

Introduction

The land use chapter of the 2040 Comprehensive Plan serves as a key tool for guiding future development within Grand Rapids. This chapter describes the relationship between zoning and land use; highlights existing land uses and zoning districts; reviews development considerations; defines a future land use plan; and outlines future development considerations. These elements are a key tool for staff, Planning Commissioners, and the City Council to review development and zoning applications, serving as a guide to decision making. Property owners, residents, and stakeholders should also reference this chapter to understand the development guidance for property throughout the community.

Relationship between Zoning and Land Use

The land use chapter discusses two tools used to regulate development within the city – zoning and land use.

Zoning is a regulatory tool used by the City to control the development of land, including the types of allowed uses and dimensional standards. The City’s adopted zoning ordinance defines these regulations and outlines the districts. Zoning regulates which primary and secondary uses can be constructed on the parcel, along with dimensional standards (i.e., height, setback, etc.) that guide the form of development.

Zoning regulates:

- Allowed Uses
- Residential Density
- Building Height
- Lot Size
- Lot Setbacks
- Required Parking
- Other regulatory standards

Land use describes how the property is being used. For example, residential land uses include all types of household structures from single family homes to large apartments. The existing land use describes the current use of the property, while the future land use identifies the desired use in the future. There are no specific dimensional standards associated with land uses.

Future Land Use regulates:

- Guidance for future zoning changes

The future land use designation of a property defines a desired future use for the property. The future land use is defined within an adopted Comprehensive Plan and serves as a legal tool for informing future zoning decisions. Essentially, zoning decisions must be consistent with the future land use plan.

Zoning districts are not necessarily consistent with land use categories. For example, a low density residential land use category may be used to guide two different zoning districts that allow development within similar density ranges. The following three items are identified within this chapter, and serve the following purposes:

- **Existing Land Use** identifies the land uses currently on each parcel (the most prominent use) and has no identification of future uses. The existing land use simply highlights the existing use of properties at the time of development. There are no regulatory controls that utilize existing land use.
- **Future Land Use** identifies the desired primary use as result of a development or redevelopment process. The future land use plan shows the long range desired future condition on a generalized basis that informs future zoning designations.

- **Zoning** identifies the preferred and permitted uses, form and character of development and redevelopment for each parcel. The zoning map depicts the zoning district that applies to each parcel and sets the use and dimensional standards.

Existing Land Use

An inventory of the existing land use, or a classification of how the land is used, provides for an understanding of the existing development fabric and future opportunities. The existing land uses defined in the 2011 Comprehensive Plan were updated to provide an understanding of the existing land uses in 2019. Each parcel is assigned a land use category based on how the land is used. [Table 4.1](#) gives a summary of 16 existing land use categories, with a breakdown by acreage and percentage of the city's total area. [Figure 4.1](#) depicts a citywide map of existing land use. [Figure 4.2](#) depicts a detail view of the city core. [Figure 4.3](#) shows a combination of city and downtown existing land use. The land use categories used in the existing land use plan are described in the following pages.

Table 4.1. Existing Land Use Land Consumption

Map Color	Land Use Category	Acreage	Percentage
	Agriculture	29.7	0.2%
	Commercial	426.1	2.7%
	Constrained Open Space	55.1	0.4%
	Forestry	3332.0	21.4%
	Industrial	419.6	2.7%
	Institutional	1123.8	7.2%
	Manufactured Home Park	81.9	0.5%
	Mining and Extractive	513.4	3.3%
	Open Water	1175.6	7.5%
	Parks and Open Spaces	595.6	3.8%
	Public Lands	1347.5	8.6%
	Residential	4048.5	26.0%
	Residential - Multifamily	219.6	1.4%
	Residential - Seasonal	73.3	0.5%
	Right-of-Way	857.9	5.5%
	Tax Forfeit - Vacant	33.2	0.2%
	Transportation and Utilities	991.8	6.4%
	Vacant or Undeveloped	271.6	1.7%
	Total	15,596	100.0%

Source: Grand Rapids Public GIS Data, 2019

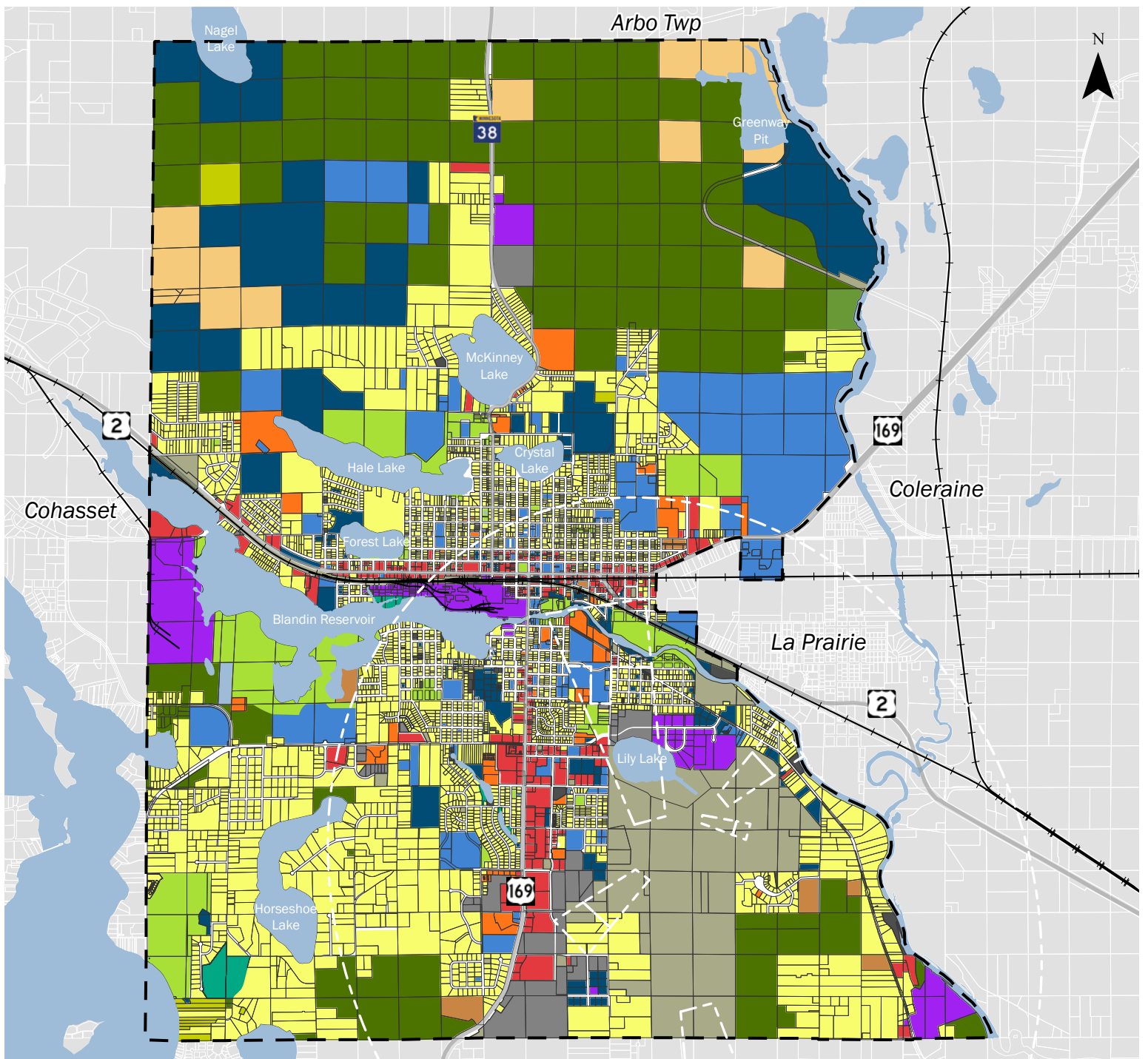


Figure 4.1 - Existing Land Use - City Wide

0 0.5 1 2 Miles

- | | | |
|------------------------|------------------------------|--------------------------|
| Agriculture | Public Lands | Airport Zones |
| Commercial | Residential | Grand Rapids City Limits |
| Forestry | Residential - Multifamily | Railroads |
| Industrial | Residential - Seasonal | Highways |
| Institutional | Right-of-Way | |
| Manufactured Home Park | Tax Forfeit - Vacant | |
| Mining and Extractive | Transportation and Utilities | |
| Open Water | Vacant or Undeveloped | |
| Parks and Open Space | Constrained Open Space | |



Source: City of Grand Rapids, MnDOT, MnDNR

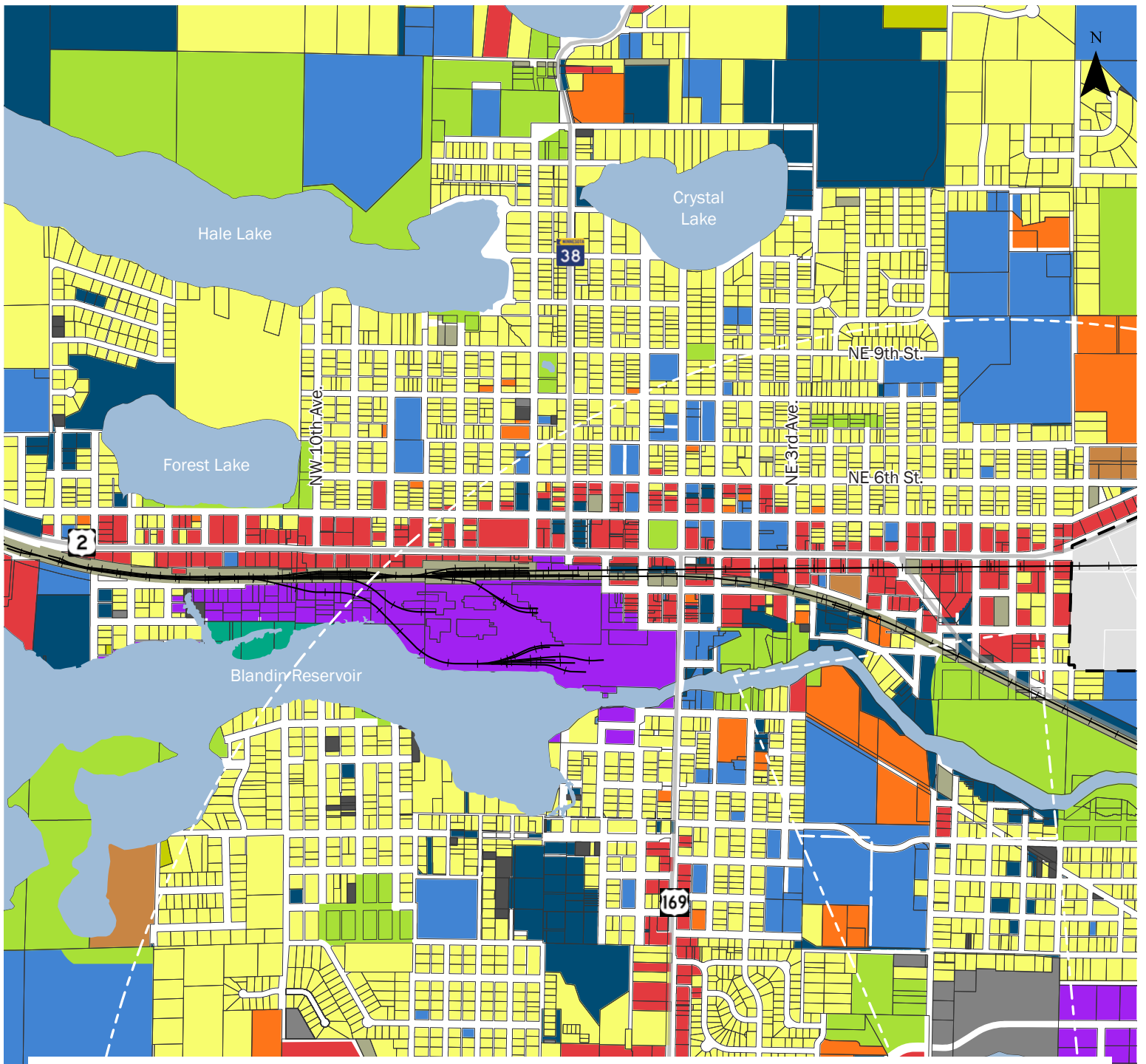


Figure 4.2 - Existing Land Use - City Core

0 0.25 0.5 Miles

- | | |
|------------------------|------------------------------|
| Agriculture | Public Lands |
| Commercial | Residential |
| Forestry | Residential - Multifamily |
| Industrial | Residential - Seasonal |
| Institutional | Right-of-Way |
| Manufactured Home Park | Tax Forfeit - Vacant |
| Mining and Extractive | Transportation and Utilities |
| Open Water | Vacant or Undeveloped |
| Parks and Open Space | Constrained Open Space |

- Airport Zones
- Grand Rapids City Limits
- Railroads
- Highways



Source: City of Grand Rapids, MnDOT, MnDNR

Residential Uses

Residential land uses are the most prominent uses in Grand Rapids. The City uses four residential land use categories to distinguish between density, define neighborhood form and feel, and assess the relationship to infrastructure and services.

- **Residential** comprises 26 percent of the city’s area. This designation refers primarily to single-family detached homes. It includes rural, large-lot residential properties and neighborhood subdivisions, representing a majority of the existing housing stock.
- **Residential – Multifamily** comprises approximately 1 percent of the city’s area. This category includes traditional apartments and senior housing facilities. Due to travel impacts and the demands they place on infrastructure and utilities, higher-density residential areas tend to be located along arterial highways or collector streets.
- **Residential – Seasonal** comprises less than 1 percent of the city’s area. Lakefront property on Pokegama Lake is one example of seasonal residential.
- **Manufactured Home Park** comprises less than 1 percent of the city’s area. Manufactured homes are often overlooked, but they can be an important part of the housing stock. They can be an affordable option for low-income households, but there are many costs to consider. Manufactured home parks are developed at higher densities than stick-built, single-family neighborhoods.

Natural Resource Uses

Natural Resource land uses are an important component of the city’s overall fabric. These land uses contribute to the sense of place in Grand Rapids and the greater region.

- **Agriculture** comprises less than 1 percent of the city’s area. Most of the outlying rural areas are forested.
- **Forestry** comprises over 21 percent of the city’s area, making it the largest land use after residential. There are significant areas of protected forested in the northeast and northwest quadrants of the city. In 2010, more than 900 acres of forestland were placed into protective easements ([Figure 4.1](#)).
- **Mining and Extractive** comprises approximately 3 percent of the city’s area. This category includes active and inactive mines and tailings areas. Hawkinson Construction operates two aggregate mines in the northwest quadrant of the city.
- **Open Water** comprises over 7 percent of the city’s area. This category includes all lakes and rivers. It does not account for natural or artificial wetlands. The City applies a shoreland overlay zoning district to most land that is adjacent to open water to reduce the impacts of runoff and erosion.
- **Public Lands** comprise more than 8 percent of the city’s area. Most public lands are forested areas that have become tax forfeited. Many areas are managed by the State of Minnesota. Other parcels are owned by Itasca County or adjacent townships. Note that the definition of Public Lands is different than the Public Use zoning district, which primarily applies to institutional or civic uses. Many of the public lands are outdoor recreation sites.
- **Constrained Open Space** comprises less than a half percent of the city’s area. This designation is used in the southwestern corner of the city, surrounded by residential development. This area includes open spaces that are limited to a specific area and are preserved for future enjoyment.

Civic Uses

The Civic land use category provides an opportunity to identify government owned property that provides a use or service to the public.

- **Institutional** comprises 7 percent of the city’s area. This category includes public and quasi-public uses such as city government offices, schools, libraries, religious centers, and parks and recreation areas. The North Central Research and Outreach Center (University of Minnesota Extension) is a large institution in the northeast quadrant of the city. Forest management and genetics are key areas of research.
- **Parks and Open Space** Comprises nearly 4 percent of the city’s area. This use represents city owned parks and recreation areas along with other open space areas that are free from other development. These uses are intended to provide passive and active recreation opportunities for residents and visitors.

Industry and Trade Uses

Land uses in the Industry and Trade category provide typically represent the employment centers throughout the community.

- **Commercial** comprises nearly 3 percent of the city’s area. This category includes all restaurants and businesses that are licensed for retail. There is a wide range of scale and intensity for commercial uses, from small local businesses to big box stores. The City utilizes several zoning districts to differentiate among them.
- **Industrial** comprises less than 3 percent of the city’s area. The primary industrial sites are the UPM Paper Mill, the industrial parks north of the airport and south of 29th Street SE, and the vacant manufacturing site along County Road 63 (formerly Ainsworth OSB Plant), which is owned by JM Longyear.

Other Uses

There are a variety of other land use categories that are typically public uses associated with government services or uses.

- **Right-of-way** comprises more than 5 percent of the city’s area. This category refers primarily to roads and adjacent land and facilities which have been dedicated for public use.
- **Transportation and Utilities** comprises nearly 7 percent of the city’s area. Grand Rapids-Itasca County Airport is the primary use in this category.
- **Tax Forfeit – Vacant** comprises less than 1 percent of the city’s area. This category refers to developed lots with unpaid taxes, which have become vacant. These lots may have vacant structures which can be repurposed, rehabilitated, or removed. The number and status of vacant properties can change frequently.
There is a distinction between vacant lots within developed portions of the city, and the large tracts of undeveloped tax forfeit in the northwest quadrant of the city. Land use for the latter areas is classified as Forestry or Public Lands.
- **Vacant or Undeveloped** comprises less than 2 percent of the city’s area. This category refers to platted lots which were undeveloped at time of the plan’s development.

Zoning

Zoning is the primary mechanism for implementing the Comprehensive Plan. Therefore, zoning categories are related to land use. However, zoning categories do not necessarily reflect the current use of land, but rather the preferred land use looking forward. For instance, land that is zoned residential may include non-conforming non-residential uses, undeveloped land (i.e., forestry or agriculture), and non-residential public uses, such as schools and churches. The comprehensive plan is a guide that informs municipal zoning actions but is not itself legally binding. Zoning is legally binding.

Zoning Districts

Grand Rapids has 19 base zoning districts, 12 of which are associated with at least one Shoreland Overlay area (see [Table 4.2](#)). The zoning ordinance defines dimensional standards specific to each district, which limit the extent to which each parcel can be developed and regulate the form and character of development. Examples of dimensional standards for the R-1 district are shown in [Figure 4.4](#).

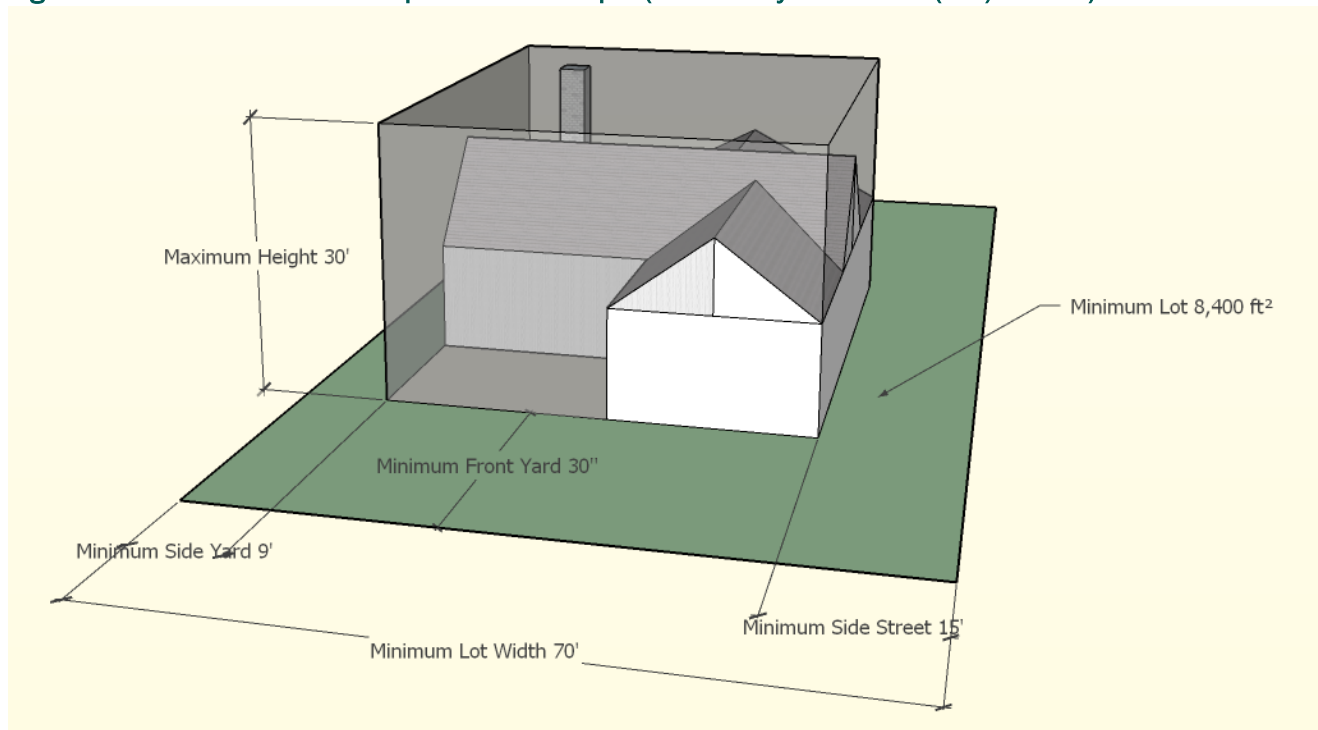
Table 4.2. Existing Zoning Districts

Zoning District	Abbreviation	Acreage in Base District	Acreage in Shoreland Overlay	Total Acreage	Percent Total
Agricultural	AG	73	--	73	< 1%
Airport	AP	813	--	813	6%
Limited Business	LB	68	14	82	< 1%
General Business	GB	598	148	746	5%
Central Business	CBD	82	--	82	< 1%
Business Park	BP	18	19	37	< 1%
Medical	M	49	55	104	< 1%
Industrial Park	I-1	2,168	344	2,512	18%
General Industrial Park	I-2	587	349	836	6%
One-Family Residence	R-1	1,216	438	1,564	12%
One-Family Residence (Small Lot)	R-1a	2	--	2	< 1%
One and Two-Family Residence	R-2	441	251	693	5%
Multi-Family Residence (Medium Density)	R-3	227	111	338	2%
Multi-Family Residence (High Density)	R-4	120	25	144	1%
Rural Residential	RR	3,262	975	4,238	30%
Public Use	PU	838	337	1,171	8%
Recreational Commercial	RC	298	54	352	3%
Conservancy	CD	448	--	--	3%
Mixed Use	MU	--	--	--	--
Total	--	11,308*	3,017	21.1%	--

*Note: Open water is not zoned. This explains the acreage discrepancy between Table 2 and Table 1 (Existing Land Use Breakdown).

Source: City of Grand Rapids GIS, 2019

Figure 4.4. Dimensional Requirement Example (One-Family Residence (R-1) District)



Overlay Districts

Overlay districts are a component of the zoning ordinance that recognizes specific geographies or typologies and defines additional regulations related to the character at hand. Properties are assigned a base zoning district and an overlay district is applied on top of the base district, adding additional regulations and standards.

Shoreland Overlay District

The Shoreland Overlay District is applied to sensitive shoreland areas, with the intent of mitigating the impacts of development (i.e., sedimentation, biological and chemical pollution) on the City's lakes and rivers. To do this, the Shoreland Overlay District imposes tighter restrictions to limit the scale and intensity of development and impose greater setbacks. The extent of these regulations may vary depending on the classification of the water body in question. For example, land surrounding a Natural Environment lake has different zoning requirements than land surrounding a Recreational Development lake. Likewise, there are different requirements for urban river segments versus rural tributaries. These water body classifications are supplied by the Minnesota Department of Natural Resources. Overall, approximately 21 percent of the city's area is contained within a Shoreland Overlay District. Further detail about the various lakes and resulting shorelands is discussed in the Natural Environment Chapter.

Long-Range Planning in Surrounding Communities

A review of the development trends and future considerations for the City of Grand Rapids includes a consideration of both the City's existing land use and zoning patterns to inform trends within the community. However, the long-range planning of surrounding communities should also be reviewed to understand regional efforts that can be complemented in planning for Grand Rapids. The Comprehensive Plans for the Cities of Cohasset, Coleraine and LaPrairie and Itasca County were reviewed as part of the planning process. The following section provides a brief overview of each jurisdictions' long-range planning efforts.

Itasca County Comprehensive Land Use Plan

Itasca County adopted its Comprehensive Land Use Plan in 2000, followed by an update in 2013. The plan was developed with the intent of guiding land use decisions over the next 20 years (2020), outlining development, transportation, and infrastructure goals and considerations. The guidance set forth in this document is used to inform land use decisions for all areas of the County under its zoning authority, including Arbo Township to the north of Grand Rapids.

The Comprehensive Land Use Plan identifies a series of goals that address the primary issues facing the County and should be used to inform land use decisions. Many of these areas align with the community values, guiding principles and goals established throughout this document.

- Cooperation – Decision making through an open, timely and predictable manner.
- Measurability – Using data to inform the decision making process.
- Natural Resources – Promoting the sustainable use of resources and balance development and preservation efforts.
- Housing and Settlement Patterns – Maintaining guidelines that protect the health, safety and welfare of the public and offer a diversity of development patterns that minimize adverse effects on natural resources.
- Agriculture – Encourage the maintenance of agricultural uses in historically farmed areas and understand and respect the special needs and characteristics of these areas.
- Commercial/Industrial – Encourage a sound and diverse economy that meets the needs of residents and visitors.
- Recreation – Maintain an integrated system of green space and recreation opportunities that provides diverse, developed and primitive activities.
- Transportation – Maintain and enhance a comprehensive transportation system that meets the needs of residents, businesses and visitors.

Cohasset Comprehensive Plan

The Cohasset Comprehensive Plan was completed in 2013 and is used to guide development decisions within the community. The plan identifies a future population forecast of 3,387 people by 2035, representing a growth of 25 percent (689 people) over 20 years. Strategies focus on land use, natural systems and shoreland, public services and utilities, residential and housing, recreation, transportation, commercial, and industrial. The plan outlines a Comprehensive Plan Policy Area Map that defines growth areas throughout the community. Industrial/Commercial areas are concentrated along the US Highway 2 corridor, along with a small portion adjacent to the former Ainsworth site. Rural and suburban residential uses are also guided near shared border with Grand Rapids. These policy area designations align with the future land uses proposed within the Grand Rapids 2040 Future Land Use Plan.

City of Coleraine Comprehensive Plan

The City of Coleraine Comprehensive Plan was adopted in 2010 and updated in 2015. The plan reviews historic population and demographic trends that inform the long-range planning policies within the document. Specific goals, strategies and action steps for land use, housing, and transportation are defined. The overall land use goal looks to provide compatible existing and future land use classifications that preserve and enhance the community’s natural and historic quality. Land uses near the City of Grand Rapids currently include a combination of natural resources, and will define future industrial, commercial, and residential uses in areas that support the most desirable use.

City of LaPrairie Comprehensive Plan

The City of LaPrairie Comprehensive Plan was adopted in April of 2015. Similar to Coleraine’s long range plan, historic trends are highlighted to inform the goals and priorities of the plan. Specific goal statements were established for housing; transportation; utilities and community infrastructure; mining, timber, tourism, natural, and community resources; economic development; recreational, open space, and cultural arts; land use; intergovernmental cooperation; healthy community; and implementation. Land Use objectives focus on maintaining and modifying the zoning regulations; enhancing the “Town-Gown” Connection; ensuring green space and recreational opportunities; partnering with landowners; and ensuring buffers between commercial/industrial development and residential properties. Business uses are primarily guided along the shared borders of LaPrairie and Grand Rapids. Residential uses are guided toward the core of the community.

Harris Township Comprehensive Plan

The Harris Township Comprehensive Plan was originally adopted in 2006 and updated in 2012. The plan focuses on the maintenance of a sense of place of the township, with focus on the sense of ruralness, Pokegama Lake, ease of access into Grand Rapids, and the township form of government. Factors that are anticipated to influence community change within the township include impacts of existing development, population dynamics, development of vacant land, Grand Rapids growth and expansion, and government controls. Land use guidance is provided throughout the plan and focuses on two primary areas adjacent to Grand Rapids – TH 169 Corridor and North of Pokegama Lake.

North of Pokegama Lake

Residential, open space, and agricultural uses are identified within this area of the community and are anticipated to remain. It is noted that home business and occupations that currently exist will be maintained, however, no new uses will be allowed. It is anticipated the future uses will mimic the existing character of the area.

TH 169 Corridor

The Comprehensive Plan focuses attention to the development around the TH 169 corridor and defines it as the scenic southern gateway to Grand Rapids. Land use guidance for the area focuses on commercial development within existing commercial zoning areas. The TH 169 Corridor, north of Pokegama Lake is guided for commercial development that requires highway access and visibility, large lots and open areas. Intensive, small lot development is intended within the City of Grand Rapids where sewer and water services exist, and intensive traffic can be better handled.

Development Considerations

The future land use defines the desired development type for an area or parcel. The defined future land use designation, and flowing zoning and site design, must include an assessment of the surrounding context, existing uses and other systems (natural environment, utilities, etc.). This section discusses the considerations that should be considered as development is pursued and reviewed throughout the City of Grand Rapids.

Residential

Residential land uses continue to be most prominent land use in Grand Rapids. However, the various styles and demand of residential development continue to change in respond to changing needs within the community. There are multiple types of residential development that are supported within the City, which are grouped together to create neighborhoods with their own sense of place and character. There are several different residential land use categories that distinguish the intensity of use and different connections to other city systems. The distinct residential land use categories used in the Comprehensive Plan are critical to recognizing these differences and the differing character of Grand Rapids' neighborhoods.

Commercial

Commercial land uses cover a wide variety of small and large businesses, high intensity business, low intensity business and mixed uses. Combined with industrial uses, commercial uses provide the economic base for the community and are important components to the future of the community. The siting of commercial development needs to consider a range of elements that are tied to the development type. For example, large retailers that are dependent of drive-by traffic and support a regional client sector are best suited for areas along highly traveled roadways with high visibility and easy access. When planning for future commercial development, the surrounding uses and transportation connectivity continues to be an important factor. As mobility changes, walking and bike friendly destinations are gaining popularity, providing a range of mobility options. Mixed-use land uses provide an option that creates synergy with the City's transportation, neighborhood character and economic diversity goals.

Industrial

Industrial land uses are an important component of the city's development fabric and economic base. These uses are typically the highest intensity land uses within a city, as they can produce noises, smells, and higher volumes of truck traffic. Industrial development has been a core component of the city's development history, with industrial uses located adjacent to the downtown. The presence of the Mississippi River, airport and BNSF railroad provide transportation and amenity options that are sought after by industrial development. The city's two industrial parks organize future development sites into the southeast quadrant of the City. These locations provide existing and future industrial uses with required access and amenities needs. When identifying new industrial development locations, the impacts to adjacent uses and potential mitigation measures should be considered.

Open Space

Open space refers to land that has little or no built environment or infrastructure. Open space land uses have always had a significant presence in Grand Rapids, reflecting the City's natural resource based economic identify and the City's overall character, as emphasized in the City's logo and identity system. The annexation of Grand Rapids Township increased the amount of open space lands within the community, increasing the forestry and natural resource uses. This resulted in an increase in the importance of open space discussions within the Comprehensive Plan.

Open space land uses include several types of non-built uses, such as forestry, parks and trails, public and private recreation areas, agriculture, and community gardens, in addition to private lands with some buildings on very large lots. These uses are included in two primary future land uses: resource management and parks and recreation. The parks and recreation use represents active and passive recreation opportunities throughout the community that contribute to a sense of place and active lifestyle. The resource management category designates natural resource use as the primary value for the area, while recognizing that other secondary land uses also need to be accommodated in rural areas. Additionally, open spaces should be included and considered during the development of other land use categories. This includes both the creation of community open space within urbanized areas and the minimization of impacts in rural areas.

Utilities and Infrastructure

Utilities and infrastructure are key elements of a city’s fabric that aren’t necessarily displayed on a future land use map. Parcels containing infrastructure elements, treatment facilities or an electric substation, may be called out, but the location and capacity of the physical infrastructure should be considered. Chapters 8 and 9 highlight the existing transportation and utility infrastructure within Grand Rapids. As development occurs, this existing infrastructure, and future planning, should be factored into the decision making process. Future land uses have been defined in a manner that responds to existing infrastructure, but the impacts to its capacity should continue to be monitored as development occurs.

There are also utilities and infrastructure present within the community that are not under the ownership or management of the City of Grand Rapids. The US and State Highways, private pipelines, and the BNSF Railroad are examples of non-city owned infrastructure that have the potential to influence development. Future use and upgrades to these facilities should be monitored and considered as development is pursued.

Future Land Use

The 2040 Comprehensive Plan Future Land Use Map present a geographic representation of the City’s preferred future land use scenario. The map summarizes the community’s discussion of how development, preservation, and public realm investment should play out over the next twenty years. The Future Land Use Map serves as the guiding tool for directing development types, coupled with the recommendations and goals for land use policy. When coupled together, the physical location of future land uses and the guiding policies provided in this plan, will help the City achieve its *desired future condition* over the next twenty years.

What is Future Land Use

The Grand Rapids Comprehensive Plan uses the concept of land use to describe how the City looks and functions now and in the desired future. Land use is related to, and sometimes confused with, other policy and regulator elements such as zoning districts, land cover, building types, and economic and natural infrastructure. Distinct from these other elements, land use describes literally how the land is being used. The same standard building could be placed on four properties each containing four different uses. While these structures looked the same from the outside, each would be categorized into different land use categories. Additionally, a piece of land can have no building on it, but can have very different uses: working forest, protected habitat, agricultural corps, residential lawn, or resource extraction.

Land use is not necessarily consistent with zoning, land cover, or natural system functions.

Future Land Use Categories

Land use categories are used to group together the use types with similar qualities in a manner to organize uses within the City into distinct buckets. Each category recognizes the similarities of a smaller group of primary uses and the distinguishing differences to other use groups. Residential land uses, for example are typically divided into separate categories based on density, or the number of units within a specific area. Large lot residential development has a different character and needs compared to multi-family apartment developments.

The 2040 Comprehensive Plan includes 15 land use categories that are consistent with the previous Comprehensive Plan and provide a consistent connection to the zoning ordinance. Following the completion of the 2011 Plan, the City updated zoning regulations to align with the land use categories developed per public and stakeholder input. It was found during the 2040 planning effort, that these uses and considerations continue to align with the general feedback from residents. Slight modifications are addressed within these categories and responding zoning updates are outlined in the implementation section. The 15 land use categories are described in Table 4.3, along with the definition of primary and secondary uses. A primary use is defined as the most regular or consistent use of the property (i.e., how a majority of the area is used a majority of the time). A secondary use is defined as the minority, or other, uses of a property. Secondary uses should also be identified as allowed uses within the respective zoning district, either by right, with restrictions or through a Conditional Use Permit (CUP). The primary use of each category should be the first point of comparison when using the land use plan to define future zoning changes.

Table 4.3. Future Land Use Categories

Category	Description	Primary Land Use	Potential Secondary Land Uses
Traditional Neighborhood	Residential development laid out in a street grid with moderate lot sizes and within walking distance to larger commercial nodes. Include stable, established neighborhoods	Single-family residential; other housing with similar densities	Other residential types such as duplex, limited multi-family buildings at the scale of the neighborhood, neighborhood scale institutions including churches, pocket parks, and community gardens.
Suburban Residential	Residential development with access to public utilities, comprised of newer homes at a lower density than traditional neighborhood. Suburban residential uses are organized in many layouts and are typically located on the fringe of the City's core.	Single-family residential	Duplex and triplex, accessory dwelling units, neighborhood scale institutions including churches, parks, community gardens, and limited home-based businesses.

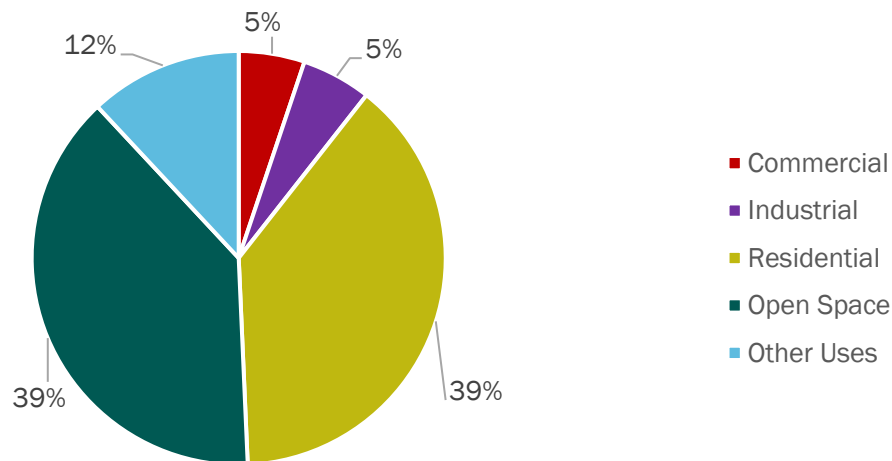
Category	Description	Primary Land Use	Potential Secondary Land Uses
Multi-Family Residential	Stand along residential development at the highest allowed density. Includes multi-family residential uses within multiple units within a single structure. Uses are located throughout the community but are not included within the downtown.	Apartments, condos, and townhouses	Parks, recreational or community amenities, assisted living, manufactured home communities.
Rural Residential	Residential development situated on larger lots and built at the lowest density within the community. Sites utilize on-site septic systems and have limited street connections.	Single-family residential with on-site wastewater treatment systems	Forestry, agriculture, recreation, rural home-based businesses, limited commercial uses compatible with primary use.
Neighborhood Mixed-Use	Small areas of development with a mix of uses (office and limited commercial) that are located adjacent to or within residential neighborhoods and provide neighborhood amenities.	Mixed use buildings, office and small scale commercial uses that complement surrounding residential uses.	Residential buildings.
Downtown Mixed-Use	Small to mid-sized commercial and retail centers that are adjacent to an intergrade with residential areas. This use is located within the core or downtown of Grand Rapids. Encourages development that supports the character and vision of downtown.	Mixed of uses in single structure or on a block. Uses include retail, office, institutional, civic, entertainment, lodging, and high-density residential.	Parks and recreational or community amenities.
Highway Commercial	Small scale to big box retail and commercial development that requires high visibility, access, and traffic movement. Uses are oriented to the City's highways.	Large-scale commercial (retail sales and service) uses and lodging	Commercial recreation.
Medical Campus	Developments that provide a private or public medical function, including smaller medical businesses and large institutions.	Hospital, medical office, and related services	Related commercial, lodging, parks and recreation, and assisted living facilities.
Industrial – Traditional	Various industry uses that create or manufacture goods (such as paper). Uses are typically associated with the rail or highway infrastructure.	Industrial, office service, and uses that require rail infrastructure.	None

Category	Description	Primary Land Use	Potential Secondary Land Uses
Industrial Park	Traditional industrial uses, including high intensity warehouse and manufacturing.	Production/manufacturing, warehouse, large-scale wholesale with trucking, transfer facilities	Office/administrative associated with primary uses. Retail outlets associated with and secondary to primary use.
Business Park	Offices and less intense industrial and non-retail uses. These uses produce less traffic, noise and odors, with reduced impacts to surrounding uses.	Offices, limited production, small wholesale uses.	Low visibility/limited retail, such as childcare, education and training facilities.
Institutional/Civic	Large public or semi-public campus-style institutions that provide a public service or need.	Religious, educational and governmental institutions	Multi-family residential that is related to the institutional use.
Resource Management	Public and private land dedicated to recreational and open space uses.	Public and semi-public parks, recreational areas, trails, water access points, golf courses.	Shooting ranges and outdoor racetracks.
Parks and Recreation	Public and private parks and open spaces that provide a passive or active recreation use for the public.	Public and semi-public parks, recreational areas, trails, water access points, golf courses.	Higher intensity recreational uses.
Transportation and Utilities	Public lands dedicated to transportation and utility infrastructure and long term needs.	Airport, public roads, railroads, other rights-of-way including electrical transmission and inter-regional pipelines	None

Future Land Uses

The 2040 Future Land Use Plan for the entire City is provided in [Figure 4.6](#) and for the City core in [Figure 4.7](#). These figures should be used to reference the physical location of desired uses over the next 20 years. Over a third of the City's area is identified for future resource management use, with the rural residential category representing the next largest share of the City's area at 16.5 percent. When the uses are combined into residential, commercial, industrial, open space, and other land use categories, the residential and open space groups represent a majority of the land area, each representing 39 percent individually. [Figure 4.5](#) provides the breakdown of these five land use groups.

Figure 4.5. Future Land Use Designations by General Type



The land consumption for each of the individual future land use categories is outlined in [Table 4.4](#). The acreage totals presented within this table also account for the surrounding right-of-way acreages resulting in a total acreage that does not align with the total outlined in the existing land use discussion. The future land use maintains a focus on open space and residential uses, supported by commercial, industrial and institutional uses.

Table 4.4. Future Land Use by Area

Land Use Category	Acres	Percent
Highway Commercial	612.3	4.4%
Downtown Mixed-Use	122.6	0.9%
Neighborhood Mixed-Use	21.2	0.2%
Industrial - Traditional	142.3	1.0%
Industrial Park	547.2	3.9%
Business Park	106.5	0.8%
Institutional/Civic	766.9	5.5%
Medical Campus	75.2	0.5%
Parks & Recreation	723.7	5.2%
Resource Management	4,939.0	35.3%
Rural Residential	2,305.7	16.5%
Suburban Residential	1,393.7	9.9%
Traditional Neighborhood	1,296.2	9.3%
Multi-Family Residential	664.4	4.7%
Transportation and Utilities	904.6	6.5%
Total	14,009.1	100.0%

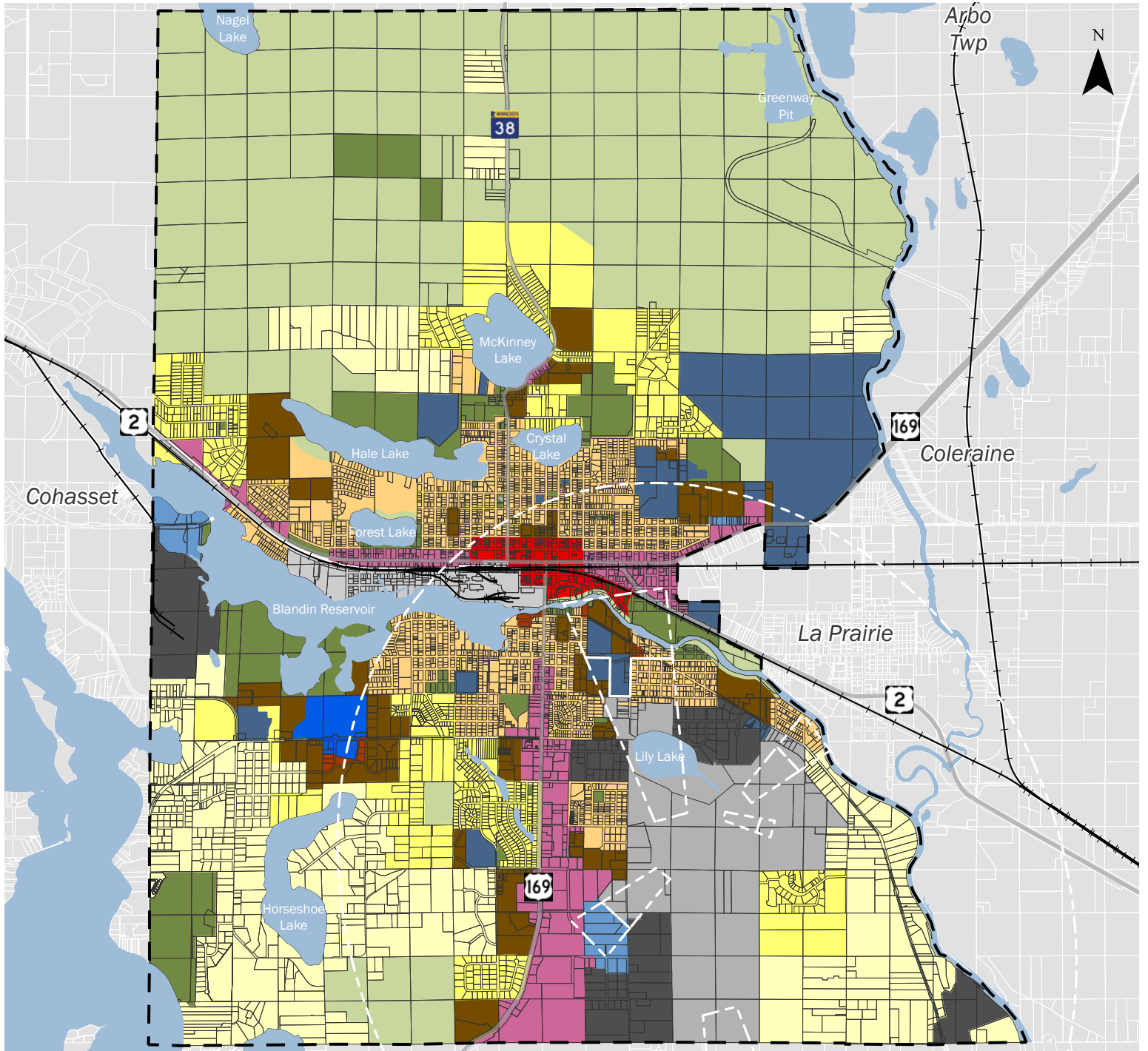


Figure 4.6 - Future Land Use - City Wide

0 0.5 1 2 Miles

- | | | |
|------------------------|------------------------------|-----------------------------|
| Highway Commercial | Resource Management | Airport Zones |
| Downtown Mixed Use | Rural Residential | Grand Rapids City Limits |
| Neighborhood Mixed Use | Suburban Residential | Railroads |
| Industrial-Traditional | Traditional Neighborhood | Highways |
| Industrial Park | Multi-Family Residential | Lakes, Rivers, or Mine Pits |
| Business Park | Transportation and Utilities | |
| Institutional/Civic | | |
| Medical Campus | | |
| Parks and Recreation | | |



Source: City of Grand Rapids, MnDOT, MnDNR

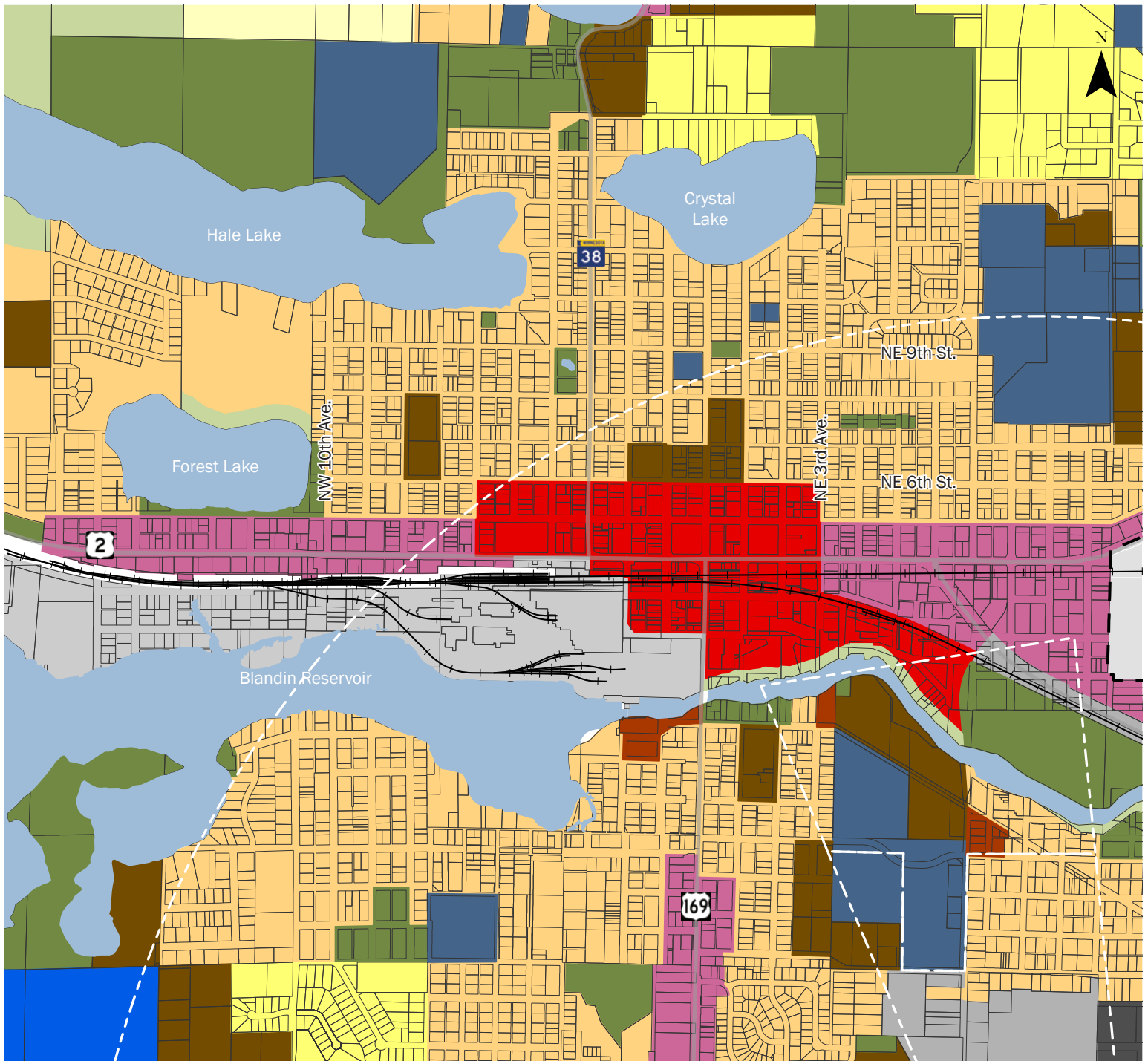


Figure 4.7 - Future Land Use - City Core

0 0.25 0.5 Miles

- | | | |
|------------------------|------------------------------|-----------------------------|
| Highway Commercial | Resource Management | Airport Zones |
| Downtown Mixed Use | Rural Residential | Grand Rapids City Limits |
| Neighborhood Mixed Use | Suburban Residential | Railroads |
| Industrial-Traditional | Traditional Neighborhood | Highways |
| Industrial Park | Multi-Family Residential | Lakes, Rivers, or Mine Pits |
| Business Park | Transportation and Utilities | |
| Institutional/Civic | | |
| Medical Campus | | |
| Parks and Recreation | | |



Source: City of Grand Rapids, MnDOT, MnDNR

Key Development Sites

Some key development and redevelopment parcels that were addressed during the planning process include the following sites.

Forest Lake Elementary School Site

The former Forest Lake Elementary School site is located on the west side of downtown Grand Rapids. The location of the site makes it a target for either future single-family or multi-family residential use due to its proximity to the downtown and surrounding traditional neighborhood uses.

Former Ainsworth Industrial Site

The former Ainsworth site currently sits vacant along the western portion of the community, with rail access and proximity to US Highway 2. The site contains existing buildings and infrastructure that can be modified to accommodate a range of future uses. The site and existing buildings are large and may warrant the accommodation of multiple uses.

Grand Itasca Clinic and Hospital

The area surrounding the existing Grand Itasca Clinic and Hospital provides opportunity for increased development intensity surrounding the medical campus. A combination of neighborhood mixed use and multi-family residential future land uses have been identified surrounding the clinic and hospital.

City Owned Parcels Downtown

The City of Grand Rapids currently owns two parcels of land in the southeast portion of Downtown. These parcels are located a few blocks to the east of US Highway 169 and to the north of the Grand Rapids Area Library. Both sites are currently vacant and are poised for a range of development opportunities.

Industrial Parks

The future land use map shows several additions to the City's industrial parks and other industrial expansion areas. The industrial areas were addressed to make sure that sufficient land was ready for both routine industrial expansion and the potential for a large facility looking for a shovel ready site.

Housing and Neighborhood Diversity

The planning process was cognizant of the City's and region's changing demographics, changes in industries and potential changes in in-migration patterns. The future land use map and categories were created to support a range of housing types and to accommodate a variety of interconnected neighborhoods.

Future Development Considerations

The future land use map and corresponding categories serve as the legal basis for zoning decisions within the City. While these components serve as the foundation for decision making, there are other considerations that should be included throughout the development process. The following considerations can simply be used during the development review process or the City may choose to develop/modify policy and regulations to require the consideration of these elements through the development process.

Residential Development

The maintenance of a healthy, affordable and vibrant housing stock is a key consideration for cities throughout the State of Minnesota. Grand Rapids is home to existing vibrant neighborhoods where a range of quality, type and affordability must be maintained for future residents. The future land use plan uses four residential land use categories to guide future residential development – from large lot single-family to multi-family developments. As the City continues to pursue residential growth to maintain a range of options for future and current residents, the quality and character of the residential development should be considered.

The types of housing available will continue to be a major focus as shifts in the demographics occur. The region's population is aging, resulting in the need for different housing options for seniors. There are multiple tools outlined within **Chapter 5 – Housing** that can be used to assist the City in maintaining a quality housing stock with options for all.

Neighborhood Design

The importance of character and sense of place was highlighted through the public engagement process. Neighborhood design and character should be considered as part of the development process. This not only includes the maintenance and preservation of the character of an existing neighborhood, but also the establishment of a sense of place for new residential development areas. When the character of a place is maintained, it allows for a definition of a specific area within the community and opportunities for increased investment by property owners and stakeholders.

Design Standards

Design standards are a development tool that can be used to regulate the form of development within a community. These standards can be applied holistically to all properties within a community or can be focused to a specific area. A common use of design standards is within a historic downtown area in an effort to maintain the historic character of the place. When created, design standards regulate the character of development beyond the standard setback and height standards and begin to employ material requirements and other specific design requirements.

Design standards, when used properly, can provide a beneficial addition to a city's development toolkit. However, they should not be entered into lightly, as they will dictate the look and feel of a community or place.

Mixed-Uses

Mixed-use land use categories were highlighted with the 2011 Comprehensive Plan at both a neighborhood and downtown scale. The use of mixed-use within a downtown is not uncommon, as it echoes traditional downtown development styles with commercial uses on the lower floors and residential units on upper floors. Neighborhood mixed-use development can also be a beneficial consideration for a community, providing neighborhood scale services within walkable distances. The intensity of commercial uses within a neighborhood must be considered throughout the development review process.

Small Scale Agriculture

Access to healthy foods continues to be a focus of public health professionals, and the provision of small scale agriculture is a potential tool that the city can deploy. Small scale agriculture includes the growing and producing of agricultural goods on a small scale and allowing for the sale of these goods on-site or through a farmer's market or other location. The City's rural residential land use category provides an opportunity for small scale agriculture to be pursued. The large lot sizes provide opportunities the growing of produce that could be sold on-site. The City should review and consider regulations to allow small scale agriculture uses within appropriate districts.

Climate Action and Sustainable Development

As development changes continue to occur throughout the region and the nation, the City and its stakeholders should continue to consider the sustainability of development through all review processes. Community groups have focused attention on climate action planning which may provide considerations for future development within the City. As new development is pursued within the community, both private and public, sustainable practices should be considered. This can range from the incorporation of green infrastructure technologies to improve stormwater runoff (pervious surfaces) and energy use (solar panels or

geothermal technology) to development siting that reduced vehicular traffic and best utilizes existing natural resources.



Goals and Objectives

As noted within Chapter 3, goals and objectives were developed for each plan element in support of the 2040 Vision and Guiding Principles. The goals and objectives defined within

these chapter should be considered as land use decisions are considered.

Goal – Statement of a desired vision (i.e., what is the future of the various elements within).

Objective – Statement of a defined action or policy that provides guidance in achieving the established goal.

Goal 1. Actively manage growth that provides supportive relationships between all land uses and assesses the potential location within the existing core or future growth areas. At its core, land use planning aims to develop synergy between supportive land uses and minimize harmful impacts between incompatible, or conflicting, land uses. The classic example of a land use conflict is a heavy industrial use that negatively impacts surrounding properties. Single-use zoning, setback requirements, and similar standards help avoid and mitigate potential nuisances and harmful spillover effects. On the other hand, mixing compatible uses helps foster active neighborhoods by connecting residents to jobs, activities, and one another. Grand Rapids seeks to provide a balanced land use mix and flexible planning to encourage a harmonious pattern of development. The City will evaluate the future land use, density, and intensity of proposed development, particularly as these relate to the existing neighborhood context and the Future Land Use Map.

- a. **Ensure that development and redevelopment is orderly, following the guidance established within the Future Land Use Map.** The Future Land Use map portrays the development and redevelopment patterns that are consistent with the Community Vision, Values and Principles. Implementing the pattern in a staged and efficient process will sustain the City’s community, economic, and natural infrastructure.
- b. **Reduce and eliminate land use conflicts within long-range planning and identify opportunities to create synergy among uses.** Recognize conflicts and synergies in setting and administering land use regulation. Conflicts may include incompatible land uses where one property is impacted from the use of an adjacent lot. Look beyond the similarity of uses (i.e. small commercial and large commercial) to maximize synergies (i.e. small commercial and multifamily residential).
- c. **Promote the best use of the land, from the community’s long-term perspective, for conservation, new development, or redevelopment.** The City will consider the long-term consequences of development decisions as well as the value of development proposals under today’s market conditions. To promote conservation of existing natural areas, the City will consider the value of land in terms of the ecosystem services it provides – including its productive value, recreational value, cultural value, and other environmental benefits.
- d. **Assess opportunities and locations for growth both within new growth areas on the edges of the community and within the existing developed areas.** The Comprehensive Plan guides growth to suitable locations within the City. New development and redevelopment should be sited in locations with adequate public services and utilities. Significant new developments, such as major subdivisions, should generally be located proximal to existing development. The City will evaluate the capability of land to support proposed development, ensuring adequate provision of roads, water, sewer, parking, stormwater management, and other supportive infrastructure.
- e. **Give preference to long-term community and market benefits in Resource Management land use areas.** Resource management areas are designed as such due to the frequently multi-generational consequences of development in these areas that might diminish resource value. Development should

be secondary to protection of economic or natural resources and interim uses should not diminish resource management or extraction and natural system function.

f. Stage new development, redevelopment, and expansion of the City’s urban service area.

Redevelopment opportunities continue to be a focus area for development within the community, supporting specific active planning for redevelopment opportunities to ensure growth that supports the surrounding area. The Future Land Use Map identifies desired land use and growth areas for the future of the community. Redevelopment and infill development should have preference over development on greenfield sites within the City and especially areas that will require expansion of City services. Expansion of commercial areas should only occur when market opportunities within existing commercial nodes are limited. Meaningful staging will also require working with surrounding communities (adjacent townships and cities) to ensure a cohesive land use pattern for the region.

Development opportunities include:

- **Greenfield development** is development of agricultural fields or natural areas within new growth areas. The availability of large tracts of undeveloped land and lower investment costs make greenfield development attractive to developers.
- **Infill** refers to new construction on vacant properties or underutilized areas, such as parking lots, which are located within the existing urban fabric.
- **Redevelopment** likewise refers to new construction within the existing urban fabric, but generally also implies the demolition of obsolete structures and/or the remediation of contaminated sites. Redevelopment is not always cost-effective, but it has the potential to be transformative.
- **Adaptive reuse** refers to repurposing obsolete or under-performing structures for viable use, which supports the City’s sustainability goals. It can also be an effective strategy for historic preservation.

Infill, redevelopment, and adaptive reuse provide a contrast to greenfield development by helping to preserve productive farms, forests, and rural character on the urban fringe. They also reduce the public cost of providing infrastructure and services to development, strengthen access and connectivity, and improve the aesthetics of existing neighborhoods. These types of projects continue to be an area of focus for Grand Rapids.

Goal 2: Promote commercial development that serves local and regional markets. A diversity of commercial land uses offers multiple benefits to residents and visitors and enhances economic sustainability.

- a. **Recognize distinct classes of commercial development that serve different markets and are compatible within different land use and transportation contexts.** Different commercial uses serve distinct markets and perform best when clustered with uses that serve similar markets or require similar infrastructure. For example, a large commercial use such as a retail store typically serves a broad market area, generates substantial traffic, and requires a large amount of surface parking. Therefore, siting is most appropriate along high-volume thoroughfares.
- b. **Consider opportunities for commercial development at various scales.** For example, neighborhood commercial uses provide for localized commercial development that meets the needs of a neighborhood population. Neighborhood commercial supports community vitality and sense of place. It is important to provide zoning flexibility, as well as adequate land and infrastructure, for business to thrive at various scales.
- c. **Explore opportunities for the introduction of mixed-use into Grand Rapids land use planning, including all types of mixed-land uses.** The inclusion of mixed uses improves access to a range of needs and varied lifestyles. Mixed-use also supports community goals for active living, encourages compact development, and stimulates more variety in community development styles.
- d. **Consider opportunities to support local artisans, entrepreneurs, and home-based businesses through zoning tools and creative community partnerships.** Grand Rapids seeks to cultivate a creative culture and encourage entrepreneurship. Planning and zoning should support these objectives – examples

could include, designating an area for agritourism, developing a public art program, or facilitating a business improvement district.

Goal 3: Provide for industrial retention and expansion. The Comprehensive Plan provides ready opportunity for basic industries to locate in Grand Rapids and to expand and retain existing industry.

- e. **Recognize distinct classes of industrial development and direct industrial development to the appropriate land use areas.** Different industrial uses require different types of public and transportation infrastructure. Rail access, for instance, is difficult infrastructure to build new, and sites with rail access should be reserved for industrial uses that gain value from it.
- f. **Reserve sufficient industrial area for future large and small industrial projects.** The Future Land Use Map provides for new industrial investment of a variety of types and should be reflected in land use regulation.
- g. **Identify available and/or needed services, amenities, and infrastructure to effectively prepare and market available land to promote new growth and expansion of existing businesses.** The City will proactively coordinate with businesses and developers to identify and address infrastructure needs, long-term development impacts, community development standards, and project financing.

Goal 4: Protect and enhance the character, amenities, variation, and livability of residential areas. A range of residential land uses allows for lifecycle housing choices and options within a variety of housing markets. Grand Rapids' housing options stretch across the entire residential land use transect, from rural to dense multi-family.

- a. **Integrate a range of housing types while retaining the character of distinct neighborhoods.** Introducing new housing types to the area can provide opportunities to increase housing options and can improve livability; however, potential impacts to existing neighborhood character must be considered. Allowing for some variety of housing within neighborhoods will promote inclusive and economically integrated neighborhoods. A variety of housing options can be achieved while enhancing neighborhood character.
- b. **Promote the development, rehabilitation, and retention of neighborhoods and their existing character within urbanized areas.** Traditional neighborhoods are the largest residential land use category on the Future Land Use Map. Core neighborhoods contain a variety of traditional architectural styles and naturally-occurring affordable housing. A focus on retention and enhancement of core neighborhoods helps preserve the City's cultural identity and strengthens community.
- c. **Promote and market neighborhood identity, pride, and sense of place throughout the community.** Regulation and land use decision-making should explicitly attend to character and sense of place. Creative marketing efforts highlight these qualities to prospective residents, businesses, and employees.
- d. **Allow uses and activities appropriate to the character of residential districts.** All land use and zoning districts ideally have multiple uses. In creating and managing land use regulation, recognize and allow secondary land uses that enhance livability or character, while retaining the primary use as residential.

Goal 5: Promote development of mixed-use areas. All land use categories include a mix of uses, as do many zoning districts, but the City has relatively few fully mixed-use areas. Mixed-use development creates efficient use of public infrastructure and provides market options that are currently limited in Grand Rapids in an era likely to see growing demand for alternative housing types and living arrangements. Mixed use land use categories include downtown mixed use, neighborhood mixed use, and medical campus.

- a. **Support opportunities for mixed-use development in key locations throughout the community. Various types of mixed-use development should be explored including both vertical and horizontal mixed uses.** New mixed-use development should consider both residential and commercial land uses, incorporating design and performance standards as necessary to limit nuisances. The scale and land uses should consider the context of the area.

- b. **Promote the full mix of uses in existing mixed-use areas, as identified in the land use categories.** The land use categories define primary and secondary land uses within each land use category. Multiple zoning districts may need to be applied in some of these areas to achieve the targeted mix of uses.
- c. **Support the development and expansion of Grand Rapids’ medical campus.** The viability of the medical campus area is enhanced when the Neighborhood Mixed Use and Multi-family land uses are integrated into and around the medical campus, as portrayed on the Future Land Use Map.

Goal 6: Balance open space and environmental preservation while reviewing and approving local and regional land use decisions. Development and environmental preservation goals can successfully be integrated with careful design and recognition of natural system functions, as described in the Natural Infrastructure section. Open space within the urban fabric creates synergies with almost every other type of land use. Natural systems, if designed into developed areas, help sustain and add value to the development over time.

- a. **Protect and preserve existing open space and natural systems and encourage expanded access of urban and rural open spaces.** Grand Rapids has many critical natural systems throughout the City; few places in the City are without natural system or open space considerations. Development and redevelopment efforts can incorporate open space and natural systems, and even restore degraded systems when so targeted during the development process.
- b. **Provide sufficient opportunities for public use and activities within Grand Rapids.** The Future Land Use Map identifies a wide variety of open space and recreational areas. Parks and public open spaces are important elements in residential and commercial areas.
- c. **Facilitate the conservation goals of the Blandin conservation easement.** The City has hundreds of acres of lands under permanent protection for conservation and forest management purposes. Regulation and administrative review of land use and development activities in and around the conservation areas should contribute to the conservation goals of the easements.

Goal 7: Provide accessibility throughout Grand Rapids. Access to employment, retail and services, activity centers, and other uses is critical to a functioning community. Access needs to include pedestrian, bicycle and non-motorized vehicles, and motorized vehicles. As the community ages, it is critical to provide accessible housing as well as a connected and accessible transportation system. Accessibility also has a social component – for example, ensuring meaningful opportunities for civic participation for all members of the community.

- a. **Encourage the development of pedestrian and bicycle pathways that connect the community, in addition to providing motorized vehicle access.** The City shall support projects that provide community-wide connectivity to create a greater community network. Pedestrian and bicycle pathways are a key element to sustainable development goals. Incorporate planned pathways in new developments and subdivisions and pursue opportunities to extend pathways to existing developed areas.
- b. **Connect all areas of the city to the urban form.** Support the expansion of the trail network to promote connections between rural and suburban areas and the urban core. This network can provide connectivity to local services and amenities, while helping to build the sense of community. New subdivisions tend to be less connected than core neighborhoods. Creating pedestrian, bicycle, and motorized connections to and within outer growth areas is important to sustaining these neighborhoods over time.
- c. **Provide access to residents and visitors with disabilities.** Ensure that streets, neighborhoods, parks, and commercial areas accommodate people with disabilities.
- d. **Integrate the Complete Streets studies and recommendations into the Comprehensive Plan.** As described in the Transportation section, the Complete Streets study completed by MnDOT is consistent with the Comprehensive Plan when applying Complete Streets principles to Grand Rapids. The results

and recommendations can be integrated into the Comprehensive Plan to support building a multi-modal transportation network.

- e. **Connect businesses with surrounding land uses and increase access.** Connectivity and multi-modal transportation should be strong across all land use categories.

Goal 8: Preserve historic, natural, and cultural community landmarks. Grand Rapids’ natural, historic, and cultural heritage is embodied in buildings, places, and views through the City. Recognizing those places as unique contributors to Grand Rapids’ sense of place will enhance livability and help retain the community character celebrated in Grand Rapids’ vision statement.

- a. **Promote the preservation of sites, buildings, structures, and objects of historic, natural, cultural, and community significance.** Historic resources, cultural resources, and natural resources are a critical component of Grand Rapids’ identity.
- b. **Actively manage the preservation of and investments to locally significant historic resources.** These resources are a critical component of the community identity and should be enhanced through specific preservation planning.
- c. **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.
- d. **Integrate the visual and natural functions of the Mississippi River into riverfront development.** Riverfront development needs to actively incorporate, protect, and where possible, restore the River and shore areas.

Implementation Strategies



The implementation strategies defined within the following pages provide specific actions and measures that the City can deploy to meet the goals and objectives of this chapter. The strategies identified in the following table should be reviewed on a regular basis to ensure that the City continues to take action towards its desired future.

Additionally, this list should be updated and modified as strategies are accomplished.

Implementation Strategy –
Defined action or measure that the city will work towards to achieve the goals and vision of the Comprehensive Plan.

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
<p>Development and Land Use Regulation: Future Land Use</p>	<p>Continue to evaluate new development for compatibility with and sensitivity to land uses, particularly in evaluating applications for rezoning, variances, and conditional use permits.</p>	<p>Review the future land use plan and zoning regulations for needed updates. Pursue updates as warranted.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development Secondary: Planning Commission</p>
<p>Development and Land Use Regulation: Subdivision</p>	<p>Continue to use the subdivision approval process to connect new development to surround lands and neighborhoods and to mitigate potential nuisances created by either existing or proposed land uses.</p>	<p>Review and update approval process as needed.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development Secondary: Planning Commission</p>
<p>Development and Land Use Regulation: Zoning</p>	<p>Continue to evaluate rezoning proposals for compatibility with surrounding existing and planned uses and connections to infrastructure systems.</p>	<p>Pursue zoning amendments for use and development standards as warranted. Examples include updates to building height requirements.</p>	<p>Continue to utilize evaluation criteria through the rezoning process. Update the criteria as needed.</p>	<p>Primary: Community Development, Engineering Secondary: Planning Commission</p>
<p>Development and Land Use Regulation: Regional Center</p>	<p>Continue to work with surrounding jurisdictions (Harris Township, Arbo Township, Cohasset, Coleraine, and LaPrairie) to support regional land use decisions and minimize conflicts between jurisdictions.</p>	<p>Pursue opportunities to collaborate with adjacent jurisdictions and Itasca County on various long-range planning activities.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development, Administration Secondary: City Council, Planning Commission</p>

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Development and Land Use Regulation: Comprehensive Plan	Utilize the goals, guidance and implementation strategies to inform land use decisions.	Review the Comprehensive Plan every other year to identify any needed updates and amendments.	Consider the development of a Comprehensive Plan update.	Primary: All Departments Secondary: All Councils and Commissions
Zoning Ordinance	Continue to monitor the use, effectiveness and conformity of all zoning districts.	Annually, review the rezoning and variance applications to assess the need for ordinance and regulation updates. Pursue updates as warranted.	Same as Short Term	Primary: Community Development Secondary: Planning Commission
Zoning Ordinance: Resource Management	Continue to monitor and analyze natural resources within the City’s jurisdiction.	Create an overlay district to implement the goals of the Resource Management land use category. Set different standards for distinct types of resource management including protection of mineral resources, forestry, and conservation areas. Consider modifications to the mining overlay for future iron ore mining within the community. This overlay should preserve access to the mining resource while considering surrounding areas.	Utilize the resource management regulations to monitor and regulate development and preservation activities.	Primary: Community Development Secondary: Planning Commission
Zoning Ordinance: Resource Management	Continue to utilize existing resource management regulations (e.g. Shoreland Management) to preserve and protect the resources.	Monitor Regional, State and Federal guidance regarding these management areas and amendment ordinances as needed.	Same as Short Term Action	Primary: Community Development Secondary: Planning Commission

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
<p>Zoning Ordinance: Enforcement</p>	<p>Continue to enforce the regulations of the zoning ordinance and subdivision regulations.</p>	<p>Monitor common enforcement issues within the community and assess updates to the policy, enforcement action, or regulations.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development Secondary: Planning Commission</p>
<p>Commercial Development</p>	<p>Continue to monitor the use and effectiveness of existing commercial, business and mixed use regulations to align with the future land use plan and desired trends.</p>	<p>Implement the actions identified in the Downtown Plan, including regulation updates and physical projects. For example, the reconstruction of public parking in Block 19 is a high priority. Explore standards and locations for non-traditional commercial uses, including farmers’ markets, produce stands, and other expanding commercial uses.</p>	<p>Utilize standards developed in the short term and modify as warranted.</p>	<p>Primary: Community Development Secondary: Planning Commission</p>
<p>Local Food Sources</p>	<p>Define policies and regulations that allow for small farm development and produce sales within rural residential areas.</p>	<p>Explore opportunities for increased access to local foods, including farmer’s markets, produce stands, and farm-to-table opportunities.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development Secondary: Planning Commission</p>

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Industrial Development	<p>Continue to utilize the future land use plan and industrial zoning to create shovel ready industrial sites within the community.</p> <p>Utilize the future land use plan to identify industrial development sites that have access to necessary infrastructure and limit impacts to surrounding non-residential land uses.</p>	<p>Continue to review and modify the allowed uses throughout industrial zoning districts.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development</p> <p>Secondary: Planning Commission</p>
Design Standards	<p>Continue to deploy the use of design standards for large scale commercial/big box stores. Review and update as needed.</p>	<p>Explore the development of design standards for other uses throughout the community. Standards can be used to ensure the protection of neighborhood and community character.</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development</p> <p>Secondary: Planning Commission</p>
Incorporate Connectivity and Access Development Considerations	<p>Continue to enforce the accessibility requirements of the Americans with Disabilities Act (ADA) and the Minnesota State Building Code regarding development and redevelopment.</p> <p>Continue to enhance neighborhood safety and promote healthy living through land use planning.</p> <p>Ensure that zoning and subdivision regulations are equipped to support a connected community.</p> <p>Continue to promote access to and improvements within the public realm when considering public infrastructure projects.</p>	<p>Same as On-Going Action</p>	<p>Same as Short Term Action</p>	<p>Primary: Community Development, Engineering</p> <p>Secondary: Planning Commission</p>

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
<p>Support Community Character and Sense of Place</p>	<p>Continue to support development and activities that align with the overall goals of Grand Rapids.</p> <p>Continue to enforce the Scenic Byway Commercial Overlay District. Protect existing trees adjacent to byway and (re)plant trees as needed.</p>	<p>Implement the Riverfront Framework Plan recommendations in development and redevelopment activities within and adjacent to the Plan area and in infrastructure planning and public right-of-way management.</p>	<p>Evaluate and monitor community character and potential influences from a changing market.</p>	<p>Primary: Community Development</p> <p>Secondary: Planning Commission</p>
<p>Support a Mix of Land Uses</p>	<p>Consider opportunities and regulations for a mixture of land uses through the development review process.</p> <p>Continue to review mixed use development for the compatibility with surrounding areas.</p>	<p>Explore zoning district amendments regarding primary and secondary mixed uses throughout existing zoning districts.</p> <p>Explore various scales of mixed uses and incorporation of small scale commercial uses within residential areas to support neighborhoods.</p>	<p>Continue to monitor policies and regulations and update as warranted.</p>	<p>Primary: Community Development</p> <p>Secondary: Planning Commission</p>
<p>Sustain Open Space and Natural Infrastructure</p>	<p>Continue to utilize policies and regulations to preserve and enhance natural resources within the community.</p> <p>Continue to deploy the implementation actions identified in the Parks and Trails Master Plan.</p>	<p>Update the Parks and Trails Master Plan to respond to changing trends and conditions.</p> <p>Monitor the urban tree canopy and changes from development. Consider regulations to limit impacts to existing trees.</p> <p>Review and update Shoreland standards to comply with long range goals and state requirements.</p>	<p>Same as Short Term</p>	<p>Primary: Parks and Recreation</p> <p>Secondary: Planning Commission and Community Development</p>

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
<p>Support Neighborhoods</p>	<p>Continue to encourage neighborhood participation and input in the long range and day-to-day planning process.</p>	<p>Develop standards or indicators that allow evaluation of whether neighborhood amenities are distributed equitably throughout the community to assist in capital planning and land use decision-making.</p> <p>Seek to provide a range of housing options throughout Grand Rapids, including both new development and reinvestment in existing properties. Support development that aligns with the surrounding neighborhood.</p> <p>Identify neighborhood destinations or nodes that can help support the sense of place throughout neighborhoods.</p>	<p>Same as Short Term</p>	<p>Primary: Community Development</p> <p>Secondary: Planning Commission</p>