



Item Number: 1

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: March 25, 2025

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Kristin Turkelson, Planning Director
Planning, Design & Development

SUBJECT: **Consideration of an ordinance amending Zoning Map A, Downtown Height Overlay District, to add properties bounded by Leonard Street to the north, 6th Street to the south, US-131 to the west, and the Grand River to the east, to the DH-2(a) subarea**

On March 11, 2025, the City Commission set March 25, 2025 as the date to consider a request for a Zoning Map Amendment to add 748, 750, 830, 936, 942, 954, 1010, 1060, 1116, & 1155 Front Ave. NW; 260 & 282 Leonard St. NW; and 800, 832, 902, 934, 960, 1000, 1014, 1030, 1044, 1058 Scribner Ave. NW to the DH-2(a) subarea of Zoning Map A, Downtown Height Overlay District.

Overview

On December 14, 2023, the Planning Department considered rezoning of the subject properties from the TN-TCC (Traditional Neighborhood—Transitional City Center Zone District to the TN-CC (Traditional Neighborhood—City Center) Zone District. The Planning Commission recommended in favor of the rezoning, which was approved by the City Commission on February 20, 2024.

Although the inclusion of the properties in the DH-2(a) was discussed during engagement with the owners of the affected properties, implied by the staff report and associated exhibits, and referenced in the presentation, the adopted ordinance did not expressly identify the properties as being included in the overlay district. This current request is intended to rectify this error and amend Map A, Downtown Height Overlay District, to include the subject properties in the DH-2(a) subarea.

Downtown Height Overlay District (OD-DH)

The Downtown Height Overlay District (OD-DH) establishes building heights in the areas within and surrounding what is generally recognized as downtown. Map A of the Zoning Map depicts the boundaries of the area covered by the Downtown Height Overlay District and its subareas. Variations in building height are provided to help transition from the most intensively developed core of the downtown to the residential neighborhoods by stepping down building heights from the core to these neighborhoods. This is effected by the establishment of two Downtown Height Overlay Subareas.

- **DH-1:** This subarea permits the greatest intensity of land use to create a core of development density for a wide variety of uses that are mutually supportive and serve regional needs, including hotels, restaurants, employment centers, medical centers, entertainment venues, and others. These uses are also intended to create an active, vibrant core. There is no maximum height.
- **DH-2:** This subarea largely surrounds the core and near-core downtown areas, including areas on the west side of the Grand River, with a number of cultural and institutional uses important to the city and region. It is intended as a transitional area between the more intense development of DH-1 and the edges of downtown and nearby neighborhoods. While still relatively intensively developed, the lower building heights provide transition from the core.
 - To help reinforce the transition of building heights, the DH-2 subarea is divided into two zones, DH-2(a) and DH-2(b):
 - The DH-2(a) zone allows a maximum of twenty (20) stories. ***It is this subarea zone into which the subject properties will be incorporated.***
 - The DH-2(b) zone allows a maximum of ten (10) stories.

Planning Commission Recommendation

On February 13, 2025, the Planning Commission held a public hearing on the map amendment. The Planning Commission voted unanimously (7-0) to recommend approval of the amendment to the City Commission, acknowledging that inclusion of the properties in the DH-2(a) subarea of the Downtown Height Overlay District was intended at the time the properties were rezoned to TN-CC.

Approval Process

The proposed amendment is considered a Zoning Map Amendment by Section 5.12.10.E.2. of the Zoning Ordinance, and as such requires review and recommendation under Zone District change procedures by the Planning Commission, and final approval by the City Commission. Upon receipt of the recommendation of the Planning Commission, the City Commission may approve, approve with modifications, or deny the proposed Zoning Ordinance map amendment by a majority vote of its members.

Please forward the attached ordinance for consideration at the next scheduled City Commission meeting.

AN ORDINANCE TO AMEND MAP A, DOWNTOWN HEIGHT OVERLAY DISTRICT,
OF CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS,
THE ZONING ORDINANCE

ORDINANCE NO. 2025 - _____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map A, Downtown Height Overlay District, of Chapter 61 of Title V of the City Code of Grand Rapids be amended to include the following properties in the DH-2(a) subarea. The properties can be commonly described as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Parcel Number</u>
1014 SCRIBNER AVE NW	41-13-24-201-013	948 SCRIBNER AVE NW	41-13-24-251-002
1000 SCRIBNER AVE NW	41-13-24-201-016	902 SCRIBNER AVE NW	41-13-24-252-009
954 FRONT AVE NW	41-13-24-202-007	832 SCRIBNER AVE NW	41-13-24-252-010
1116 FRONT AVE NW	41-13-24-202-020	1044 SCRIBNER AVE NW	41-13-24-201-004
1010 FRONT AVE NW	41-13-24-202-024	282 LEONARD ST NW	41-13-24-202-021
974 FRONT AVE NW	41-13-24-202-025	800 SCRIBNER AVE NW	41-13-24-401-001
748 FRONT AVE NW	41-13-24-202-027	1030 SCRIBNER AVE NW	41-13-24-201-005
934 SCRIBNER AVE NW	41-13-24-251-003	1058 SCRIBNER AVE NW	41-13-24-201-020
960 SCRIBNER AVE NW	41-13-24-251-004	260 LEONARD ST NW	41-13-24-202-002
1155 FRONT AVE NW	41-13-24-201-015	750 FRONT AVE NW	41-13-24-202-026
830 FRONT AVE NW	41-13-24-202-029	942 FRONT AVE NW	41-13-24-202-030
936 FRONT AVE NW	41-13-24-202-031	1060 FRONT AVE NW	41-13-24-202-032

CORRECT IN FORM

CITY ATTORNEY