ORDI	NANCE	NO.	

AN ORDINANCE TO AMEND THE STREET AND HIGHWAY PLAN OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO INCLUDE THE PUBLIC RIGHTS-OF-WAY SHOWN AS DEDICATED ON THE <u>PLAT OF GRANSBERG THIRD ADDITION</u> 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 Street and Highway Plan of the City of Grand Forks, as established by Section 18-0802, Subsection 2 of the Grand Forks City Code of 1987, as amended, is hereby amended to include the public rights-of-way, shown as dedicated on the <u>plat of Gransberg Third Addition</u>, to the city of Grand Forks, North Dakota.

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: July 21, 2014

Public Hearing: August 18, 2014

Second reading and final passage:

Approved:

Published: Not required by law.

NOTICE OF PUBLIC HEARING TO AMEND THE STREET AND HIGHWAY PLAN TO INCLUDE PUBLIC R/W SHOWN AS DEDICATED ON THE PLAT OF GRANSBERG THIRD ADDITION

Notice to the public is hereby given that the city council proposes to amend the Street and Highway Plan of the city of Grand Forks to include the public rights of way shown as dedicated on the Plat of Gransberg Third Addition to the city of Grand Forks, ND (located east of South 15th Street, north of 36th Avenue South, and west of South Washington Street).

Pursuant to Section 40-48-16 of the North Dakota Century Code, as amended, notice is hereby given that on the <u>18th</u> day of <u>August</u>, 2014, in the council chambers in the City Hall in the city of Grand Forks, North Dakota, at the hour of 5:30 o'clock p.m. a public hearing will be held by the city council of the city of Grand Forks, at which time all citizens and interested parties will have an opportunity to be heard upon the aforementioned proposal.

Dated: July 21, 2014

Maureen Storstad City Auditor

(seal)

(July 29 and August 5, 2014)



APPROVED & ACCEPTED

by City Council

8/18/14

ew Storotodi Maureen Storstad City Auditor

Planning and Zoning Commission – August 6, 2014 City Council – August 18, 2014

Agenda Item: 3-5 (Final) Matter of the request from CPS, LTD., on behalf of Desoto Associates and Crary Properties LLC, Etal, for final approval of the plat of Gransberg Third Addition to the City of Grand Forks, ND, located east of South 15th Street, north of 36th Avenue South, and west of South Washington Street.

Prepared by: Andrea Laraway, Planner **Submitted by:** Brad Gengler, City Planner

Staff Recommended Action: Recommend final approval of the request from CPS, LTD., on behalf of Desoto Associates and Crary Properties LLC, Etal, for final approval of the plat of Gransberg Third Addition to the City of Grand Forks, ND, located east of South 15th Street, north of 36th Avenue South, and west of South Washington Street, subject to the conditions shown on or attached to the review copy, also to include final approval of the Street and Highway Ordinance. Recommend the City Council give final approval of the attached plat on August 18, 2014, subject to the conditions shown on or attached to the review copy, also to include final approval of the Street and Highway Ordinance and to hold a public hearing.

Committee Recommended Action: Motion by Vein and second by Reichert (Christensen and Adams recused) for final approval of the plat of Gransberg Third Addition to the City of Grand Forks, ND, located east of South 15th Street, north of 36th Avenue South, and west of South Washington Street, subject to the conditions shown on or attached to the review copy, also to include final approval of the Street and Highway Ordinance. Recommend the City Council give final approval of the attached plat on August 18, 2014, subject to the conditions shown on or attached to the review copy, also to include final approval of the Street and Highway Ordinance and to hold a public hearing. Motion carried unanimously.

Council Action:

BACKGROUND: The proposed plat is located along South Washington Street, south of 32nd Ave South and north of 36th Avenue South. The purpose of the proposed plat is for the development of commercial property.

Access control will be in place on the east of Lot 2 (S. Washington St) with a note that the existing driveway to the current farmstead will be removed once the property is developed further. Access will be available from 36th Avenue South. The frontage road concept as it stands today will remain intact, but will not continue south to 36th Avenue South. The intersection of 36th Ave South and South Washington Street is proposed to be a three-quarter limited access intersection.

Zoning is currently in place.

ANALYSIS AND FINDINGS OF FACT:

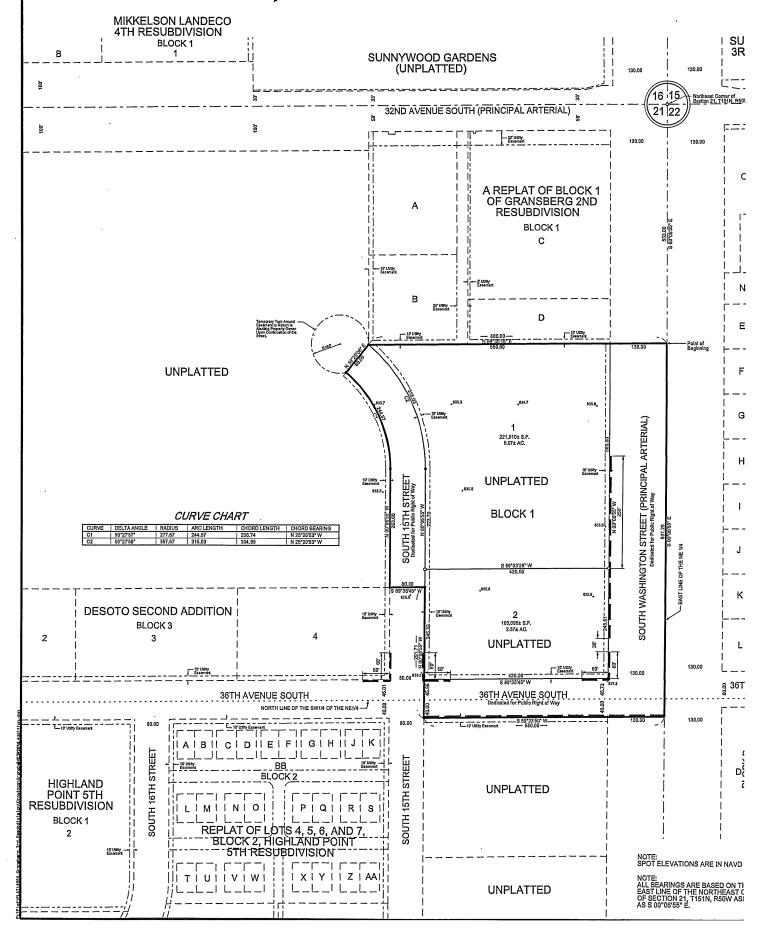
• Plats require preliminary and final approvals by the Planning and Zoning Commission and the City Council.

SUPPORT MATERIALS:

- Final plat
- Technical change sheet
- Street and Highway Ordinance

GRANSBERG THIRD ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

PRELIMIN.



ITEM NO. 3-5 MEETING DATE: 8/6/2014 REVIEW DATE: 7/28/2014

MATTER OF THE REQUEST FROM CPS, LTD., ON BEHALF OF DESOTO ASSOCIATES AND CRARY PROPERTIES LLC, ETAL, FOR FINAL APPROVAL OF THE **PLAT OF GRANSBERG THIRD ADDITION** TO THE CITY OF GRAND FORKS, ND, LOCATED EAST OF SOUTH 15TH STREET, NORTH OF 36TH AVENUE SOUTH AND WEST OF SOUTH WASHINGTON STREET.

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

		STAT YES	US OF NO	REQUEST N/A
A. B. C. D. E. F. G.	Land Use Element Transportation Element Housing Element Central Business District (CBD) Element Neighborhood Development Element Community Facilities Element Parks & Open Space Element Capital Improvements Program Element	西因为口区区区		
Comi	ments, if any (Specify):			
PLAN	NNING STAFF RECOMMENDATIONS AND/OR CONDITIONS AN		ommen	ts)

- 2. Submit Master Utility Plan
- 3. Supply storm sewer easements from South 15th Street to the regional pond.
- 4. Include a note that 36th Ave S. & S. Washington St are proposed to be a three quarter limited access intersection.
- 5. Supply a waiver of protest for paving of S. 15th St and 36th Avenue S.
- 6. Access control all of the east line of Lot 2 and note that existing driveway shall be allowed to remain until such time as lot is further developed.
- 7. Remove words "unplatted" from Lots 1 & 2, Block 1.
- 8. Revise access control on the south line of lot 2 and the north line of unplatted land south thereof, allowing a 30 foot wide opening near the center of each lot.

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Section 2. Effectivity

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Michael R.	Brown.	Mayor
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ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading: July 21, 2014
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