



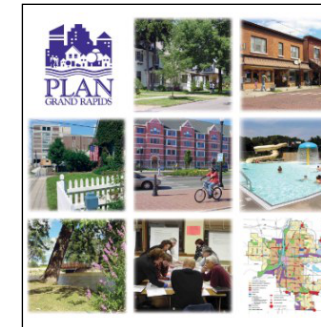
PLANNING AND DEVELOPMENT PROCEDURES AND PROCESS

	Roles & Responsibilities	How do they decide?	Who approves what?
Community	Information and input		
City Commission	Legislative	Zone Change Standards	Ordinances (Text and Maps)
Planning Commission	Administrative	Special Land Use Standards, Zone Change Standards, Site Plan Review Standards	Special Land Uses, Certain "Waivers", Site Plans, Recommends to City Commission
Board of Zoning Appeals	Quasi-judicial	Dimensional and Use Variance Standards	Dimensional Variances, Use Variances, Interpretations
Historic Preservation Commission	Administrative	Federal Secretary of the Interior Standards	Buildings and sites in historic districts
Planning Director	Administrative	Administrative Departure Standards, Site Plan Review Standards, other ordinance requirements	Administrative Departures, Uses/projects as allowed by the Zoning Ordinance



Enabling Legislation

- The Planning and Zoning Enabling Acts give permission to adopt a master plan and zoning ordinance
- Provides direction as to what approvals can be made, who must review them, and how decisions are to be made. Development processes are not defined.
- Require municipality to consider land use factors for the proposed new, replacement use or development, not consequences of the loss of the previous use
- Additional legislation further preempts planning practices at local level (i.e. inclusionary zoning, Federal Fair Housing)



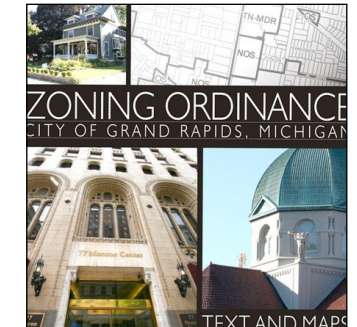
Master Plan

- Guide for the future
- Establishes Vision
- Facilitates investment decisions
- Coordinates programs, policies, and funding to support desired outcomes
- Policy document
- Not law



Area Specific Plans

- Adopted as part of the Master Plan
- Establishes land use and development goals for a particular are of the city
- Protects character, encourages reinvestment and revitalization
- Provides a strategic focus for neighborhood and business organizations
- Utilized by investors, developers, city staff and Planning Commission when evaluating a redevelopment project
- Not law



Zoning Ordinance

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Community and neighborhood engagement happen at varying points of a redevelopment process.

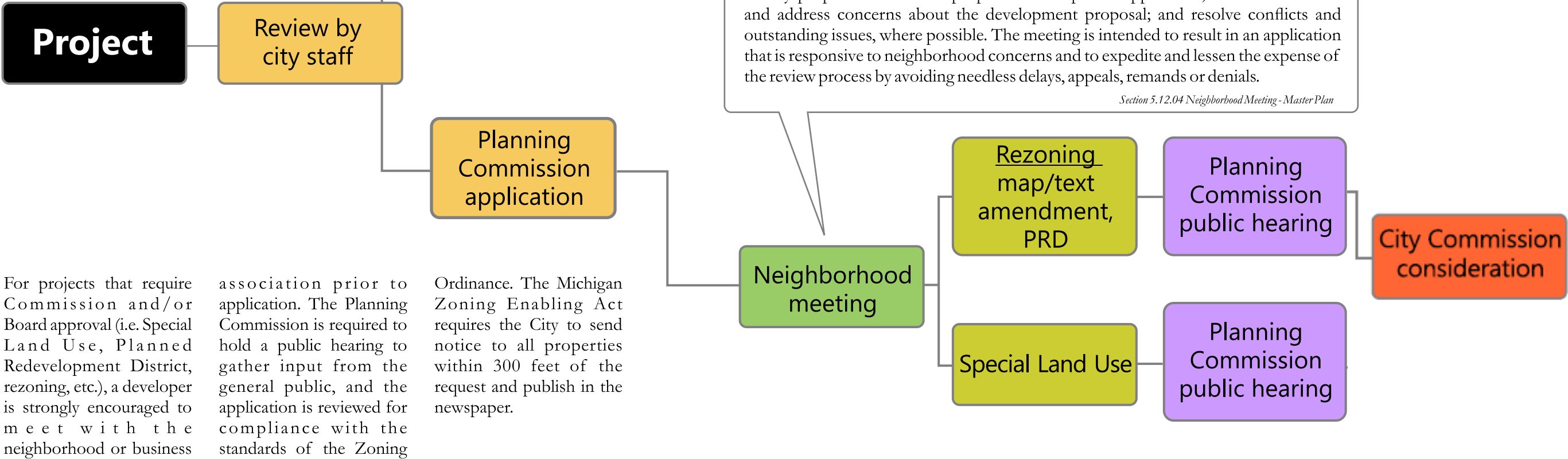
Articles 12 and 13 of the City of Grand Rapids Zoning Ordinance provides process and procedure information for all private development applications. The Ordinance outlines several possible review paths depending on the nature of the application.

In general, the review path is dictated by the proposed use of the project. City staff works with applicant to understand the scope of a project and direct the project through the appropriate review path. Staff suggestions are made based on our expertise, experience and knowledge of the Master Plan and Zoning Ordinance.

For projects that propose a “permitted use” and meet all of the zoning ordinance regulations, neither a neighborhood meeting nor a public hearing is held on the individual project. The community/neighborhood engagement process happened during the development of the

Master Plan, Area Specific Plan and Zoning Ordinance – where the community vision (Master Plan) and regulations to implement that vision (Zoning Ordinance) are established. If the project meets the requirements of the Ordinance, then it reviewed administratively via the LUDS permit

process. Staff does encourage a developer to contact the neighborhood/business association to discuss their project prior to a LUDs submission.



For projects that require Commission and/or Board approval (i.e. Special Land Use, Planned Redevelopment District, rezoning, etc.), a developer is strongly encouraged to meet with the neighborhood or business

association prior to application. The Planning Commission is required to hold a public hearing to gather input from the general public, and the application is reviewed for compliance with the standards of the Zoning

Ordinance. The Michigan Zoning Enabling Act requires the City to send notice to all properties within 300 feet of the request and publish in the newspaper.

Tools in the decision making process

- 2002 Master Plan, Green Grand Rapids, GR Forward and Area-Specific Plans
- Public Testimony
- Data, maps, aerial photographs
- Site visits
- Neighborhood context and history of the area

Challenges faced with redevelopment

- GR is rapidly developing
- New people/out of town in development
- Developers don't always listen to “suggestions”
- Concern for equitable development and affordable housing
- Balancing flexibility with prior community issues
- Preservation versus redevelopment
- Emerging business opportunities
- Managing change