



City of Grand Forks Staff Report

APPROVED & ACCEPTED
by City Council

09/18/2017

Maureen Storstad
Maureen Storstad
City Auditor

Planning and Zoning Commission – September 6, 2017

City Council – September 18, 2017

Agenda Item: 3-9 (Public Hearing - Fast Track) Final approval of Wells Concrete First Resubdivision.

Prepared by:

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend final approval of the plat of Wells Concrete First Resubdivision located at 5000 DeMers Avenue, subject to the conditions shown on or attached to the review copy. Recommend the City Council give final approval to the attached plat on September 18, 2017.

Committee Recommended Action: Motion by Matejcek, second by Sande, to approve staff recommendation. Motion carried unanimously.

Council Action:

BACKGROUND: As shown on the attached vicinity map, Wells Concrete is located at 5000 DeMers Avenue. The total site contains 80 acres, 26 of which are currently unplatted, zoned A-1 Agricultural District, and not annexed to the City. The 26 acres are shown in hatched lines on the map. Approval of the subject plat is in conjunction with the rezoning of portions of Lot F, from A-1 to I-2 Heavy Industrial, and an ordinance to annex the 26 acres.

Staff recommends final approval of the attached plat.

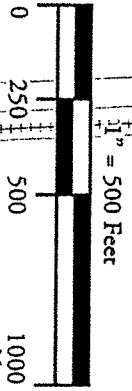
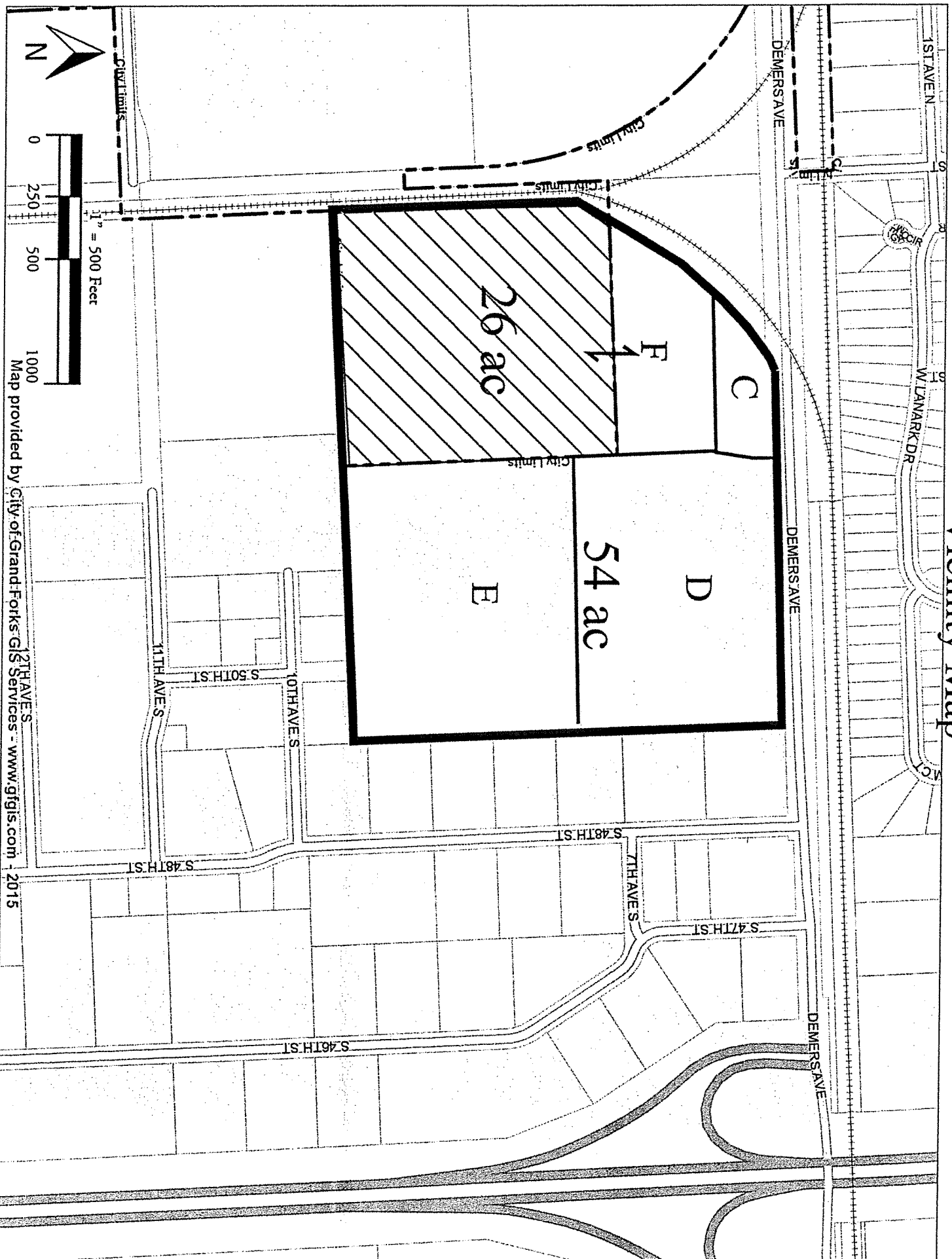
ANALYSIS AND FINDINGS OF FACT:

- Fast track plats go through Planning and Zoning Commission and the City Council once.

SUPPORT MATERIALS:

- Vicinity Map
- Final Plat
- Tech Change Sheet

Vicinity Map



Map provided by City of Grand Forks GIS Services - www.gifgis.com - 2015

Final Approval of Wells Concrete First Resubdivision

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

		<u>STATUS OF REQUEST</u>		
		YES	NO	N/A
A.	Land Use Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	Transportation Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Housing Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Central Business District (CBD) Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Neighborhood Development Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Community Facilities Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Parks & Open Space Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Capital Improvements Program Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments, if any (Specify):

PLANNING STAFF RECOMMENDATIONS AND/OR CONDITIONS:

Denial Approval Approval Subject to the Following (See Comments)

1. Submit Title Opinion.
2. Change Lots C, D, E, & F to Lots 1,2,2, & 4
3. Include curve data for the West line of Lot 1, Block 1
4. Enlarge the utility easement along Demers Avenue from 10 feet of width to 20 feet
5. Add a 10 foot wide utility easement along the East line of lots 2 & 3
6. Any needed stormwater requirements will need to be met with on-site storage