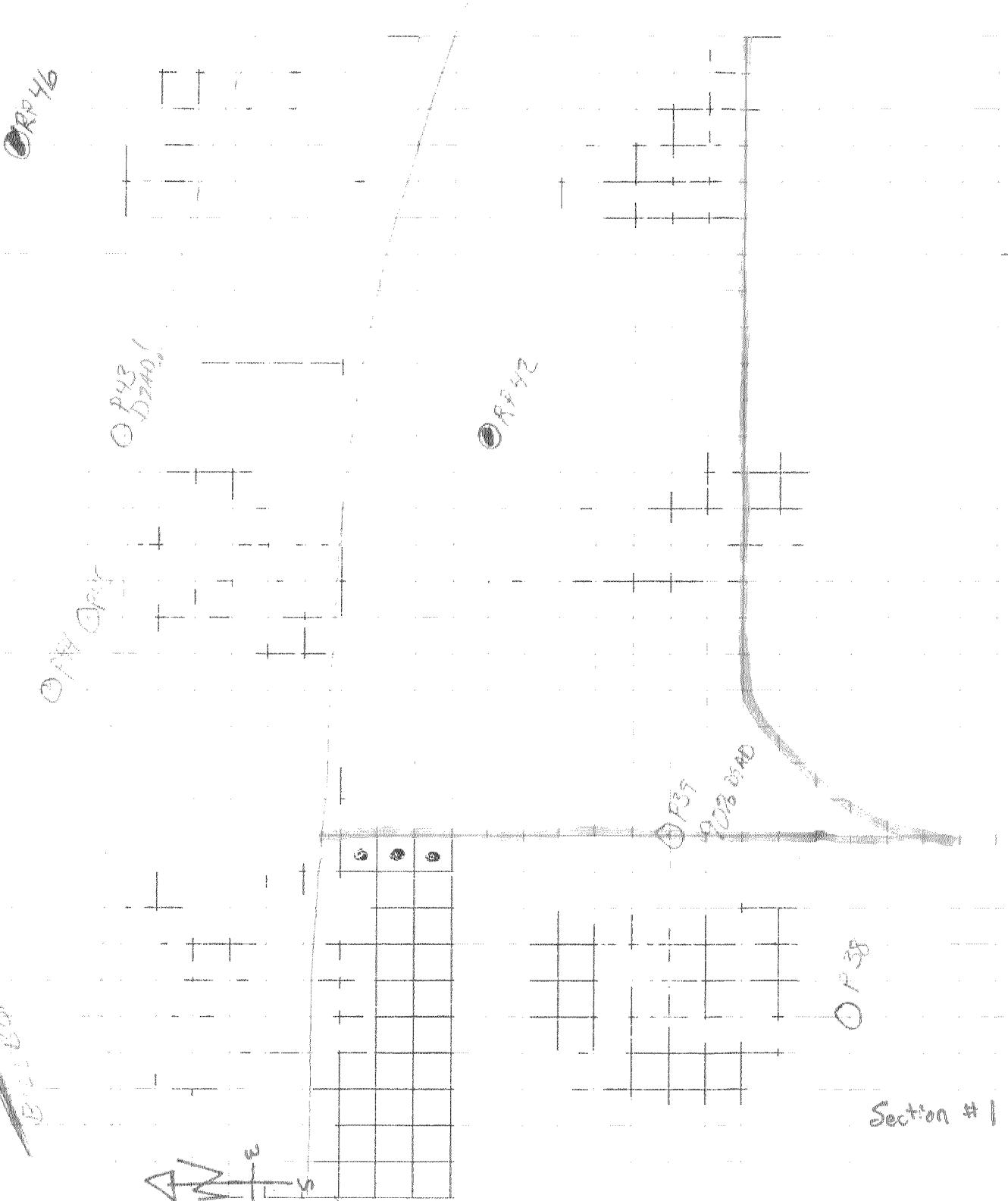
4 MAPLE TREES

* OVER 3:1 RATIO ~~20~~ ~~100~~ ~~100~~ ~~100~~

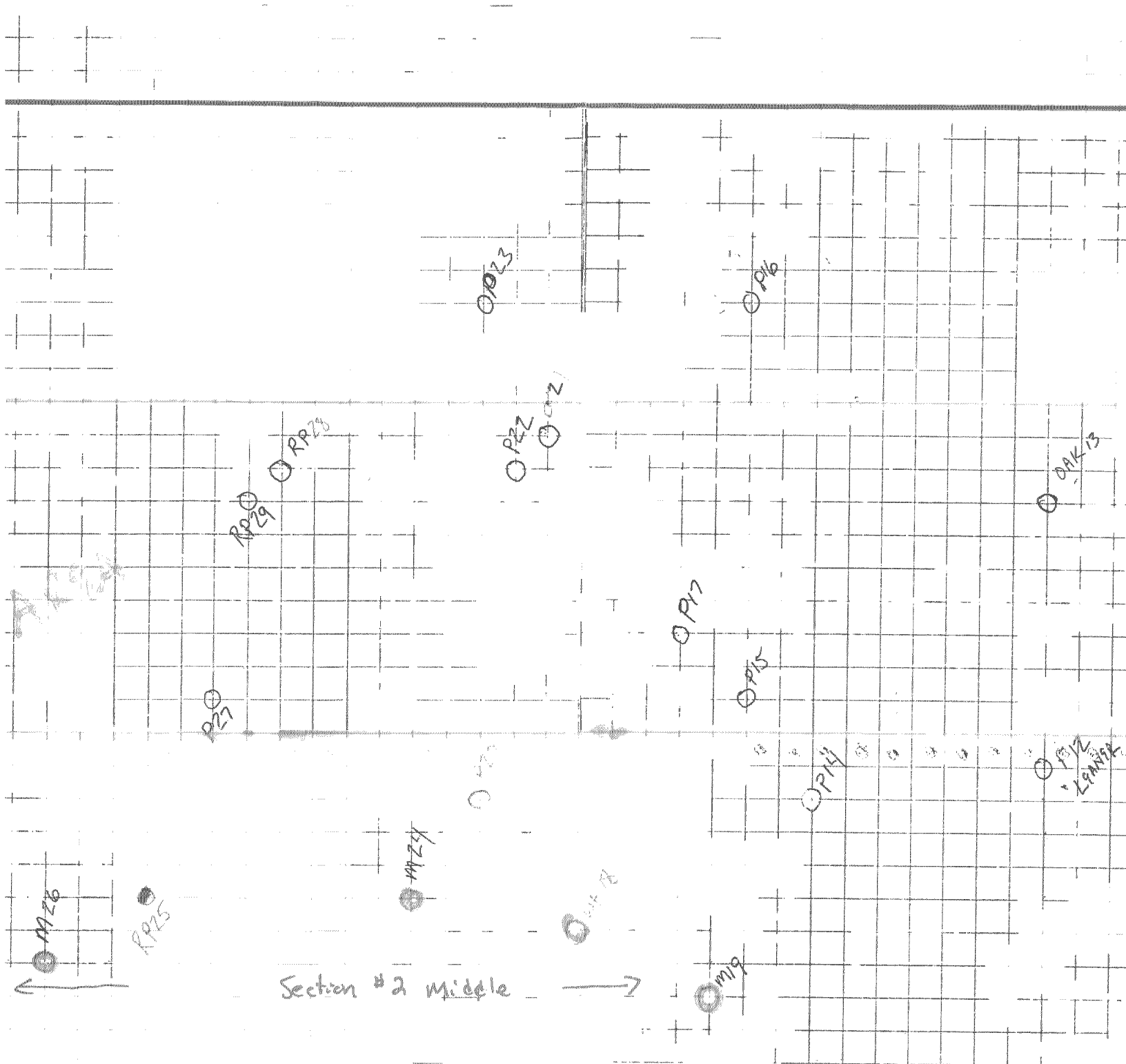
ALSO PLANT 140+ ~~100~~ SPRUCE SEEDLINGS ON EDGE OF
GRASS AREA

20' AREA UPTO PROPERTY LINE LEFT ALONG FOR
BUFFER - ONLY MOW ROW.

BRAD OVERBY, NORTH CENTRAL REGION
Technical Representative
4570 West 77th Street, Suite 198
Edina, Minnesota 55435
Phone 952.896.1115 ext. 16 • Cellular 612.803.1580 • Fax 952.896.1117



Section #1 Nor



RP23

RP16

RP29
RP28

RP22
RP21

RP13

RP27

RP17

RP15

RP20

RP14

RP12
LAMP

RP26

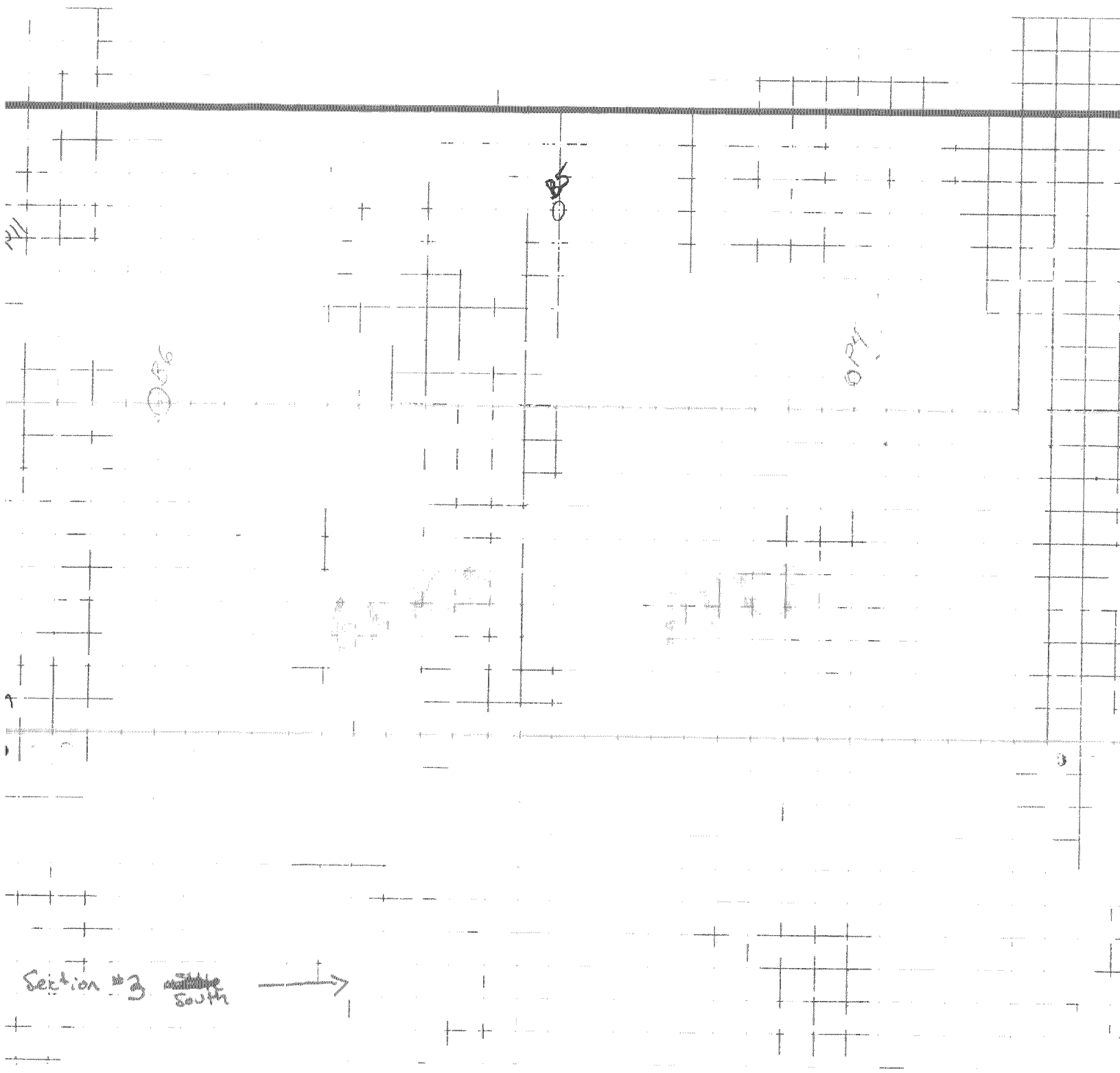
RP15

RP24

RP18

Section #2 Middle

RP19



926

085

074

Section #3 middle South



3



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 18-0427 **Version:** 1 **Name:** Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 Land Development Regulations, pertaining to maximum building height in General Business zoning districts

Type: Agenda Item **Status:** General Business

File created: 6/28/2018 **In control:** Planning Commission

On agenda: 8/2/2018 **Final action:**

Title: Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 Land Development Regulations, pertaining to maximum building height in General Business zoning districts, and required off-street parking (minimum numbers).

Sponsors:

Indexes:

Code sections:

- Attachments:** [Staff Report: Building Height & Parking Numbers Text Amendment](#)
[Exhibit A: Sect. 30-512.Table-1 permitted uses & Table 2A](#)
[Exhibit B: Sect. 30-628. Minimum Number](#)
[Exhibit C: Sect. 30-677. Signs \(General restrictions\)](#)
[Workgroup Memo, Ordinance Sections & Staff Worksheet](#)
[Text Amendment Considerations](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

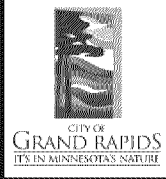
Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 *Land Development Regulations*, pertaining to maximum building height in General Business zoning districts, and required off-street parking (minimum numbers).

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 *Land Development Regulations*, pertaining to maximum building height in General Business zoning districts, and required off-street parking (minimum numbers).



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 7/10/18
Statement of Issue:	<p>Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 <i>Land Development Regulations</i>, pertaining to maximum building height in General Business zoning districts, and required off-street parking (minimum numbers).</p>	
Background:	<p>During staff's preliminary discussions with various developers, over the past couple of years, the topic of maximum building height, primarily in the GB (General Business) zoning district, and required off-street parking (number of spaces) for hotel uses, have been areas of discussion.</p> <p>From those discussions, staff felt that there was an opportunity, at a minimum, to review and potentially enhance or modernize portions of the City's Zoning Ordinance, which would better reflect today's building, and land use trends. As we have mentioned in the past, when considering amendments to the Zoning Ordinance, the majority of the text in City's Zoning Ordinance dates back to 1978.</p> <p>On May 3, 2018 the Planning Commission formally initiated the review and amendment process to the above mentioned portions of the Zoning Ordinance. Additionally, the Planning Commission formed a workgroup of (up to) three Commissioners (Commissioners Toven, Gothard, and MacGregor) to work with staff on reviewing the existing Ordinance language, and developing potential amendments to the text of the Zoning Ordinance, to then be presented to the full Planning Commission for review and recommendation to the City Council.</p> <p>Generally, in working with Planning Commission workgroup, we met and reviewed; (<i>Workgroup meeting memo and information is attached</i>)</p> <ul style="list-style-type: none"> • Sections of the Zoning Ordinance, which pertained to building height and off-street parking requirements, as well as other secondary sections of the Ordinance, which could be impacted by any amendments. • Building height (General Business zoning or comparable zoning district) and off-street parking requirements (related to hotel uses and conference center/meeting room uses) in other Minnesota city's. • Identified the sections of the Zoning Ordinance for potential amendment. 	

The approach taken in developing the proposed amendments was; to limit the complexity of the amendments, take opportunities to modernize the City's Zoning Ordinance, consider environmental impacts of potential amendments, and consider impacts of potential amendments as they relate to similar existing uses (not creating a nonconformity situation).

After the Planning Commission workgroup met, staff drafted amendments per our meeting, and circulated the amendments to the Workgroup for review. The draft amendments are summarized below:

EXHIBIT "A" - Section 30-512

Table-1 Permitted Uses.

- Add **Hotel & Motel** use (not previously listed) as permitted uses to table under the GB/SGB (General Business) and CBD (Central Business District) zoning districts.

Table-2A District Development Regulations – Principal Structures

- Change the maximum building height from 35 ft. to 50 ft. within the General Business zoning district (only).
(*NO changes made to Shoreland General Business districts.*)

EXHIBIT "B" – Section 30-628 *Minimum number.*

- Amended existing #15 parking ratio for *Hotels, motels and tourist homes* to: 1 space per room, plus 1 space per each 8 rooms, plus 1 space per each employee on maximum shift (replacing: 7 per 5 guestrooms or fraction thereof).
- Added: #16 Conference center/meeting room/banquet hall use to required off-street minimum number of parking spaces required table (not previously listed) with the ratio of: 1 space per 3 seats (design capacity).

EXHIBIT "C" – Section 30-564 *General restrictions (signs)*

- Added language to subpart 1, to cap the maximum height for freestanding signs at 35 ft. or the maximum height of a structure, whichever is less.
This addresses the proposed building height amendment in General Business zones to 50 ft. (sign height and building height are/ have been tied together under this Section).

	<p>The amendments for your consideration and are depicted within Exhibits A – C, and are shown in the “marked-up” attachments. The draft amendments may be forwarded to the City Council “as is”, or with any additional amendments the Planning Commission deems appropriate.</p> <p>*Draft Additions to the Ordinance are shown in Red <u>underscored</u> text. *Draft Deletions to the Ordinance are shown in Blue crossed-out text.</p>
Consideration:	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan?
Recommendation:	<p>Based on the above findings the Commission should consider a recommendation to the City Council in regard to these draft changes.</p>
Required Action:	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding amendments to Chapter 30 of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward a (favorable)(unfavorable) recommendation to the City Council regarding draft amendments to multiple sections of Chapter 30 <i>Land Development Regulations</i>, pertaining to the addition of the hotel/motel use as a permitted use, increasing the maximum building height in the General Business zoning district, amendments to required off-street parking (minimum numbers), and capping the maximum height for freestanding signs, as depicted in Exhibits “A” – “C”.</p>
Attachments:	<ul style="list-style-type: none"> • Draft Text Amendments <ul style="list-style-type: none"> ○ Exhibits “A” – “C” • Planning Commission Workgroup memo/meeting information • Text Amendment Considerations

Sec. 30-512. - Table of uses permitted in zones.

For the purpose of this article, a comprehensive list of uses is presented in Table 1, Uses Permitted in Zones. This table is incorporated into this article generally and into the regulations of each district, as appropriate, the same as if the uses were listed separately and for each district. Table 1 identifies three types of uses: uses permitted by right (permitted uses); uses with restrictions; and conditional uses.

- (1) *Permitted uses.* These are identified as permitted in a particular zone by the placement of a "P" in the column bearing the heading of that zone.
- (2) *Restricted uses.* These uses are permitted in a particular zone subject to certain special restrictions. These uses are identified by the placement of a "R" in the column bearing the heading of that zone. For details on the types of restrictions, please refer to section 30-564.
- (3) *Conditional uses.* Certain uses, because of their unique characteristics, must be considered individually as to their impact upon neighboring land, and the public welfare and their compatibility at the particular location. Conditional uses must go through a special approval process prior to their establishment. These uses are identified by the placement of a "CUP" in the column bearing the heading of that zone. For details on the conditional use process, please refer to section 30-531.

(Code 1978, § 23.5(F); Ord. No. 05-05-08, 5-18-2005; Ord. No. 05-06-12, 6-27-2005; Ord. No. 05-10-15, 10-24-2005; Ord. No. 06-03-01, 3-13-2006; Ord. No. 06-03-01, 3-27-2006; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 13-09-10, Exh. A, 9-23-2013)

TABLE 1 - PERMITTED USES

RR	R-1/1a	R-2/2	R-3/3	R-4/4	LB / SL	GB / SG	CB	MU / SM	M / SM	RC / SR	BP / SB	I-1/1	I-2/2	CD	PU / SP	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												car/truck wash
					R	R											gasoline stations
					CU												junk/salvage yard
					P					P	P			P			auto-truck fleet storage
					P					P						P	transportation dispatch and storage
CONSTRUCTION																	
					R	P	P				P						construction material suppliers
						R					R	R					contractor's yard, materials storage
						P											equipment/truck sales and service
						R											equipment and/or tool rental
FINANCIAL INSTITUTIONS																	
						R	P	P									bank, savings and loan, loan agency, etc.
FOOD SERVICE																	
						P	P	P	R	R							restaurant

							P	P									P		cultural facilities (art galleries, libraries, museums)	
R	R	R	R	R							P						R	P	golf and country clubs	
												P	P				P		water sewage treatment	
										CU P		CU P	CU P				CU P		telecommunication s towers	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	treatment, power substations, neighborhood parks
CU P	CU P	CU P	CU P	CU P	R	R	CU P	CU P	R	R	R	R	R	R	R	R	R	R	R	essential services structure
													CU P						jail, detention center, and juvenile detention center	
TRANSPORTATION																				
													P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
INDUSTRIAL																				
						P								P						monument

																		work/sales
											P				P		P	military post
					R	R	R				P	P	P					manufacturing, light
												P	P					manufacturing, heavy
											P	P	P					light industrial activities not listed
												P	P					heavy industrial activities not listed
						R						P						recycling center
						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/mate rial)
CU P										CU P		CU P	CU P			CU P		mining of sand and gravel

TABLE 2-A 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—9 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—9 ^{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	45	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	35 <u>50</u>	24
CBD	7,000	3,000	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	

FOOTNOTES:	1.	The sum of the two side yards must equal 15 feet, and six feet is the minimum side yard dimension.
	2.	These yards may be reduced to zero feet if abutting the CBD zone.
	3.	When a building in the medical zone is proposed to abut an existing building, for the purpose of providing a pedestrian linkage between the adjacent structures, a zero foot setback may be allowed along the common lot line.
	4.	For twin homes, each lot shall have a minimum lot size (gross area) of 7,000 sq. ft., each lot shall be minimum of 50 feet wide and the interior side setback shall be nine feet or zero feet minimum.

|

		Example: A duplex in R-2—10,000 sq. ft. required.
	5.	Essential structures may have a minimum building dimension less than 24 feet.

EXHIBIT "B"

Sec. 30-628. - Minimum number.

The minimum number of off-street parking spaces by type of use shall be required in accordance with the following schedule. When determining the number of required parking spaces results in a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half require one parking space.

RESIDENTIAL USES		MINIMUM PARKING REQUIRED
1.	One- and two-family units	2 per dwelling unit
2.	Multiple-dwellings	2 per dwelling unit ¹
3.	Senior citizens housing	0.5 per dwelling unit
4.	Boarding and roominghouses	1 per rooming unit
5.	Accessory apartments	1 per unit
6.	Bed and breakfast	1 per room ²
7.	Day care/nursery schools	Same as one-two family units
8.	Group and foster homes	Same as one-two family units
9.	Mobile home parks	2 per dwelling unit

>PUBLIC AND QUASIPUBLIC USES		MINIMUM PARKING REQUIRED
1.	Churches	1 per 3 seats in largest assembly room
2.	Elementary school	2 per classroom
3.	Junior high school	2 per classroom
4.	Senior high schools	6 per classroom plus 1 per 6 seats in main auditorium
5.	Post high schools	10 per classroom

6.	Stadiums, arenas, auditoriums (accessory to a school)	1 per 6 seats
7.	Stadiums, arenas, theaters and auditoriums	1 per 3 seats
8.	Museums, libraries, and art galleries	1 per 500 square feet (gross floor area)
9.	Golf and country clubs	6 per hole
10.	Government offices	1 per 200 square feet gross floor area
11.	Hospitals	2 per bed
12.	Nursing homes	1 per 3 beds
13.	Clubs and lodges, social and fraternal	1 per 2 persons based on occupancy rating

¹ In the R-3 zone, 25 percent of the required parking shall be enclosed. In the R-4 zones, 12.5 percent of the required parking shall be enclosed.

² Plus minimum requirement for other permitted uses.

BUSINESS USES		MINIMUM PARKING REQUIRED
1.	Business, insurance and general offices	1 per 300 square feet gross floor area
2.	Medical, dental offices and clinics	1 per 300 square feet gross floor area
3.	Agricultural/animal sales	1 per 400 square feet gross floor area
4.	Automotive sales/repair	1 per 300 square feet gross floor area
5.	Beauty/barbershop	3 per chair
6.	Bank/savings and loan/loan agency	1 per 250 square feet gross floor area (see footnote ³)
7.	Car washes (principal use)	3 plus (see footnote ⁴)

8.	Car washes (accessory)	4 stacking spaces per bay
9.	Restaurants, cafes, bars	1 per 75 square feet gross floor area
10.	Drive-up restaurants	1 per 50 square feet gross floor area plus 6 stacking spaces per drive-up window
11.	Athletic facilities	
	a. Racquetball/tennis	6 per court
	b. All other	1 per 200 square feet gross floor area
12.	Movie theaters	1 per 4 seats
13.	Gasoline stations	3 plus 2 per service stall plus 1 per 100 square feet gross floor area of retail space
14.	Bowling alleys	5 per lane
15.	Hotels, motels and tourist homes	7 per 5 guestrooms (or fraction thereof) <u>1 space per room, plus 1 space per each 8 rooms, plus 1 space per each employee on maximum shift</u>
<u>16.</u>	<u>Conference center/meeting room/banquet hall</u>	<u>1 per 3 seats (design capacity)</u>
16 <u>17.</u>	Funeral homes and mortuaries	1 per 3 seats in largest parlor or chapel
17 <u>18.</u>	Home furnishings stores	1 per 500 square feet gross floor area
18 <u>19.</u>	Hardware/home improvement	1 per 300 square feet gross floor area
19 <u>20.</u>	Daycare/group homes (commercial)	1 per 5 persons enrolled
20 <u>21.</u>	Indoor/outdoor recreation (amusement centers, pool halls, roller and ice rinks, exhibition halls)	1 per 2 persons based on occupancy rating or facility design capacity
21 <u>22.</u>	Miniwarehouse	1 per 10 units

2223.	Convenience retail	1 per 100 square feet gross floor area
2324.	Retail sales and services(not listed)	Minimum: 1 per 250 square feet gross floor area (minimum 5) Maximum: 1 per 175 square feet gross floor area when building exceeds 70,000 square feet
2425.	Single use retail sales and services (not listed), gross floor area over 100,000 square feet	Minimum: 1 per 300 square feet gross floor area Maximum: 1 per 175 square feet gross floor area

INDUSTRIAL USES		MINIMUM PARKING REQUIRED
1.	Custom manufacturing	1 per 300 square feet retail space plus 1 per employee on major shift
2.	Other manufacturing	2 per 3 employees or 1 per 2,000 square feet gross floor area whichever is greater.
3.	Storage, warehousing, wholesaling	1 per 1,000 square feet gross floor area up to 10,000 square then 1 per 2,000 square feet gross floor area above 10,000 square feet.

³ Plus 4 stacking spaces per drive up window.

⁴ a) 4 stacking spaces per manual self-serve bay; b) 12 stacking spaces per automatic bay; and c) 1 per 140 square feet gross floor area of retail space. In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.

(Code 1978, § 23.7(H); Ord. No. 07-02-04, 2-12-2007; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 16-05-05, Exh. D, 5-23-2016)

Sec. 30-677. - General restrictions.

The following provisions shall apply to all districts:

- (1) A sign shall be considered as a structure or part of a structure for the purpose of applying height and yard requirements. Sign height shall not exceed the maximum established principal structure height in the zoning district, or 35 feet, whichever is the lesser height. The front, side and side streetyard setback for any sign within multiple-family residential, business and industrial zones shall be half the required yard setback for a principal structure. Measurements for determining compliance with yard requirements shall be taken from the portion of a sign nearest the property line used to establish the yard requirement. EXCEPTION: In any district where freestanding signs are already established and do not meet the front yard requirement, a method of averaging may be used to determine the location of a new sign. This method may take into account any legally grandfathered signs located 300 feet in both directions from the proposed business, but in no case may a new freestanding sign encroach into the public right-of-way.
- (2) Permanent off-premises advertising signs are permitted in the GB and SGB zones, and are subject to the conditions of section 30-678.
- (3) Signs, other than governmental signs, temporary off-premise signs as allowed under 30-677(6) and 30-677(7), and portable signs allowed under 30-679, are prohibited within public rights-of-way and easements and on public property without written permission of the city council.
- (4) Projecting signs, awnings and canopies that overhang a sidewalk or other pedestrian way shall provide a minimum clearance above the pedestrian way of ten feet.
- (5) Temporary, on-premise signage, for the purpose of selling, renting or leasing of property may be erected upon the lot which the property is located provided:
 - a. One sign per street frontage is permitted, with:
 1. One additional sign permitted along lake or river frontage.
 2. One additional sign permitted on lots equal to or greater than five acres in area.
 3. One additional sign permitted during and 48 hours prior to one day sales event, for the purpose of advertising that event.
 - b. Signs, in RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, and SR-2 districts are limited to a maximum sign area of six square feet and a maximum height of five feet.
 - c. Signs, in zoning districts not listed in 30-677(5)b, are limited to a maximum sign area of thirty-two (32) square feet and a maximum height of ten (10) feet.
 - d. Signs shall be removed within seven days following the sale, lease or rental of the property advertised.
- (6) Temporary, off-premise, signage for the purpose of providing direction to a one day sales event are permitted, provided:
 - a. Signs shall be erected for not more than 48 continuous hours prior two and during the sales event and shall be immediately removed upon the conclusion of that activity.
 - b. Such signs shall be freestanding, not attached to any governmental signs or public infrastructure, and are limited to a maximum sign area of four square feet and a maximum height of three feet.
 - c. No more than three signs, for any single activity shall be displayed at any given time.
 - d. A total of no more than one sign for any single activity, or a combined total of no more than two signs for multiple activities, shall be displayed on a single lot, or upon public right-of-ways or easements adjacent to said lot, at any given time.

- e. Such signs shall not hide from view or interfere with effectiveness of any governmental sign or traffic control device, nor shall it interfere with a driver's view of approaching, merging or intersecting traffic, and, additionally, shall adhere to the requirements stated within section 30-553(a).
 - f. Such signs shall be placed a minimum distance of 12 feet from the edge of the street, and shall not be placed within two feet of a pedestrian walkway.
 - g. The placement of all signs, whether on a lot, or in public right-of-way or easement adjacent to a lot, shall require the written consent of that private property owner. Upon a request from the Grand Rapids City Community Development Department, proof of a written consent must be furnished the city within five business days.
 - h. Nothing in this section shall be construed to abrogate or affect the more restrictive provisions contained within any state statute or rules, including but not limited to, State Statutes (Chapters 160 and 173) and State Rules (Chapter 8810), relative to the erection of signage within or adjacent to state highway right of ways located within the City of Grand Rapids, or Itasca County ordinances, resolutions or regulations relative to the erection of signage within or adjacent to county highway right-of-ways located within the city.
- (7) Temporary, off-premise, signage for the purpose of providing direction to a commercial product are permitted, provided:
- a. Signs shall be erected for a period of time not to exceed 180 consecutive calendar days or until such time as the product is no longer offered for sale, rent or lease, whichever is sooner, at which time the sign shall be immediately removed.
 - b. The owner of the sign(s) shall notify the city community development office in writing within three calendar days after the signs initial placement and its location.
 - c. Such signs shall be freestanding, not attached to any governmental signs or public infrastructure, and are limited to a maximum sign area of four square feet and a maximum height of three feet.
 - d. No more than three signs, providing direction to any single product or activity shall be displayed at any given time.
 - e. A total of no more than one sign providing direction to any single product, or a combined total of no more than two signs providing direction to multiple products in differing locations, shall be displayed on a single lot, or upon public right-of-ways or easements adjacent to said lot, at any given time.
 - f. Such signs shall not hide from view or interfere with effectiveness of any governmental sign or traffic control device, nor shall it interfere with a driver's view of approaching, merging or intersecting traffic, and, additionally, shall adhere to the requirements stated within section 30-553(a)
 - g. Such signs shall be placed a minimum distance of 12 feet from the edge of the street, and shall not be placed within two feet of a pedestrian walkway.
 - h. The placement of all signs, whether on a lot, or in public right-of-way or easement adjacent to a lot, shall require the written consent of that private property owner. Upon a request from the city community development Department, proof of a written consent must be furnished the city within five business days.
 - i. Nothing in this section shall be construed to abrogate or affect the more restrictive provisions contained within any state statute or rules, including but not limited to, State Statutes (Chapters 160 and 173) and State Rules (Chapter 8810), relative to the erection of signage within or adjacent to state highway right-of-ways located within the City of Grand Rapids, or Itasca County ordinances, resolutions or regulations relative to the erection of signage within or adjacent to county highway right-of-ways located within the city.

- (8) Temporary on-premise signage for the purpose of selling or promoting a development project are permitted, provided:
 - a. Such signage for projects of 30 acres or less, one sign, with a maximum sign area of 32 square feet and a not exceeding a ten feet in height may be erected on the project site.
 - b. Such signage for projects over 30 acres, two signs, adhering to the same dimensional standards described in section 30-677(5)c, may be erected on the project site.
 - c. Such signage shall be located at least ten feet from the nearest property line on the property to be sold, leased or rented, and in all cases shall be in compliance with section 30-553(a).
 - d. Such signage shall be removed when the development project is sold out, fully leased or rented.
- (9) Receptacles, not exceeding six inches in diameter and 24 inches in length, used exclusively for distribution of newspapers and advertising materials, may be maintained within the public right-of-way if the person or company desiring to place such a receptacle within the public right-of-way first obtains the written consent of the owner of the property abutting such right-of-way. The written consents are to be kept as a part of such person's or company's business records, which are to be made available to the city upon demand. Such receptacles shall be placed so that they do not interfere with city maintenance or snow plowing crews during the course of employment. Any person or company desiring to maintain such receptacles within the public right-of-way must execute an agreement, the effect of which would hold the city harmless from any liability or claim from injury or property damage which might arise because of the existence of such receptacles within the public right-of-way. Placement of such receptacles shall be limited to areas within the city which have rural mail delivery.
- (10) One temporary construction or identification sign of not more than 100 square feet may be installed upon a construction site at its primary entrance in any district denoting the name of the architect, engineer, contractor and/or future business, provided the sign shall not be installed prior to the issuance of a building permit for the proposed construction and provided further that the sign shall be removed within 30 days following occupancy of the building.
- (11) Permanent church directional signs shall be permitted in all districts provided the total area of such signs shall not exceed four square feet and shall not be considered off-premises advertising signs for the purpose of section 30-678(h). Each church shall be permitted up to two off-premise directional signs.
- (12) Temporary signs which advertise a special event of a public service nature may be displayed in any business or industrial district for 30 days or less each calendar year.
- (13) On-premises signs or banners advertising the grand opening or similarly identifiable opening of a new or relocated business for a period not to exceed 60 days.

(Code 1978, § 23.8(E); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 07-05-09, 5-29-07; Ord. No. 08-07-06, 7-14-2008)



Memorandum

Date: May 21, 2018

To: Planning Commission Work-group

From: Eric Trast, Community Development Specialist

RE: Text Amendment Discussion: Maximum Building Height in GB zoning District and Hotel (and related accessory uses) Off-street parking requirements

Meeting May 31, 2018, 4:45 pm -3rd floor City Hall

During staff's preliminary discussions with various hotel developers, over the past couple of years, the topic of maximum building - height primarily in the GB (General Business) zoning district and required off-street parking (number of spaces) for hotel uses, have been areas of discussion. In our upcoming meeting, we will review and discuss the following relevant Sections of the Zoning Ordinance initiated for review and potential amendment consideration:

Section 30-421 Definitions.

Building height means the distance between the average ground level at the building line and the highest point of the roof or flat roof, to the decline of a mansard or to the highest gable on a pitched or hipped roof. In a shoreland district, the height of building means the vertical distance between the highest adjoining ground level at the building or ten feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof.

Hotel means a building containing eight or more guestrooms in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests or both, and where no provision is made for cooking in any guestroom, and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge.

Retail, general sales and services, refers to a broad range of commercial activities operating out of a permanent structure catering to the general public. It does not include other land uses referred to in Table 1 (uses permitted) in section 30-512.

Section 30-511 *Purpose of Districts.*

GB general business district and SGB shoreland general business district. These districts are intended to accommodate a broad range of retail goods and services, land uses and generally serve the entire community. Though not exclusively so, businesses in this district are relatively freestanding and tend to occupy independent building sites. They may enjoy close proximity to like businesses but depend primarily on good accessibility, high visibility and a relatively large volume of passing traffic. For uses permitted by right refer to section 30-512. The SGB districts are also subject to shoreland management standards.

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

Uses permitted by right (P), permitted with additional restrictions (R), or permitted through a conditional use permit (CUP), in the various zoning districts, are listed on Table -1 Permitted Uses (attached). You will notice that the permitted use table, does not have a specific "use" titled hotel/motel (*though the definitions section of the zoning ordinance has a definition for each individual use*). In cases like this, the non-listed use falls in to the "retail, general sales and services" category on the permitted use table (this category acts as a catch-all, for non-listed uses).

The *retail, general sales and services* use category is **(P)** in the GB/SGB and CBD (Central Business District), and **(R)** in the LB/SLB (Limited Business) and AP (Airport) – (restrictions pertaining to maximum structure size in LB/SLB – 3,000 sq. ft., and limited to a percentage of the "main terminal" building in AP). Hotels/Motels are then restricted to the GB/SGB or CBD (max. building height 60 ft. in CBD) zoning districts.

The Work-group/Planning Commission may want to give consideration to add the Hotel/motel use to the permitted use table in the CBD and GB/SGB zoning districts.

Section 30-512. *Table 2-A District Development Regulations- Principal Structures/ Section 30-512 Table 17C-2 Minimum Setbacks/Coverage Standards Shoreland Districts*

- The maximum building height is established at 35 ft. within the GB/SGB (General Business/Shoreland GB) zoning district: (Tables attached)

Currently, the Zoning Ordinance allows several options for height encroachments:

Section 30-592. *Supplementary height regulations.*

(a) Permitted exceptions. The following structural appurtenances shall be permitted to exceed the height restrictions for the district provided they do not impair the solar access of buildings on adjoining properties and are not used for human occupancy or commercial enterprise:

- (1) Ornamentation such as church spires, belfries, bell towers, cupolas, domes, monuments and flagpoles.
- (2) Mechanical appurtenances such as solar collectors, chimneys, smoke stacks, public utility facilities, elevator and stairwell penthouses, aerials, radio and television antennae and cooling towers.

The construction of the 3-story Timberlake Lodge (84-room hotel with restaurant, convention center, and water park) beginning in 2007, benefited from the cupola height exception as well as receiving a 13.5 ft. variance for the buildings final design. The top of the roofline is 48.5 ft. above grade, and the top of the cupola is 63 ft. above grade. In information we have received from developers, a 4-story hotel (45 – 48 ft. in height) is a typical structure proposed by a national branded hotel, for markets similar to ours in Grand Rapids.

Section 30-592(a)1 of the ordinance touches on one of the reasons zoning ordinances, in general, limit building height, that being to prevent the impairment of solar access to neighboring properties. Another reason zoning ordinances typically restrict structure height is tied to fire fighting capabilities. In Grand Rapids, with our fire fighting ladder equipment being capable of fighting fires in tall structures, such as the Blandin Paper Mill which is approximately 100 feet in height, this is less of a concern.

Additional consideration to a proposed building height amendment.

Division 10 Signs, Section 30-677 *General Restrictions* (excerpt from subpart 1):

A sign shall be considered as a structure or part of a structure for the purpose of applying height and yard requirements. (Sign height and placement/setbacks follows the maximum building height and setback requirements described in the tables listed above in Sect. 30-512. Max. Building Height = 35. Ft. / Max. Sign Height = 35 ft. (the sign setback requirements are reduced to 1/2 the required building setback for front, side and street side yards per Section 30-677)

Staff would recommend a cap to the maximum sign height at the maximum building height for zoning district or 35 ft. whichever is the lesser.

Staff has prepared a table, which is attached, summarizing maximum building height requirements in 21 municipalities, in a General Business zoning district (or that city's equivalent zoning district which allows hotels as a permitted use)

The second area of discussion pertains to Division 8. Off-Street Parking of the Zoning Ordinance.

Section 30-628 *Minimum number*: establishes the minimum number of required off-street parking spaces for various uses of property within the city. (attached)

Current, minimum, off-street parking requirements - hotel, motel, tourist home use: 7 (spaces) per 5 guestrooms (or a fraction thereof)

- Example: 84 room hotel @ 7 spaces per 5 rooms = $(84 \times 1.4 = 117.6)$ 118 parking spaces
- Additional parking spaces may be required, if a restaurant or bar component was proposed as part of a hotel, or proposed as an addition to an existing hotel facility, at the currently established minimum parking ratio:
 - Restaurant, cafes, bars use: 1 (space) per 75 sq. ft. of gross floor area (GFA)
 - Example: 2,300 sq. ft. restaurant/bar area @ 1 space per 75 sq. ft. GFA = $(2,300/75 = 30.6)$ 31 spaces (spaces in addition to the required minimum number for hotel use)
- The City of Grand Rapids does not currently have a minimum parking space requirement for a conference center/space, banquet hall/room, or event center use category.

The architects for the Timberlake Lodge project (2007), in the development of their site plan, used a parking ratio of: 1 space per 3 seats in the event center area of the facility: Ex. – Event Center seating (based on occupancy) 350 seats / 3 = 116.6 or 117 spaces (these in addition to req. hotel parking spaces: 118 spaces + 117 spaces = 235 spaces for site.

**It should be noted: staff is only using the Timberlake Lodge as an example in this memo, as it is the most recently developed hotel in town, and not due to there is being a deficiency in off-street parking.*

Also included in the Staff prepared table, listing building height information from the 21 various cities, is summary of off-street parking minimum number requirements for hotel/motel uses, as well as off-street parking requirements for Assembly/Conference center uses, if they were given.

When thinking about off-street parking in our city, consideration should be given to “recreational hub” that is Grand Rapids. Depending on the season, many vehicles may be towing trailers (boat, snowmobile, atv, etc.), which, in many situations, occupy two parking spaces in a lot.

TABLE 1 - PERMITTED USES

<i>B/2-3</i>	<i>R-4/SR-4</i>	<i>LB/SLB</i>	<i>GB/SGB</i>	<i>CBD</i>	<i>MU/SMU</i>	<i>M/SM</i>	<i>RC/SRC</i>	<i>BP/SBP</i>	<i>I-1/SI-1</i>	<i>I-2/SI-2</i>	<i>CD</i>	<i>PU/SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
RESIDENTIAL															
P	P	P											P		single-family detached
P	P	P											P		twin home attached
P	P	P			P										two-family attached
													R		manufactured home < 24' wide
		P	P	R									P		accessory apartments
															rooming house 6 or fewer roomers
P	P	P													rooming house 7 or more roomers
R	R	P	P	P									P		bed and breakfast accommodations
P	P	P	P	R	P										multifamily
JP															manufactured home park
P		P		P	P	P									congregate housing
R	R	R	R	R	R							R	R		emergency housing facility
SENIOR HOUSING WITH SERVICES															
P	P	P				P									6 or fewer persons
P	P	P				P									7 to 8 persons
P	P	P				P									9 to 16 persons
P	P	P													17 or more persons
GROUP HOMES, FOSTER HOMES AND RESIDENTIAL TREATMENT CENTERS															
R	R	R											R		6 or fewer persons
P	P	P							P				P		7 to 16 persons
	P	P		P	P	P			P						17 or more persons

<i>B/2-3</i>	<i>R-4/SR-4</i>	<i>LB/SLB</i>	<i>GB/SGB</i>	<i>CBD</i>	<i>MU/SMU</i>	<i>M/SM</i>	<i>RC/SRC</i>	<i>BP/SBP</i>	<i>I-1/SI-1</i>	<i>I-2/SI-2</i>	<i>CD</i>	<i>PU/SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
															DAY CARE/NURSERY
P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
															MISCELLANEOUS RESIDENTIAL USES
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R				R						P		outdoor storage
R	R	R											P		private recreation
R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R												R		home occupations
															COMMERCIAL
														P	aviation related commercial operation
															AGRICULTURAL SALES AND SERVICE
														P	kennels
			P	P											pet shops
			P	R				R						P	veterinary services
														R	farm animals
			P												farm equipment
			P												feed, grain, supplies
															AUTOMOTIVE/RECREATIONAL VEHICLES
			P												sales: new or used
			R					R							repair/service
			R												car/truck wash

§ 30-512

GRAND RAPIDS CODE

<i>R-3/</i>	<i>R-4/</i>	<i>LB/</i>	<i>GB/</i>	<i>CBD</i>	<i>MU/</i>	<i>M/</i>	<i>RC/</i>	<i>BP/</i>	<i>I-1/</i>	<i>I-2/</i>	<i>CD</i>	<i>PU/</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
<i>2-3</i>	<i>SR-4</i>	<i>SLB</i>	<i>SGB</i>		<i>SMU</i>	<i>SM</i>	<i>SRC</i>	<i>SBP</i>	<i>SI-1</i>	<i>SI-2</i>		<i>SPU</i>			
			R	R											gasoline stations
			CUP												junk/salvage yard
			P						P	P		P			auto-truck fleet storage
			P					P						P	transportation dispatch and storage
CONSTRUCTION															
		R	P	P				P							construction material suppliers
			R						R	R					contractor's yard, materials storage
			P												equipment/truck sales and service
			R												equipment and/or tool rental
FINANCIAL INSTITUTIONS															
		R	P	P											bank, savings and loan, loan agency, etc.
FOOD SERVICE															
			P	P	P	R	R								restaurant
		R	R	R	R	R			R	R		R		R	vending machines
HEALTH CARE															
		P	P	P	P	P		P				R			clinic (outpatient treatment centers)
					P	P									hospitals
UP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	interim use
		R	P	P				P						P	office - business
		R	P	P	P	P		P						P	professional, scientific, and technical services
		R	P	P	P	P		P							administrative and support services
RECREATION/ ENTERTAINMENT															

<i>R-3/ R-3</i>	<i>R-4/ SR-4</i>	<i>LB/ SLB</i>	<i>GB/ SGB</i>	<i>CBD</i>	<i>MU/ SMU</i>	<i>M/ SM</i>	<i>RC/ SRC</i>	<i>BP/ SBP</i>	<i>I-1/ SI-1</i>	<i>I-2/ SI-2</i>	<i>CD</i>	<i>PU/ SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
			P	P											indoor
		R	P	P		P		P				P			health & fitness club
		R	R	R	R								R		clubs, lodges, membership organizations, etc.
			CUP				P			CUP	CUP	CUP			recreation facility, commercial - outdoor
							R								shooting range
							P								off-road motorized sport vehicle trails
			R	R											video arcades
			P	P				P							communication services
<u>RETAIL</u>															
		R	P	P										R	general sales and services (see definition)
			CUP												general sales and services (see definition), greater than 70,000 sq. ft. building footprint
			P	P									P		nursery, landscaping
			P												grocery stores
			P	P		P		P							medical equipment and supplies (see definition)
		R	P	P	R	R									pharmacy
			R	R	R							R	P		temporary outdoor sales
			R	R				R							brewery/distillery/winery
			P	P				P							taproom/tasting room
<u>SCHOOLS PUBLIC AND PRIVATE</u>															
R	R											P			elementary - secondary
		R	P	P				P				P			educational service institution
			P	P								P	P		post high schools and colleges

§ 30-512

GRAND RAPIDS CODE

<i>R-3/</i>	<i>R-4/</i>	<i>LB/</i>	<i>GB/</i>	<i>CBD</i>	<i>MU/</i>	<i>M/</i>	<i>RC/</i>	<i>BP/</i>	<i>I-1/</i>	<i>I-2/</i>	<i>CD</i>	<i>PU/</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
			P					P	P	P		R			WAREHOUSE
			P						P						general
			P					P	P	P					mini storage
			P					P	P	P					motor freight terminal
		R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
															PUBLIC/SEMI-PUBLIC
P	P										P	P			athletic facilities - public
												P	P		cemeteries
R	R	R	R	R									P		churches
			P	P								P			cultural facilities (art galleries, libraries, museums)
R	R						P					R	P		golf and country clubs
									P	P		P			water sewage treatment
							CUP		CUP	CUP			CUP		telecommunications towers
P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks
UP	CUP	R	R	CUP	CUP	R	R	R	R	R	R	R	R	R	essential services structure
									CUP						jail, detention center, and juvenile detention center
															TRANSPORTATION
								P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
P	P	P	P	P	P	P		P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
															INDUSTRIAL
			P						P						monument work/sales
									P			P		P	military post
		R	R	R				P	P	P					manufacturing, light

<i>R-3/ R-3</i>	<i>R-4/ SR-4</i>	<i>LB/ SLB</i>	<i>GB/ SGB</i>	<i>CBD</i>	<i>MU/ SMU</i>	<i>M/ SM</i>	<i>RC/ SRC</i>	<i>BP/ SBP</i>	<i>I-1/ SI-1</i>	<i>I-2/ SI-2</i>	<i>CD</i>	<i>PU/ SPU</i>	<i>AG</i>	<i>AP</i>	<i>LISTING OF USES IN ZONING DISTRICTS</i>
									P	P					manufacturing, heavy
								P	P	P					light industrial activities not listed
									P	P					heavy industrial activities not listed
			R						P						recycling center
			P					P	P						wholesale distribution facility
		R	R	R				R	R	R					outdoor storage (merchandise/material)
							CUP		CUP	CUP		CUP			mining of sand and gravel

§ 30-512

GRAND RAPIDS CODE

TABLE 2-A DISTRICT DEVELOPMENT REGULATIONS - PRINCIPAL STRUCTURES

MINIMUM LOT SIZE		MINIMUM YARD SETBACKS				MAXIMUM LOT COVERAGES			BUILDING SIZES	
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
1.25 AC	150	30	15	30	30	20	N/A		35	24
8,400	70	30	6—9 ¹	15	30	30	N/A		30	24
6,000	44	30	6	15	30	40	N/A		30	24
5,000	50 ⁴	30	6—9 ^{1, 4}	15	30	30	N/A		30	24
5,000	100 ⁴	35	10 ⁴	15	35	30	75	400	30	24
2,500	100 ⁴	35	20 ⁴	30	35	35	75	400	45	24
3,000	100 ⁴	30	10 ⁴	15	15	35	85	500	35	24
3,000	75	30	10	15	10	40	90	500	35	24
3,000	50	N/A	N/A	N/A	N/A	100	100	N/A	60	24
2,500	100	35	20	30	35	40	75	N/A	45	24
3,000	100	30	10	15	15	35	85	500	35	24
1.5 acre	200	50	25	25	25	25	50	N/A	35	N/A
N/A	150	50	15	25	15	40	85	N/A	35	24
N/A	150	50	25	25	25	50	90	N/A	40	24
N/A	150	50 ²	25	25 ²	25	60	90	N/A	110	N/A
N/A	50	30	10	15	30	N/A			60	N/A
A	50	50	50	50	50	N/A			N/A	
2.5 acres	50	50	50	50	50	N/A			N/A	
A	50	50	50	50	50	N/A			N/A	

LAND DEVELOPMENT REGULATIONS

§ 30-512

The sum of the two side yards must equal 15 feet, and six feet is the minimum side yard dimension.

These yards may be reduced to zero feet if abutting the CBD zone.

When a building in the medical zone is proposed to abut an existing building, for the purpose of providing a pedestrian linkage between the adjacent structures, a zero foot setback may be allowed along the common lot line.

TABLE 17C-2 MINIMUM SETBACKS/COVERAGE STANDARDS SHORELAND DISTRICTS

§ 30-512

GRAND RAPIDS CODE

SETBACK FROM OHWL (feet)			SETBACK FROM PROPERTY LINE (feet)				OTHER REQUIREMENTS		
Building (Public Sewer)	Building (Private Sewer)	Sewage Treatment System	Front Street	Interior Side	Street Side	Rear	Maximum ¹ Lot Coverage (percentage)	Maximum Building Height	Minimum Building Dimension
(Lily Lake, Nagel Lake and Horseshoe Lake)									
150	150	150	30	10	15	10	85	60	24
150	150	150	30	15	30	30	25	35	24
150	150	150	30	6—9 ²	15	30	25	25	24
150	150	150	30	6	15	30	25	25	24
150	150	150	30	6—9 ²	15	30	25	25	24
150	150	150	35	10	15	35	75	25	24
150	150	150	35	20 ⁴	30	35	75	45	24
150	150	150	30	10	15	10	85	35	24
150	150	150	30 ⁵	10	20 ⁵	15	25	45	24
150	150	150	35	30	30	35	75	45	24
150	150	150	50	25	25	25	25	35	N/A
150	150	150	50	15	25	15	85	35	24
150	150	150	50	25	25	25	85	60	N/A
(McKinney Lake, Crystal Lake, Hale Lake, Forest Lake)									
75	100	75	30	10	15	10	85	60	24
75	100	75	30	15	30	30	25	35	24
75	100	75	30	6—9 ²	15	30	35	25	24
75	100	75	30	6	15	30	35	25	24
75	100	75	30	6—9 ²	15	30	35	25	24
75	100	75	35	10	15	35	75	25	24
75	100	75	35	20 ⁴	30	35	75	45	24

<i>SETBACK FROM OHWL (feet)</i>			<i>SETBACK FROM PROPERTY LINE (feet)</i>				<i>OTHER REQUIREMENTS</i>		
<i>Building (Public Sewer)</i>	<i>Building (Private Sewer)</i>	<i>Sewage Treatment System</i>	<i>Front Street</i>	<i>Interior Side</i>	<i>Street Side</i>	<i>Rear</i>	<i>Maximum¹ Lot Coverage (percentage)</i>	<i>Maximum Building Height</i>	<i>Minimum Building Dimension</i>
75	100	75	30	10	15	10	85	35	24
75	100	75	35	20	30	35	75	45	24
75	100	75	50	25	25	25	25	35	N/A
75	100	75	50	25	25	25	85	60	N/A
Mississippi Reservoir from Blandin Dam West to City Limits and Pokegama Lake									
75	100	75	30	10	15	10	85	60	24
50	75	50	30	15	30	30	25	35	24
50	75	50	30	6—9 ²	15	30	35	25	24
75	100	75	30	6	15	30	35	25	24
75	100	75	30	6—9 ²	15	30	35	25	24
75	100	75	35	10	15	35	75	25	24
75	100	75	35	20 ⁴	30	35	75	45	24
75	100	75	30	10	15	10	85	25	24
50	75	50	30 ⁵	10	20 ⁵	15	25	45	24
75	100	75	35	20	30	35	75	45	24
75	100	75	50	25	25	25	25	35	N/A
75	100	75	50	15	25	15	85	35	24
75	100	75	50	25	25	25	90	110	N/A
Mississippi River - Blandin Dam to the N/S ¼ section line of Section 27-55-25									
Prairie River - All areas of township 55 north, range 25 west under City's zoning jurisdiction.									
50	100	75	30	10	15	10	90	60	24
50	100	75	30	15	30	30	20	35	24
50	100	75	30	6—9 ²	15	30	35	25	24
50	100	75	30	6	15	30	35	30	24
50	100	75	30	6—9 ²	15	30	35	30	24

SETBACK FROM OHWL (feet)			SETBACK FROM PROPERTY LINE (feet)				OTHER REQUIREMENTS		
Building (Public Sewer)	Building (Private Sewer)	Sewage Treatment System	Front Street	Interior Side	Street Side	Rear	Maximum ¹ Lot Coverage (percentage)	Maximum Building Height	Minimum Building Dimension
50	100	75	35	10	15	35	75	25	24
50	100	75	35	20 ⁴	30	35	75	45	24
50	100	75	30	10	15	10	90	35	24
50	100	75	35	20	30	35	75	45	24
50	100	75	50	25	25	25	25	35	N/A
50	100	75	50	25	25	25	90	60	N/A
Mississippi River from N/S ¼ section line of Section 27-55-25 to the south line of township 55 north, range 25 west									
150	150	100	30	10	15	10	90	60	24
150	150	100	30	15	30	30	20	35	24
150	150	100	30	6—9 ²	15	30	35	25	24
150	150	100	30	6	15	30	35	30	24
150	150	100	30	6—9 ²	15	30	35	30	24
150	150	100	35	10	15	35	75	25	24
150	150	100	35	20 ⁴	30	35	75	45	24
150	150	100	30	10	15	10	90	35	24
150	150	100	35	20	30	35	75	45	24
150	150	150	50	25	25	25	25	35	N/A
150	150	100	50	25	25	25	90	60	N/A

These maximum lot coverage's are subject to the requirements of section 30-806(3) otherwise the maximum allowable lot coverage within a shoreland district is 25 percent (see definition of "impervious surface").
 The sum of the two side yards must equal at least 15 feet, and six feet is the minimum dimension.
 These yards may be reduced to zero feet if abutting a CBD zone.
 For Twin Homes, the interior side setback shall be nine feet or zero feet minimum.

(d) Recreational vehicle parking in residential districts shall be limited to the side or rear yards. No parking is allowed in the front yard. Parking surfacing shall be provided as in this section.

(Code 1978, § 23.7(D); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-625. Joint use of parking areas.

Two or more buildings or uses may collectively provide off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the individual uses computed separately. In the case of the joint use of off-street parking spaces where operating hours do not overlap, the planning commission may grant an exception to allow the total parking required to be reduced below the sum total of the individual uses provided a copy of an agreement between joint users is filed with the application.

(Code 1978, § 23.7(E); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-626. Location and lease arrangements.

All off-street parking required by this division for other than R districts shall be located on the same lot or within 300 feet as measured from the nearest point of the parking lot to the nearest point of the property intended to be served. The owner of the property to be served shall own or hold at least a five-year lease to all property utilized to meet minimum parking requirements. Such lease shall not be cancelable without the permission of the city. Off-street parking shall be located in the same district as the use it is intended to serve. In R districts, all required parking shall be located on the lot it is intended to serve.

(Code 1978, § 23.7(F); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-627. Backing into a street.

Parking lots shall be designed to allow full internal vehicular movement. Parking lots shall connect to street by maneuvering isles. No parking stall shall be allowed to directly connect to a street where vehicles would back into a street.

(Code 1978, § 23.7(G); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

Sec. 30-628. Minimum number.

The minimum number of off-street parking spaces by type of use shall be required in accordance with the following schedule. When determining the number of required parking spaces results in a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half require one parking space.

<i>RESIDENTIAL USES</i>	<i>MINIMUM PARKING REQUIRED</i>
1. One- and two-family units	2 per dwelling unit
2. Multiple-dwellings	2 per dwelling unit ¹
3. Senior citizens housing	0.5 per dwelling unit
4. Boarding and roominghouses	1 per rooming unit

RESIDENTIAL USES

MINIMUM PARKING REQUIRED

- | | | |
|----|--------------------------|------------------------------|
| 5. | Accessory apartments | 1 per unit |
| 6. | Bed and breakfast | 1 per room ² |
| 7. | Day care/nursery schools | Same as one-two family units |
| 8. | Group and foster homes | Same as one-two family units |
| 9. | Mobile home parks | 2 per dwelling unit |

PUBLIC AND QUASIPUBLIC USES

MINIMUM PARKING REQUIRED

- | | | |
|-----|---|---|
| 1. | Churches | 1 per 3 seats in largest assembly room |
| 2. | Elementary school | 2 per classroom |
| 3. | Junior high school | 2 per classroom |
| 4. | Senior high schools | 6 per classroom plus 1 per 6 seats in main auditorium |
| 5. | Post high schools | 10 per classroom |
| 6. | Stadiums, arenas, auditoriums (accessory to a school) | 1 per 6 seats |
| 7. | Stadiums, arenas, theaters and auditoriums | 1 per 3 seats |
| 8. | Museums, libraries, and art galleries | 1 per 500 square feet (gross floor area) |
| 9. | Golf and country clubs | 6 per hole |
| 10. | Government offices | 1 per 200 square feet gross floor area |
| 11. | Hospitals | 2 per bed |
| 12. | Nursing homes | 1 per 3 beds |
| 13. | Clubs and lodges, social and fraternal | 1 per 2 persons based on occupancy rating |

¹ In the R-3 zone, 25 percent of the required parking shall be enclosed. In the R-4 zones, 12.5 percent of the required parking shall be enclosed.

² Plus minimum requirement for other permitted uses.

BUSINESS USES

MINIMUM PARKING REQUIRED

- | | | |
|----|---|---|
| 1. | Business, insurance and general offices | 1 per 300 square feet gross floor area |
| 2. | Medical, dental offices and clinics | 1 per 300 square feet gross floor area |
| 3. | Agricultural/animal sales | 1 per 400 square feet gross floor area |
| 4. | Automotive sales/repair | 1 per 300 square feet gross floor area |
| 5. | Beauty/barbershop | 3 per chair |
| 6. | Bank/savings and loan/loan agency | 1 per 250 square feet gross floor area (see footnote ³) |
| 7. | Car washes (principal use) | 3 plus (see footnote ⁴) |
| 8. | Car washes (accessory) | 4 stacking spaces per bay |
| 9. | Restaurants, cafes, bars | 1 per 75 square feet gross floor area |

BUSINESS USES

MINIMUM PARKING REQUIRED

- | | | |
|-----|--|---|
| 10. | Drive-up restaurants | 1 per 50 square feet gross floor area plus 6 stacking spaces per drive-up window |
| 11. | Athletic facilities | |
| | a. Racquetball/tennis | 6 per court |
| | b. All other | 1 per 200 square feet gross floor area |
| 12. | Movie theaters | 1 per 4 seats |
| 13. | Gasoline stations | 3 plus 2 per service stall plus 1 per 100 square feet gross floor area of retail space |
| 14. | Bowling alleys | 5 per lane |
| 15. | Hotels, motels and tourist homes | 7 per 5 guestrooms (or fraction thereof) |
| 16. | Funeral homes and mortuaries | 1 per 3 seats in largest parlor or chapel |
| 17. | Home furnishings stores | 1 per 500 square feet gross floor area |
| 18. | Hardware/home improvement | 1 per 300 square feet gross floor area |
| 19. | Daycare/group homes (commercial) | 1 per 5 persons enrolled |
| 20. | Indoor/outdoor recreation (amusement centers, pool halls, roller and ice rinks, exhibition halls | 1 per 2 persons based on occupancy rating or facility design capacity |
| 21. | Miniwarehouse | 1 per 10 units |
| 22. | Convenience retail | 1 per 100 square feet gross floor area |
| 23. | Retail sales and services(not listed) | Minimum: 1 per 250 square feet gross floor area (minimum 5)
Maximum: 1 per 175 square feet gross floor area when building exceeds 70,000 square feet |
| 24. | Single use retail sales and services (not listed), gross floor area over 100,000 square feet | Minimum: 1 per 300 square feet gross floor area
Maximum: 1 per 175 square feet gross floor area |

INDUSTRIAL USES

MINIMUM PARKING REQUIRED

- | | | |
|----|-----------------------------------|--|
| 1. | Custom manufacturing | 1 per 300 square feet retail space plus 1 per employee on major shift |
| 2. | Other manufacturing | 2 per 3 employees or 1 per 2,000 square feet gross floor area whichever is greater. |
| 3. | Storage, warehousing, wholesaling | 1 per 1,000 square feet gross floor area up to 10,000 square then 1 per 2,000 square feet gross floor area above 10,000 square feet. |

³ Plus 4 stacking spaces per drive up window.

⁴ a) 4 stacking spaces per manual self-serve bay; b) 12 stacking spaces per automatic bay; and c) 1 per 140 square feet gross floor area of retail space.

In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.

(Code 1978, § 23.7(H); Ord. No. 07-02-04, 2-12-2007; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 16-05-05, Exh. D, 5-23-2016)

Sec. 30-629. Off-street parking exceptions.

(a) *Proof of parking required.* Establishments shall be capable of providing the number of on-site parking spaces required by this division at any time parking is needed. However, all such required parking need not be constructed initially if it is demonstrated by the owner to

City (population)	Maximum Building Height (Equivalent of GR GB Zoning which permits hotel/motel)	Hotel/Motel Off-Street Parking - Min. # Requirements	A
Grand Rapids	35 ft.	7 (spaces) per 5 guestrooms (or a fraction thereof)	Ne
Albert Lea (18,045)	40 ft./Council approves over 6-storys	1 spaces per guest room	1
Bemidji (15,119)	50 ft. in GB/35 ft. lake oriented structures	2 spaces + 1 space per room + spaces for restaurant/assembly/other affiliated uses	1
Brainerd (13,679)	45 ft./CUP approval for higher- + setbacks	1 space per room + 1 space per each 8 rooms + 1 space each employee on any shift	Ne
Cloquet (12,301)	60 ft.	1 space per room + 1 space per employee	1
Crookston (7,945)	35 ft.	1 space per room + 1 space per F/T employee	Ne
Detroit Lakes (9,380)	3 stories/not to exceed 45 ft. (2 ½ lake)	1 space per room + 1 space per each 10 rooms + 1 space each employee on any shift	Ne
Elk River (24,368)	45 ft.	Not Listed	1 ca
Faribault (23,718)	3 stories/42 ft. whichever is less	1 space per room + 30% of building capacity for accessory uses	Se
Fergus Falls (13,652)	45 ft. (1 ft. increased setback for every 1 ft. over 30 ft.)	1 space per room	1 ca
Forest Lake (20,344)	45 ft./3 stories	1 space per room + 1 each employee at max. shift + 1 space per 3 person max. occupancy for meeting/banquet space + 50% of spaces for restaurant/bar accessory uses	Se
Hutchinson (14,146)	40 ft.	1 space per room	Al =
Marshall (13,799)	45 ft.	2 spaces + 1 space per room + 1 oversized space per 30 stalls	As 1
Monticello (13,409)	2 stories/30 ft. (CUP for additional height)	1 space per room + 1 space per each 10 rooms + 1 space each employee on maximum shift	1 ca
Moorhead (42,581)	60 ft.	1 space per room + 1 space per each 10 rooms	Ne
New Ulm (13,539)	6 stories/75 ft.	1 space per room	Ne
North Branch (10,469)	45 ft.	1 space per room + spaces for restaurant use	Ne
Sauk Rapids (13,631)	45 ft.	1.5 spaces per room + spaces for accessory uses & convention space use	1 ca

Sartell (17,528)	55 ft.	1 space per room + 1 each employee at max. shift + additional spaces for accessory uses: restaurants/bars	Ne
St. Francis (7,400)	40 ft.	1 space per room + 1 space per each 8 rooms + additional spaces for accessory uses: restaurants/bars	Ne
Stillwater (19,693)	40 ft.	1 space per room + 1 space per staff (day shift) + ½ of req. spaces for related uses: restaurant, lounge, etc.	Ne
Waconia (12,166)	45 ft.	1 space per room + 1 space per each 10 rooms + 1 space each employee on day shift	Ne
APA Parking Standards (American Planning Association – 2011)	N/A	Examples from various US city's: <i>See attached</i>	
Urban Land Institute (<i>Dimensions of Parking</i> – 2010)	N/A	Commercial Lodgings: 1.25 spaces per room + 10 spaces per 10,000 sq. ft. of GFA for lounge/restaurant area + conference/banquet facilities.	Se

FIGURE 4-1: Recommended Parking Ratios

	Parking Ratio	Source
RESIDENCES AND COMMERCIAL ACCOMMODATIONS		
Single-family dwelling unit (DU)	<ul style="list-style-type: none"> ■ <2,000 square feet (186 square meters): 1/DU ■ 2,000-3,000 square feet (186-279 square meters): 2/DU ■ >3,000 square feet (279 square meters): 3/DU 	1
Multifamily DU		
Rented	1.65/DU	2
Owned	1.85/DU	2
Accessory	Add 1/accessory DU	4
Sleeping rooms	1/unit or room, plus 2 for owners/managers	4
Commercial lodgings*	1.25/room plus 10/1,000 square feet (10.8/100 square meters) of gross floor area (GFA) for lounge and/or restaurant, plus conference/banquet facilities at the following rates: <ul style="list-style-type: none"> ■ <20 square feet (1.86 square meters)/room: 0 ■ 20 square feet (1.86 square meters)/room: 30/1,000 square feet (32.3/100 square meters) of GFA ■ 20-50 square feet (1.86-4.65 square meters)/room: scaled proportionally between 20 and 50 square feet/room (1.86 to 4.65 square meters) ■ >50 square feet (4.65 square meters)/room: 20/1,000 square feet (21.5/100 square meters) of GFA 	2, 4
Housing for seniors	0.5/DU	
Congregate care or assisted living	0.35/DU	1
Group homes, convalescent homes, and nursing homes	0.5/bed	1
RETAIL SALES AND SERVICES		
General and convenience retail*	2.75/1,000 square feet (2.96/100 square meters) of GFA	1
Grocery stores*	6.75/1,000 square feet (7.26/100 square meters) of GFA	1
Heavy/hard goods*	2.5/1,000 square feet (2.69/100 square meters) of GFA, including outdoor sales areas	1, 4
Discount superstores*	5.5/1,000 square feet (5.92/100 square meters) of GFA, including outdoor sales areas	1
Specialty superstores*	4.5/1,000 square feet (4.84/100 square meters) of GFA, including outdoor sales areas	1
Shopping centers with not more than 10% of gross leasable area (GLA) in nonretail sales and service uses, as defined in Chapter 2, "Definitions of Square Footage," page 9.	<ul style="list-style-type: none"> ■ <400,000 square feet (37,160 square meters) of GLA: 4.0/1,000 square feet (4.3/100 square meters) of GLA ■ 400,000-600,000 square feet (37,160-55,740 square meters) of GLA: scaled proportionally between 4.0 and 4.5/1,000 square feet (4.3 and 4.84/100 square meters) of GLA ■ >600,000 square feet (>55,740 square meters) of GLA: 4.5/1,000 square feet (4.84/100 square meters) of GLA 	3

- 1 space for every 2 beds (*Raleigh, N.C., pop. 276,093*)
 - 1 parking space for each 2 beds for patients, plus 1 space for each staff doctor or nurse, plus 1 parking space for each employee on the maximum shift (*Boca Raton, Fla., pop. 74,764*)
 - 1 per bed (*Tampa, Fla., pop. 303,447*)
 - 1 space per bed for first 100 beds; 1 space per 2 beds for next 100 beds; 1 space per 4 beds thereafter (*Columbia, Mo., pop. 84,531*)
 - 1 parking space shall be provided for each 2 beds, plus 2 spaces for each 3 employees (*Gurnee, Ill., pop. 28,834*)
 - 1.5 spaces per bed, plus 1 space per employee (*Lenexa, Kans., pop. 40,238*)
 - 2 spaces per bed, plus outpatient medical clinic and outpatient medical offices, if any (*Aventura, Fla., pop. 25,267*)
 - 2.25 per bed at design capacity (*Arlington, Mass., pop. 42,389*)
 - 3 per bed (*Hickory, N.C., pop. 37,222*)
- Minimum:* 1 per 400 square feet of gross floor area
Maximum: 1 per 100 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Bicycle Parking Standard: 1 per 20 employees (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 2 beds, plus 1 per employee (*Grand Junction, Colo., pop. 41,498*)

hostel

- 1 off-street parking space provided for each 600 square feet of gross floor area contained in any structure or structures containing any use by right; provided, however, that for each habitable unit in a motel there need be provided not more than 1 off-street parking space (*Denver, Colo., pop. 554,636*)

hotel (see also extended-stay hotel; motel; resort hotel)

- The maximum required shall be as follows: 1 space for each guest room without kitchen facilities and 1.5 spaces for each guest room with kitchen facilities, plus 1 space per each 100 square feet of banquet, assembly, meeting, or restaurant seating area. The decision-making body may require less than the maximum requirement based on factors including, but not limited to, the size of the project, the range of services offered, and the location. (*Redondo Beach, Calif., pop. 63,261*)



hotel

Minimum: 2 spaces per bed. 2 spaces per 1,000 square feet of floor area
Maximum: 2.5 spaces per 1,000 square feet of floor area (excluding on-campus medical office buildings for which medical or dental office standards apply) (*Gresham, Ore., pop. 90,205*)

Minimum: 2 per bed
Maximum: 1 per bed (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.2 spaces per 1,000 square feet of floor area (excluding on-campus medical office buildings for which medical or dental office standards apply) (*Gresham, Ore., pop. 90,205*)

- For the first 40,000 square feet of floor area, 20 off-street parking spaces for every 1,000 square feet. 10 off-street parking spaces shall be provided and maintained by the hotel or motel for each additional 1,000 square feet up to 100,000 square feet of floor area. Furthermore, 5 off-street parking spaces shall be provided for every 1,000 square feet over 100,000 square feet of space used. Additionally, at least 1 permanently maintained off-street parking space shall be provided for every 300 square feet of floor area used for administrative offices. Convention facilities, dressing rooms, employee lounges and locker rooms, kitchen areas, stage and backstage areas, and all similar areas not open to the public and not

excluded in this subsection shall provide at least 1 permanently maintained parking space for every 1,000 square feet of floor area. (*Mesquite, Nev., pop. 9,389*)

- 0.7 spaces per accommodation unit, plus 1 space per 330 square feet (*Vail, Colo., pop. 4,531*)
- 1 for each sleeping room, plus 1 for each 400 square feet of meeting area and restaurant space (*Arlington, Mass., pop. 42,389*)
- 1 space per room or lodging unit (*Eugene, Ore., pop. 137,893; Gresham, Ore., pop. 90,205; Raleigh, N.C., pop. 276,093; Tampa, Fla., pop. 303,447*)
- 1 space per guestroom, plus the applicable requirement for eating and drinking, banquet, assembly, commercial or other as required for such use, less 75 percent of the spaces required for guestrooms (*Palo Alto, Calif., pop. 58,598*)
- 1 space per room, plus 1 space per 20 rooms (to accommodate motel per hotel staff), plus 75 percent of the normal spaces required for accessory uses (e.g. banquet rooms, meeting rooms, restaurants, etc.) if applicable (*Columbia, Mo., pop. 84,531*)
- 1 parking space shall be provided for each guest or sleeping room or suite, plus 1 additional space for each employee (*Gurnee, Ill., pop. 28,834*)
- 1.2 parking spaces shall be provided for each sleeping room for hotels, apartment hotels and motels. In addition to sleeping rooms, if there are other accessory uses provided therein, additional, off-street parking shall be provided for those accessory uses at the rate of 40 percent of the requirements for such uses as provided in other subsections hereof. (*Boca Raton, Fla., pop. 74,764*)
- 1.25 for each rentable room or suite, plus 10 for each 100 square feet of conference, banquet or restaurant area (*Lansing, N.Y., pop. 10,521*)
- 1.25 per room for first 50 rooms, plus 1 per room for each additional room; other uses within hotel per motel at standard rates (*Hickory, N.C., pop. 37,222*)

Minimum: 0.8 per room, plus 1 per 800 square feet of public meeting area and restaurant space

Maximum: 1 per room, plus 1 per 400 square feet of public meeting area and restaurant space (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per guest room or suite

Maximum: 1.3 spaces per guest room or suite (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each sleeping room or individual suite of sleeping rooms, plus 1 space for each 250 square feet of gross floor area within the restaurant per bar per entertainment facility (if applicable)

Maximum: 1.5 spaces for each sleeping room or individual suite of sleeping rooms, plus 1 space for each 100 square feet of gross floor area within the restaurant per bar per entertainment per meeting room facilities (if applicable) (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 10 guest rooms (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 employees (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: long-term parking: 2, or 1 per 50 employees; short-term parking: none (*Grand Junction, Colo., pop. 41,498*)

hotel, resort (see *resort hotel*)

house of worship (see *chapel; church; mosque; synagogue; temple*)

houseboat moorage

- 1 spaces per berth (*Gresham, Ore., pop. 90,205*)
- 1 space per slip per connection facility (*Dade County, Fla., pop. 2,253,362; St. Helens, Ore., pop. 10,019*)
- 1 space for each dwelling unit (*Seattle, Wash., pop. 563,374*)

housing, short-term rental (see *short-term rental housing*)

housing, temporary employment (see *migrant agricultural labor housing*)

- 1 per 1,000 square feet (*Cambridge, Mass., pop. 101,355; Henderson, Nev., pop. 175,381; Rohnert Park, Calif., pop. 42,236*)
- 1 space for each studio (*Grandview, Mo., pop. 24,881*)
- 1 per 4 fixed seats, or 1 per 75 square feet of seating area if no fixed seats (*Rohnert Park, Calif., pop. 42,236*)
- 2 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 space for each practitioner occupying the site on a full time basis, plus 1 space for every 3 students if classes are conducted on the site

Maximum: 3 spaces for each practitioner occupying the site on a full time basis, plus 1 space for every student if classes are conducted on the site (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

asphalt manufacturing facility (see also *industrial use, heavy*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per employee (*Blue Springs, Mo., pop. 48,080*)
- 1 per each 2 employees of the working shift having the greatest number of employees (*Cedar Rapids, Iowa, pop. 120,758*)
- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 2 per 3 employees (*Faribault, Minn., pop. 20,818; Racine, Wisc., pop. 81,855*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 1,000 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

assembly hall (see also *auditorium; civic center*)

- Parking equal to 30 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 4 seats (*Alexandria, Va., pop. 128,283*)
- 1 space for each 4 seats or 1 space for each 40 square feet of floor area available for the accommodation of movable seats in the assembly room (*Durham, N.C., pop. 187,035*)
- 1 space for each 50 square feet of floor area (*Montgomery County, Ohio, pop. 559,062*)
- 1 for each 5 seats (*Dansville, N.Y., pop. 4,832*)

- 1 per 2 persons who may be legally admitted at 1 time based on the occupancy load established by local codes, plus 1 per employee, or 1 per 100 square feet of usable floor area, whichever is greater (*Canton, Mich., pop. 76,366*)

- With fixed seating: 1 parking space for each 6 seats (*Des Moines, Iowa, pop. 198,682*)

- With fixed seating: 1 parking space is required for every 4 seats in the principal auditorium or assembly room (*Anchorage, Alaska, pop. 260,283*)

Minimum: 0.2 space for each 5 occupants of meeting rooms based on maximum capacity as calculated under the provisions of the Uniform Building Code (UBC)

Maximum: 0.3 space for each occupant of meeting rooms based on maximum capacity as calculated under the provisions of the UBC (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 200 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 40 seats in meeting rooms (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 4 seats or 1 per 50 square feet if not permanent seats (*Grand Junction, Colo., pop. 41,498*)

assisted living (see *elderly housing, assisted living*)

asylum (see *mental health facility*)

athletic field (see also *ball field; grandstands; recreation facility* uses)

- Minimum of 1 parking space per 4 seats of spectator seating; however, if no spectator seating is provided, a temporary parking area shall still be provided on the site; such area must provide sufficient numbers of spaces to serve all users of the site, and include a fence delineating such parking area (*West Hempfield Township, Pa., pop. 15,128*)
- 1 per 5,000 square feet of land area, or 1 per 75 square feet of water area when a public swimming pool is an isolated use (*Cedar Rapids, Iowa, pop. 120,758*)
- 10 spaces per field (*Spartanburg, S.C., pop. 39,673*)
- 10 for every acre of land devoted to the field, plus 1 for every 4 spectator seats (*Memphis, Tenn., pop. 650,100*)
- 18 spaces per field (*Raleigh, N.C., pop. 276,093*)
- 20 parking spaces for every diamond or athletic field, or 1 space for every 4 seats, whichever is greater (1 seat is equal to 2 feet of bench length) (*DeKalb County, Ill., pop. 88,969*)

- 10 parking spaces, plus 1 additional space for each 300 square feet of floor area in excess of 2,000 square feet (*Dona Ana County, N.Mex., pop. 174,682*)

Minimum: 1 per 400 square feet

Maximum: 1 per 200 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 20 vehicle spaces, which are 1 per 250 square feet or 1 per 4 patrons, whichever results in more spaces (*Grand Junction, Colo., pop. 41,498*)

community garden (see also *arboretum; botanical gardens*)

- 1 space per 5,000 square feet of lot area; the minimum requirement of 4 spaces shall not apply (*Minneapolis, Minn., pop. 382,618*)
- 4 spaces per garden (*Palm Beach County, Fla., pop. 1,131,184*)

composting facility (see also *recycling center*)

- 1 per employee (*Bloomington, Ind., pop. 69,291*)
- 2 spaces per acre; minimum of 5 spaces (*Palm Beach County, Fla., pop. 1,131,184*)

computer supply establishment (see also *retail use, unless otherwise specified*)

- 1 space per 200 square feet (*Columbia, Mo., pop. 84,531*)

concert hall (see also *assembly hall; auditorium; cultural uses*)

- 1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; provided that, where such seats are not fixed, each 7 square feet usable for seating shall be considered 1 seat (*Washington, D.C., pop. 572,059*)
- 1 for each 3 seats of total capacity (*South Kingstown, R.I., pop. 27,921*)

concrete production plant (see also *industrial uses, unless otherwise specified*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per 750 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 space per 750 square feet of gross floor area, plus 1 space per vehicle parked overnight on the premises but not less than 5 spaces (*Yonkers, N.Y., pop. 196,086*)
- 2 per 3 employees (*Faribault, Minn., pop. 20,818*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

[*Editor's note:* for all *condominium* uses, see also *dwelling; townhouse*]

condominium, efficiency

- 1 space (*Missouri City, Tex., pop. 52,913*)
- 1.5 spaces (*Redding, Calif., pop. 80,865; Washington, N.C., pop. 9,583*)

condominium, one bedroom

- 1.5 spaces (*Redding, Calif., pop. 80,865; Missouri City, Tex., pop. 52,913; Washington, N.C., pop. 9,583*)

condominium, two bedrooms

- 1.75 per unit (*Washington, N.C., pop. 9,583*)
- 2 parking spaces per unit, plus 1 guest parking for each 5 units and 1 recreational-vehicle parking space for each 5 units. For two-bedroom condominiums, 1 required space shall be covered. (*Redding, Calif., pop. 80,865*)
- 2 spaces per dwelling unit (*Missouri City, Tex., pop. 52,913*)

condominium, three or more bedrooms

- 2 parking spaces per unit, plus 1 guest parking for each 5 units and 1 recreational-vehicle parking space for each 5 units. For 3 or more bedroom condominiums, there shall be 2 covered spaces. (*Redding, Calif., pop. 80,865*)
- 2.5 spaces per dwelling unit (*Missouri City, Tex., pop. 52,913; Washington, N.C., pop. 9,583*)

conference center (see also *convention center*)

- A minimum of 1 parking space per 200 square feet, but not less than 1 space per each 2 seats (*West Hempfield Township, Pa., pop. 15,128*)
- 1 space per 4 seats, plus 1 space per 250 square feet general assembly area (*Bloomington, Ind., pop. 69,291*)
- 1 space per every 2 persons of capacity...or 1 space per 100 square feet of gross floor area, whichever is greater, plus the requirements of each individual use (i.e., hotels, restaurants, etc.) (*Genoa Township, Mich., pop. 15,901*)
- 1 per 3 persons legal occupancy (*St. Mary's County, Md., pop. 86,211*)
- 1 space per each 4 persons (*Grand Rapids Township, Mich., pop. 14,056*)
- 1 space per 4 seats, plus 1 space per 250 square feet general assembly area (*Bloomington, Ind., pop. 69,291*)

confined animal feeding operation (see *farm use, confined animal feeding operation*)

consignment clothing store (see also *second-hand store*)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 400 square feet of office space, plus adequate space for vehicle storage (*Colorado Springs, Colo., pop. 360,890*)

PLANNING COMMISSION

Considerations

ZONING ORDINANCE 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?



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	18-0473	Version:	1	Name:	Appoint two Planning Commission members to serve on the Comprehensive Plan Consultant Review Committee.
Type:	Agenda Item	Status:			General Business
File created:	7/25/2018	In control:			Planning Commission
On agenda:	8/2/2018	Final action:			
Title:	Appoint two Planning Commission members to serve on the Comprehensive Plan Consultant Review Committee.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Comprehensive Plan Update RFP				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Appoint two Planning Commission members to serve on the Comprehensive Plan Consultant Review Committee.

Background Information:

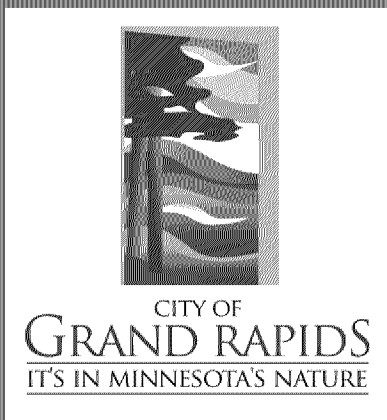
On Monday, July 23rd, the City Council reviewed a Request for Proposal (RFP) seeking consultant services in the preparation of an updated Comprehensive Plan for the City of Grand Rapids, authorized its issuance.

Staff would like two members of the Planning Commission to assist staff in reviewing proposals, interviewing potential consultants, and help in forwarding a recommendation to the City Council on a consultant to work with the City on this update project.

With responses due by August 31st, we anticipate approaching the Council on September 24th for approval of a professional services contract with the selected consultant. Staff estimates a few hours of proposal review time, one or two meetings for consultant interviews, and possibly a third meeting to form a recommendation to the City Council in mid-September.

Staff Recommendation:

Appoint two Planning Commission members to serve on the Comprehensive Plan Consultant Review Committee.



Request for Qualifications and Proposals

Comprehensive Plan Update City of Grand Rapids, MN

Date Issued:

July 23, 2018

Submittal Due:

August 31, 2018

Response Inquiries to:

Rob Mattei
Director of Community Development
City of Grand Rapids
420 N. Pokegama Ave.
Grand Rapids, MN 55744
rmattei@ci.grand-rapids.mn.us
218.326.7622

REQUEST FOR QUALIFICATIONS & PROPOSALS

COMPREHENSIVE PLAN UPDATE CITY OF GRAND RAPIDS, MINNESOTA

PURPOSE

The City of Grand Rapids seeks the services of a qualified consultant or consultant team who will be responsible for providing services that result in an updated Comprehensive Plan. The selected consultant will have considerable experience in developing comprehensive plans, particularly for communities of a size and standing similar to Grand Rapids, and possess significant urban planning abilities in the areas of: data collection, trend projection, feasibility analysis, mapping, visioning, and citizen involvement/participation and process facilitation.

The consultant will be expected to develop and lead a planning process that features active public participation in assessing where we are as a community and where we can and want to go in the future. The City's intent is to provide its citizens with a Comprehensive Plan that accurately reflects the physical, environmental, social, economic and cultural resources of the City; and to establish a vision and framework for action to achieve its desired outcomes.

INTRODUCTION AND BACKGROUND

The City of Grand Rapids, a community of approximately 11,400 residents, with a market draw of more than 40,000 people, is located at the region's retail trade, health care, education and cultural center. As a community, Grand Rapids prides itself on its unique blend of small town character and hospitality with big city conveniences. Grand Rapids is home to Blandin Paper Company, ASV Inc., several state educational and governmental agencies, and is the site of Itasca County government operations. In addition to its business and industrial assets, the City of Grand Rapids is home to a number of amenities such as a performing arts center, civic center, a regional library, recreational facilities and the Itasca Co. YMCA. Additions to our middle school, a major new health care campus, several multi-family residential projects and new community college campus buildings are also recent additions to the community. Additionally, two new elementary school facilities (approved by referendum) are in the planning stages.

Beginning in late 2009 the City began updating its 2003 Comprehensive Plan, ending the process in July of 2011 with the City Council's adoption of an updated Comprehensive Plan. The comprehensive planning process utilized the talents of a steering committee, selected by the City Council and representing a cross-section of interests in the community. Input provided by the general public through a series of public meetings and a successful community survey was used to establish a collective vision for the community. That vision served as a guiding principal for the development of specific goals, strategies and action steps proposed by the steering committee within the final plan.

In an ever changing social and economic environment, the City is committed to keeping pace with its' planning for the future. In order to ensure that the Comprehensive Plan appropriately reflects the current conditions and views within the community, the City Council has decided that it is time again to; review the successes and challenges of implementing the current Plan, reassess the current state of the community, determine what the desired future of the community is, and develop a revised set of goals and strategies to serve as a policy for achieving the vision.

The previous paragraph is not intended to imply that the current version of the Comprehensive Plan is no longer pertinent in any areas. The current Plan should be the point of reference for this process. The process should involve its review in order to determine what is valid, what isn't valid, what worked and what did not work.

RELATED STUDIES AND AVAILABLE RESOURCES

The City will make available to the consultant the City's GIS data, which includes the following layers of information:

- Color Aerial Photography (May 2015) 2"/pixel resolution (updating spring 2019)
- Parcels
- Existing Zoning
- Future Land Use Map recommendations from the 2011 Comprehensive Plan
- Public Utilities: Sanitary Sewer, Water, Storm Sewer, Electric
- Roads/Easements
- 5-year Capital Improvement Plan
- Airport Safety Zoning
- City Limits
- Lakes and Rivers

To aid the consultant in the preparation of a proposal, the 2011 Grand Rapids Comprehensive Plan, including Appendices, can be accessed on the City of Grand Rapids website by following these steps:

- www.cityofgrandrapidsmn.com >>> [Doing Business](#) >>> [City Comprehensive Plan](#)

Additional studies and sub-area plans that have been completed should be reviewed and considered within the scope of work proposed. The following are examples of the most recent plans and studies: *(these studies and sub-area plans are also available on the "Comprehensive Plan" page following the above-described steps)*

- Downtown Redevelopment Master Plan (2006)
- Riverfront Framework Plan (Updated 2009)
- U of M Extension - Grand Rapids Retail Trade Analysis (2007)
- U of M Extension - Grand Rapids Market Area Profile (2014)
- U of M Extension – Grand Rapids IRA Civic Center Economic Impact Study (2015)
- Target Industry and Industrial Park Plan (2005)
- Grand Rapid Housing Market Demand Analysis (2014)
- Arts and Culture Road Map (2017)
- Riverfront Venue Feasibility Study
- Airport Master Plan (approval pending)

PLANNING BODY

The City envisions process oversight, during the development stages of the updated Comprehensive Plan, will be performed by a Steering Committee (18-20 members), appointed by the City Council and representing a cross-section of community interests. The Steering Committee will also include a representative from each the City Council and the Planning Commission. Those representatives will be the communication link for those bodies, who will act on a recommended draft put forward by the Steering Committee near the conclusion of the process. It is also suggested that additional specific expertise will be

captured through the establishment of a Technical Advisory Committee, similar to that formed during the 2011 Comprehensive Plan development.

WORK SCOPE

The following have been identified as major components of the Comprehensive Plan update: Consultants submitting proposals are expected to present a work program that addresses, at a minimum, these major areas. In addition, it is anticipated that the City will identify other major and minor topics and issues that will require research, education and facilitation in developing consensus recommendations in the Comprehensive Plan. Proposers are encouraged to provide innovative and well thought out approaches to the comprehensive planning process.

Updated Community Inventory/Profile – *Where are we now?*

This component will provide baseline information that presents a concise qualitative and quantitative “status report” on the City of Grand Rapids in 2018-2019. The consultant shall review and compile all relevant and current local, regional, state, and federal information in order to succinctly portray the existing physical, socio-demographic and economic state of the City. The data should be assembled into a concise format, using similar base dates, when possible, and using compatible mapping scales and forms and other techniques necessary to ensure the “existing conditions” analysis consists of useful information. At a minimum, the following categories of existing conditions in the community should be included in the analysis:

- Cultural & Recreational assets
- Population/employment
- Economy
- Physical/geological/environmental factors
- Land use and growth (including the development of ArcGIS coverage of existing land uses)
- Transportation/Circulation & Accessibility (all modes)
- Public Utilities (sanitary sewer, water, storm sewer, electric, street light)
- Private Utilities (natural gas, communication services)
- Public Facilities, including Park, trail, and open space
- Emergency Facilities (Fire, Police, EMS)
- Housing and Neighborhoods
- Community Safety & Appearance
- Neighboring Community Plans (Cohasset, La Prairie, Coleraine, Harris Township, Itasca County)

Community Assessment/Issue Identification – *Where can we go?*

Utilizing the information gathered in the previous section as well as through well planned and executed public outreach, the consultant will develop and lead a process that blends the best aspects of the strengths and weaknesses analysis approach together with an issue identification approach in answering the question of “Where can we go?”. The process should be very participatory, employing a variety of citizen participation techniques, including but not limited to a community survey. The planning process should inject an appropriately timed assessment of feasibility without limiting the consideration of alternatives or having a constraining effect.

This component of the process will develop a shared understanding of the most important issues and will ask core questions about the economic, environmental, and social implications of these issues.

This component of the comprehensive planning process should also include an assessment of the successes and challenges of implementing the 2011 Comprehensive Plan.

Community Vision/Goals – *Where do we want to go?*

Informed by the previous existing conditions inventory, community assessment and issue identification, the consultant shall design and lead a planning process that builds community consensus support for the final version of the updated Comprehensive Plan. The process shall validate and update the vision for the future of the community, and establish measurable specific goals and objectives directed toward that vision. The consultant will be responsible for managing, facilitating, publicizing/marketing (with assistance from the City), informing, recording, and at times, mediating the process.

- **Public Participation** – As with previous project components, this phase of the planning effort will be heavily participatory. The approach to this phase should be primarily goal driven, but should consider information generated in previous phases, such as the strengths and weaknesses analysis.

The approach toward citizen participation should be designed to achieve maximum response, taking into account the busy lives our citizens lead.

The process proposed by the consultant shall meet and exceed the minimum requirements for public hearings. In past comprehensive planning projects there have been public hearings at both the Planning Commission and City Council levels during final approval.

- **Plan Elements** – The updated Plan shall contain, at a minimum, all elements contained within the 2011 Comprehensive Plan, which are: Community Vision and Values, Community Facilities and Services, Transportation, Economic Development, Land Use, and Implementation.

Development of an updated Land Use element should include the creation of a GIS based updated Future Land Use Map. The Land Use element should, at a minimum, examine:

- Existing desirable and undesirable land use patterns
- Land use compatibility
- Land demand
- Environmental opportunities and constraints
- Transportation influences
- Redevelopment opportunities
- Existing sub-area plans such as: *Riverfront Framework Plan* and *Downtown Redevelopment Master Plan*.

The Grand Rapids Economic Development Authority (GREDA) shall have a prominent role in the process of reviewing and updating the Economic Development element.

OBJECTIVES/DESIRED PLANNING OUTCOMES

The planning process and the completed update to the Comprehensive Plan should:

- Provide legal justification for land use decisions and ordinances.
- Provide an opportunity for residents and property owners to guide the future of Grand Rapids.
- Help Grand Rapids identify issues and prepare for demographic and development changes.
- Provide a comprehensive plan for future development and land use.
- Protect and make the most of public investments by:
 - Encouraging sustainable development patterns that use land, energy and other resources efficiently
 - Planning growth so that it maximizes existing assets and coincides with the investment in new assets, such as the extension of public infrastructure.
- Foster sustainable economic development
- Protect property rights and values
- Provide implementation strategies that can be used by the City to ensure development results in the desired physical form and responds to social needs.
- Provide an opportunity to consider future impacts of today's decisions.

PROJECT SCHEDULE

The City is on a schedule for consultant selection that should culminate in formal action by the City Council to hire a consultant at the regular Council meeting on September 24, 2018. The comprehensive planning process should begin in earnest shortly thereafter. The project should be finalized no later than August 1, 2019.

REQUIRED PROJECT DELIVERABLES

- Twenty-five bound copies of the Plan and one unbound copy of the plan.
- A digital copy in PDF format and Microsoft Word format.
- The Plan should be submitted in booklet form, using standard size sheets including text, photographs, graphics, tables, charts and renderings to facilitate client reproduction.
- All deliverables should be compatible with Windows operating systems, Microsoft Office, ArcGIS and other formats as determined during the project work program.
- Rights to all data, work products, etc, revert to the City of Grand Rapids upon completion of contract.

PROPOSAL CONTENTS

The consultant's proposal should include, but not be limited to the following information:

- A summary of the experience and qualifications of the consultant team and individuals that will work on the project.
- A general restatement and/or enhancement of the desired project objectives/outcomes.
- A detailed description of the consultants proposed work plan that will lead to the desired outcomes.
- A separate description of the consultant's plan to optimize public participation.

- A proposed project schedule.
- A detailed description of the SINGLE past project that the consultant believes is most similar to this project.
- A list of three other projects with references.
- A statement of the consultant’s ability to complete the project within the prescribed timeframe.
- A statement regarding the level of effort and degree of detail that can be provided in the project, given the proposed fee.
- A description of the assistance required of City staff during the project.
- In a separate, sealed envelope, a cost proposal for providing the requested consultant services. The cost proposal shall be in the form of an “hourly, not to exceed fee”. The cost proposal shall include a listing of hourly rates for each position within the consultant team and an estimate of staff hours for each task within the proposed work plan.

If a proposing firm is not selected for an interview, the “cost envelope” will be returned unopened.

PROPOSAL SUBMITTAL

Six copies of the proposal (with only one cost envelope) shall be submitted to:

Rob Mattei
Director of Community Development
420 N. Pokegama Ave.
Grand Rapids, MN 55744

Proposals must be received by 4:00 p.m., August 31, 2018

Questions regarding the proposal process may be directed to Rob Mattei at (218) 326-7622 or at rmattei@ci.grand-rapids.mn.us