



November 12, 2015

Public Hearing Room, 2nd Floor

- I. 12:00 p.m. - 12:30 p.m. - Lunch - Conference Room 303, 3rd Floor
- II. Call to Order
- III. Approval of Minutes
 - A. Approval of Minutes from October 22, 2015
- IV. Business
 - A. Planning Director's Report
 - B. Conflict of Interest
- V. Public Hearings beginning 1:00 p.m. or soon thereafter in the Public Hearing Room, 2nd Floor
 - A. (1:00 p.m.) GR Forward Downtown and River Action Plan

Address: River Corridor and Downtown
Case Number: Master Plan Amendment
Staff Assigned: Suzanne Schulz
Type of Case: Area Specific Plan / Master Plan Amendment
Applicant: Downtown Grand Rapids Inc. / Grand Rapids Planning Department
Requesting: **Consideration of the GR Forward Downtown and River Action Plan as an Amendment to the 2002 Master Plan.**
Requirements: Chapter 11 2002 Master Plan
5.12.17. Master Plan Amendments
Effective Date: City Commission approval

- B. (1:20 p.m.) 1560 Leonard Street NW--Vehicle Repair

Address: 1560 Leonard Street NW
Applicant: Westside Garage LLC
(Dave Parm)
Requesting: **Approval for office use on the ground floor of an existing building within a TN-TBA zone district.**
Zoning: TN-TBA
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.12.08. Site Plan Review
5.12.12. Special Land Use
Case Number: PC-SLU-2015-0080
Staff Assigned: Elizabeth Zeller
Type of Case: Special Land Use
Effective Date: November 28, 2015

C. (1:40 p.m.) 3839 28th Street--expansion of retail alcohol sales

Address: 3839 28th Street SE
Applicant: International Beverage Company, LLC
(Satpal Singh Makkar)
Requesting: **Approval to expand the floor area of an existing retail store selling beer, wine, and spirits from +/-6,300 sq. ft. +/- 10,500 sq. ft. within an existing building.**
Zoning: MON-C (Modern Era Neighborhood-Commercial)
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.9.05. Alcohol Sales
5.12.08. Site Plan Review
5.12.12. Special Land Use
Case Number: PC-SLU-2015-0091
Staff Assigned: Elizabeth Zeller
Type of Case: Special Land Use
Effective Date: November 28, 2015

D. (2:00 p.m.) 1225 Leonard St NE aka 1257 Leonard St NE

Address: 1225 Leonard Street NE aka 1257 Leonard Street NE
Applicant: Vanderkooy Land Company LP
(Brian Vanderkooy)
Requesting: **Approval for office use on the ground floor of an existing building within a TN-TBA zone district.**
Zoning: TN-TBA Traditional Neighborhoods – Traditional Business Area
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.12.08. Standards for Site Plan Review
5.12.12. Special Land Use
Case Number: PC-SLU-2015-0088
Staff Assigned: Landon Bartley
Type of Case: Special Land Use
Effective Date: November 28, 2016

E. (2:20 p.m.) 623 Lyon NE Rezoning

Address: 623 Lyon Street NE
Applicant: Innes Street LLC
(Kameel Chamelly)
Requesting: **Rezoning from TN-LDR Traditional Neighborhoods – Low-Density Residential to TN-TBA Traditional Neighborhoods - Traditional Business Area to facilitate the construction of a three-story mixed use building. Additionally, a partial waiver of parking requirements is requested.**
Zoning: TN-LDR Traditional Neighborhoods – Low-Density Residential

Requirements: Article 5 Residential Zone Districts
Article 6 Mixed-Use Commercial Zone Districts
5.10.05. Reductions in Parking Requirements
5.11.07. Parking Lot Landscaping Requirements
5.11.11. Landscape Buffers
5.12.08. Standards for Site Plan Approval
5.12.13. Zoning Ordinance Text and Map Amendments

Case Number: PC-ZON-2015-0092

Staff Assigned: Landon Bartley

Type of Case: Zoning Map Amendment

Effective Date: Upon City Commission Approval

F. (2:40 p.m.) 1001 Monroe Avenue NW--parking structure waivers

Address: 1001 Monroe Avenue NW

Applicant: 1001 Monroe LLC
(Ryan Wheeler)

Requesting: **Optional Plan Review to consider a reduction in the 30' public access easement (from Monroe Avenue to the riverwalk) to facilitate an expansion of an active use on the Monroe and River frontage and the south side of the building.**

Additionally, the request includes waivers associated with the construction of a parking structure in a proposed mixed-use building. A waiver is requested to reduce the minimum depth required for ground-floor active use on the Monroe-facing building side and the minimum transparency on the river-facing building side.

Zoning: TN-TCC (Traditional Neighborhood—Transitional City Center)

Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.8.03. Grand River Overlay District (OD-GR)
5.9.17. Multiple-Family Dwellings
5.9.23. Parking Structures
5.10.05. Reductions in Parking Requirements
5.12.08. Site Plan Review
5.12.12. Special Land Use
5.13.07. Optional Plan Review

Case Number: PC-SLU-2015-0085

Staff Assigned: Elizabeth Zeller

Type of Case: Special Land Use

Effective Date: November 28, 2015

G. (3:00 p.m.) Great Housing Strategies Text Amendments

Applicant: Planning Director
Requesting: **To amend various Sections of the Zoning Ordinance (Chapter 61 of the City Code). Notable amendments pertain to housing types and incentives for affordability.**
Requirements: 5.12.13. Zoning Ordinance Text and Map Amendments
Case Number: PC-ZON-2015-0086
Staff Assigned: Landon Bartley
Type of Case: Zone Change
Effective Date: City Commission Approval

VI. Planning Commission Discussion

VII. Public Comment

VIII. Adjournment

IX. Staff Reports