Councilor Blake introduced the following ordinance and moved for its adoption:

ORDINANCE NO. 26-07-04

AN ORDINANCE AMENDING AND UPDATING SECTIONS OF CHAPTER 30 *LAND DEVELOPMENT REGULATIONS*

WHEREAS, from time to time, the City of Grand Rapids deems it important to review, and update, if necessary, its Zoning Ordinance (Land Development Regulations); and

WHEREAS, at their meeting on June 4, 2026, the Grand Rapids Planning Commission initiated the process to update and amend one section of the Zoning Ordinance (Land Development Regulations) identified by city staff; and

WHEREAS, the Planning Commission on June 4, 2026, took up consideration of draft amendments to Chapters 30, as prepared by staff, and found that the amendments were consistent with the Comprehensive Plan and would be in the best interest of public health, safety, and general welfare, and recommended that the City Council adopt the draft amendment to said portions of 30-421 Definitions and 30-512 Table 2A District Development Regulations; Principal Structures - of the City Code; and

WHEREAS, the City Council conducted a public hearing on Monday, July 13, 2026, at 5:00 p.m., to consider the amendments to Chapter 30; and

WHEREAS, the City Clerk presented the affidavit of publication of the notice of the public hearing; and

WHEREAS, the City Council has heard all persons who wished to be heard regarding the proposed text amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that it adopts the Planning Commission's following findings of fact relative to the amendment to Chapter 30 Land Development Regulations of the City Code:

Text amendment would not negatively affect neighborhoods because site development standards remain in place.

Text amendment would foster economic growth by offering developers flexibility.

Text amendment is in keeping with the spirit and intent of the ordinance because it enhances the existing ordinance.

Text amendment is in the best interests of the general public because it encourages needed development.

Text amendment is consistent with the Comprehensive Plan by promoting development near commercial districts and public amenities.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA, that the amendments to the City Code are in the best interest of the public's health, safety, and general welfare, and hereby ordains that the Grand Rapids City Code be amended as follows:

30-421 Definitions
Dwelling, multi-family, alternate unit calculation / flexible bedroom allowance means a formula for calculating a maximum number of bedrooms in a multi-family building that can be allocated to a flexible unit count instead of using the fixed Gross Area / Area Sq. Ft. Unit calculation.

30-512 Table 2A District Development Regulations
Add footnote (6) to LB, GB, R-3, and R-4 under column heading **Area S/F Unit**

(6) Formula for Dwelling, multiple-family, alternate unit calculation / flexible bedroom allowance is: (Gross Area / Area Sq. Ft. per Unit) x 2.5

Example calculation for 1 acre in R-4: (43,560/2500) x 2.5 = 43.56 bedrooms.

Flexible Bedroom Allowance subject to meeting all other site development standards for the district.

This Ordinance shall become effective after its passage and publication.

ADOPTED AND PASSED BY THE City Council of the City of Grand Rapids on the 13th day of July 2026.

Tasha Connelly, Mayor
Tasha Connelly, Mayor (Jul 14, 2026 15:49:33 CDT)

Tasha Connelly, Mayor

Attest:

Kim Gibeau (Jul 14, 2026 15:51:04 CDT)

Kimberly Gibeau, City Clerk

Councilor Mertes seconded the foregoing ordinance and the following voted in favor thereof: Sutherland, Mertes, MacGregor, Blake, Connelly. Opposed: None, whereby the ordinance was declared duly passed and adopted.