



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: 4-2 (Preliminary) Preliminary approval of Crary’s Second PUD Amendment #3.

Prepared by: Ryan Brooks, Deputy City Planner
Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend preliminary approval of an ordinance to rezone and exclude from Crary’s Second Planned Unit Development (PUD) Concept Development Plan Amendment No. 2, and to include within Crary’s Second PUD (Planned unit Development), Concept Development Plan Amendment No. 3, Crary’s Sixth Resubdivision to the City of Grand Forks, North Dakota, located at Cherry Street and 58th Avenue South. Recommend the City Council give preliminary approval to the attached ordinance on September 18, 2017 and set a public hearing for October 16, 2017.

Committee Recommended Action: Motion by Sande, second by Reichert for approval of staff recommendation. Motion carried unanimously.

Council Action:

BACKGROUND: This amendment expands the narrow lot concept that Thomsen Homes is doing in the Crary’s Sixth Resubdivision area. The concept allows for 40 foot wide Single Family lots as well as 5 foot side yard setbacks.

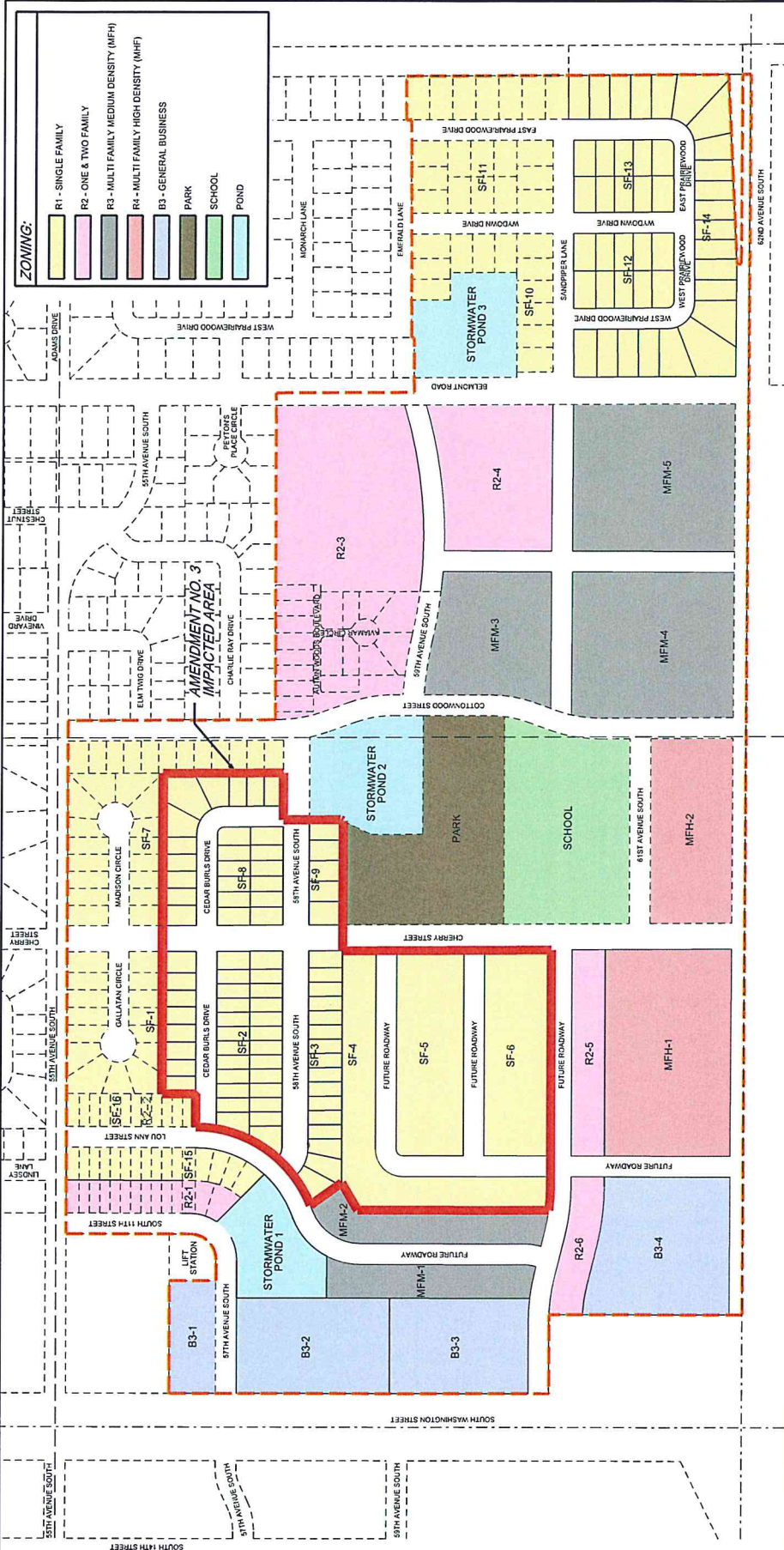
Staff recommends approval.

ANALYSIS AND FINDINGS OF FACT:

- Rezoning requires two actions by both the Planning and Zoning Commission and the City Council

SUPPORT MATERIALS:

- Preliminary Zoning Map
- Preliminary Rezoning Ordinance



ZONING:

[Yellow Box]	R1 - SINGLE FAMILY
[Pink Box]	R2 - ONE & TWO FAMILY
[Light Green Box]	R3 - MULTI FAMILY MEDIUM DENSITY (MFH)
[Light Blue Box]	R4 - MULTI FAMILY HIGH DENSITY (MHF)
[Light Purple Box]	B3 - GENERAL BUSINESS
[Green Box]	PARK
[Light Green Box]	SCHOOL
[Light Blue Box]	POND

LEGEND / NORTH ARROW / SCALE

0 200' 400'

- P.U.D. BOUNDARY
 - PROPERTY LINE
 - SECTION LINE
 - QUARTER LINE
 - ACCESS CONTROL
 - LOT LINE
 - AMENDMENT BOUNDARY

VICINITY MAP

GENERAL NOTES

- Final Approval of Planned Unit Development Project - as per Grand Forks City Code Section 15-0223.
- Approval subject to submission to and approval by the Grand Forks City Council on or before 08-02-2017.
- All underground utility work within the city right of way shall be done in accordance with the City of Grand Forks Standard Construction Specifications for Utility Work. The applicant is responsible to provide and pay for all utility work within the city right of way to be approved by the Grand Forks Planning Department.
- It shall be the responsibility of the Developer to display signs within the P.U.D. that depict the overall intent of the development, to include the approved future site uses and road network.
- The developer shall conform to the development regulations of the Grand Forks City Code, specifically the following shall be permitted:
 - Minimum lot widths for SF-1 through SF-9 shall be 40 feet respectively.
 - Minimum lot widths for MFH-1 through MFH-5 shall be 40 feet respectively.
 - A 35' setback and setbacks from a portion of SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, SF-7, SF-8 and SF-9.

APPROVAL

Amendment No. 3 Approval by Planning & Zoning Commission on: _____
 Amendment No. 3 Approval by City Council on: _____
 Amendment No. 3 Ordinance Approving Plan: _____
 Amendment No. 2 Approval by Planning & Zoning Commission on: 08-02-2017
 Amendment No. 2 Approval by City Council on: 08-21-2017
 Amendment No. 2 Ordinance Approving Plan: 4630
 Amendment No. 1 Approval by Planning & Zoning Commission on: 04-05-2017
 Amendment No. 1 Approval by City Council on: 04-17-2017
 Amendment No. 1 Ordinance Approving Plan: 4608
 Approval by Planning & Zoning Commission on: 03-25-2014
 Approval by City Council on: 03-17-2014
 Ordinance Approving Plan: 4482

LEGAL DESCRIPTION

Being a part of the Southwest Quarter of Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota.

CRARY'S SECOND P.U.D. AMENDMENT NO. 3

Prepared By: MFS
 Drawn By: MFS
 Checked By: MFS
 Date: 08/17/2017
 File: As Shown
 Scale: As Shown

8/31/2017 2:35:41 PM P:\PUD\91017513_Copy_PUD_Amend_03Dmwhg\170814_Copy\20446_PUD_Amend3.dgn



Sheet 1 of 2

ORDINANCE NO. _____

An ordinance to amend the zoning map to rezone and exclude from the Crary's Second Planned Unit Development (PUD) Concept Development Plan Amendment No. 2, and to **include within Crary's Second PUD (Planned unit Development), Concept Development Plan Amendment No. 3, Crary's Sixth Resubdivision** to the City of Grand Forks, North Dakota.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA, PURSUANT TO ITS HOME RULE CHARTER THAT:

Section 1. Amending Clause

The Zoning Map of the City of Grand Forks, established by Section 18-0205(2), of the Grand Forks City Code of 1987, as amended, is hereby amended as follows:

To rezone and exclude from the Crary's Second Planned Unit Development (PUD) Concept Development Plan Amendment No. 2, and to **include within Crary's Second PUD (Planned unit Development), Concept Development Plan Amendment No. 3, Crary's Sixth Resubdivision,** to the City of Grand Forks, ND.

ALL CONDITIONS AND REGULATIONS RELATING THERETO ARE PRESCRIBED IN 18-0223 OF THE GRAND FORKS CITY CODE AND FUTURE AMENDMENTS THERETO, TOGETHER WITH THE ATTACHED/APPROVED **Crary's Second PUD (Planned Unit Development), Concept Development Plan Amendment No. 3, OF THE DESCRIBED DISTRICT AREA.**

Section 2. Effectivity

This ordinance shall be in full force and effect after its passage and approval as provided by law.

Michael R. Brown, Mayor

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:
Public Hearing:
Second Reading and final passage:
Approved:
Published: Not required by law.