



## NEIGHBORHOOD PROJECT MEETING MARCH 21

### NEIGHBORHOOD MEETING WITH THE OWNER

*Monday, March 21 at 7pm  
at Mayfair Christian  
Reformed Church*

FHNA is sponsoring this meeting, and all are invited to attend for more information. Representatives from the city will also be in attendance.

The owner has not yet made an official application to the city. **Once the owner has submitted an official application,** neighbors may contact:

City Planning Department  
c/o Mary Zahrt  
1120 Monroe Ave. NW  
3rd Floor, Grand Rapids, MI 49503  
planning@grcity.us  
(616) 456-4100

**MORE INFORMATION  
AND UPDATES  
AVAILABLE AT**  
[www.fultonheights.org](http://www.fultonheights.org)  
<http://bit.ly/fhnagroup>



### THE PROPOSED PLAN

- The owner of the Common Ground Church building (1513 Fulton Street East) wants to turn it into a mixed-use restaurant and apartment building
- The Restaurant:
  - » 167 seat restaurant and bar described by the owner as “casual fine dining”
- The Apartments: 7 residential units
- Parking:
  - » According to the City, around 140 spaces are needed for the proposed use
  - » Approximately 40 parking spaces are planned on site
  - » The owner is working to secure additional parking at the William C. Abney Academy (1435 Fulton Street East)
  - » A valet cut-out is also planned on Fulton Street
- The exterior of the building is intended to remain largely unchanged

### THE PROCESS

- The proposed plan requires a zoning change and at least one zoning variance.
  - » The property is currently zoned “**Residential**”; the owner is requesting it be changed to a “**Planned Redevelopment District**.” This designation allows mixed residential and commercial use and will need to be approved with the City Planning Commission
  - » Any zoning change is considered law, and will stay with the property.
  - » A variance is needed for proposed parking and possibly for green space and retaining wall designs. These will need to be approved by the Board of Zoning Appeals.
  - » The Valet Cut Out will need to be approved through the Michigan Department of Transportation.
  - » More information on the planning process is available at the City of Grand Rapids’ website: [www.grcity.us](http://www.grcity.us)
- To initiate the process, the owner will submit an application to the Board of Zoning Appeals, to approve the needed variances.
  - » The City will hold *up to 3* public hearings; neighbors are welcome to attend to ask questions, voice concerns, or express support.
  - » If the variances are approved, the plan will be submitted to the City Planning Commission to approve the rezoning request, with the possibility of more public hearings.