



City of Grand Forks Staff Report

APPROVED & ACCEPTED
by City Council

8/18/14

Maureen Storstad
Maureen Storstad
City Auditor

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

Agenda Item: 3-2 (Final) Matter of the request from AE2S, on behalf of Icon-KMP, LLC, for final approval of the replat of Lot 1, Block 2 and Lot 4, Block 3, JF Resubdivision to the City of Grand Forks, ND, located at Ivy Drive from 40th Street to Garden View Drive.

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend final approval of the request from AE2S, on behalf of Icon-KMP, LLC, for final approval of the replat of Lot 1, Block 2 and Lot 4, Block 3, JF Resubdivision to the City of Grand Forks, ND, located at Ivy Drive from 40th Street to Garden View Drive. Recommend the City Council consider final approval of the attached plat on August 18, 2014, subject to the conditions shown on or attached to the review copy.

Committee Recommended Action: Motion by Reichert, second by Hutchison for final approval of the replat of Lot 1, Block 2 and Lot 4, Block 3, JF Resubdivision to the City of Grand Forks, ND, located at Ivy Drive from 40th Street to Garden View Drive. 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. Motion carried unanimously.

Council Action:

UPDATE: This item was tabled last month due to concerns that some of the lots would not meet the zoning code requirements. These items are covered under the appeal approved by the Planning and Zoning Commission on August 6th.

BACKGROUND: The subject property is located north of 11th Avenue South, south of Garden View Drive, and east of South 40th Street. The proposed replat is for the development of 30 twin-home lots and contains approximately 5.5 acres. Although the lots will be a part of a home owners association, Ivy Drive will be a standard dedicated public right-of-way.

Staff recommends final approval.

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
- Detailed Development Plan

REPLAT OF LOT 1, BLOCK 2 AND LOT 4, BLOCK 3, JF RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

OWNERS CONSENT AND DEDICATION
We, the undersigned, being all the Owners and the holder of the largest parcel herein, do hereby voluntarily consent to the creation of the JF Resubdivision in the City of Grand Forks, North Dakota.

REPLAT OF LOT 1, BLOCK 2, AND LOT 4, BLOCK 3, JF RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA.
We, the undersigned, being all the Owners and the holder of the largest parcel herein, do hereby voluntarily consent to the creation of the JF Resubdivision in the City of Grand Forks, North Dakota.

On this _____ day of _____, 2014, before me a Notary Public in and for said County and State, Personally appeared those persons whose names are subscribed to the foregoing instrument, being all the Owners and the holder of the largest parcel herein, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed. My commission expires _____.

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

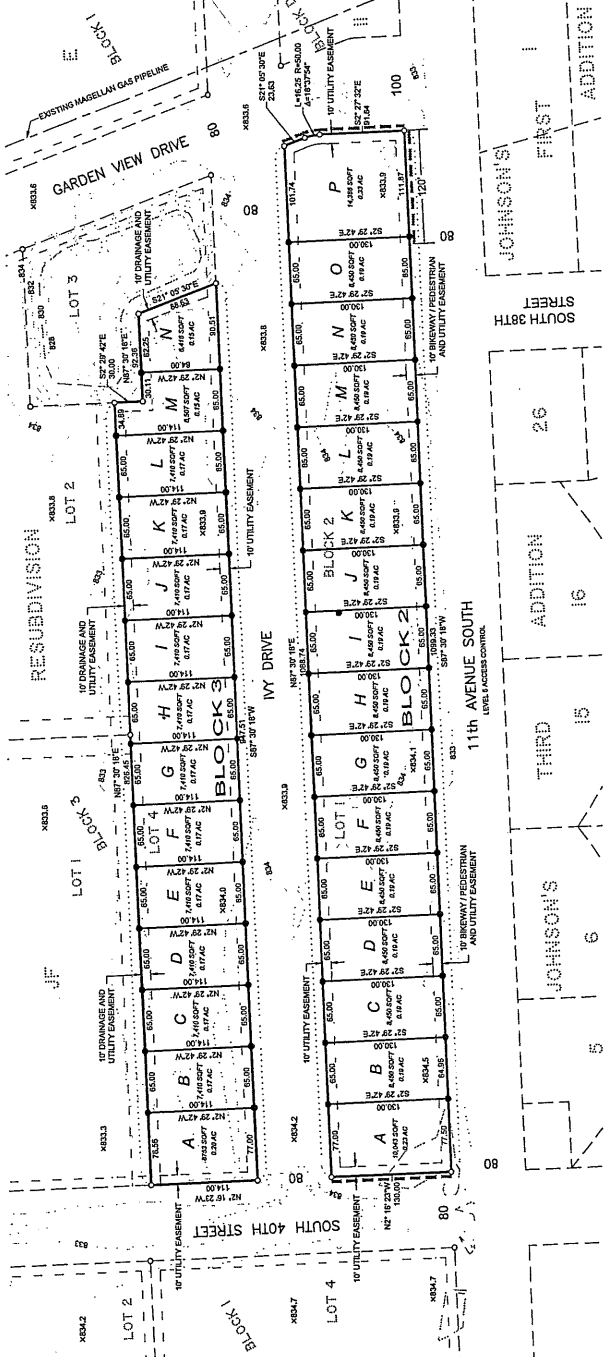
Notary Public
My commission expires _____

CERTIFICATE OF SURVEYOR

I, _____, Registered Land Surveyor No. _____, State of North Dakota, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the County of Grand Forks, North Dakota, on this _____ day of _____, 2014.

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Notary Public
My commission expires _____



APPROVAL BY CITY COUNCIL

This plat was approved by the City Council of the City of Grand Forks, North Dakota, on this _____ day of _____, 2014, at a public hearing held in the City of Grand Forks, North Dakota, and the City Council hereby certifies that the same complies with the provisions of the City of Grand Forks Ordinance No. _____, and that the same is in accordance with the provisions of the City of Grand Forks Ordinance No. _____, and that the same is in accordance with the provisions of the City of Grand Forks Ordinance No. _____.

Attest: _____
Mayor
City of Grand Forks

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Notary Public
My commission expires _____

PLANNING AND ZONING COMMISSION APPROVAL

This plat was approved by the Planning and Zoning Commission of the City of Grand Forks, North Dakota, on this _____ day of _____, 2014, at a public hearing held in the City of Grand Forks, North Dakota, and the Commission hereby certifies that the same complies with the provisions of the City of Grand Forks Ordinance No. _____, and that the same is in accordance with the provisions of the City of Grand Forks Ordinance No. _____, and that the same is in accordance with the provisions of the City of Grand Forks Ordinance No. _____.

Attest: _____
Chairman
Planning and Zoning Commission

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Notary Public
My commission expires _____

APPROVAL OF THE CITY ENGINEER

This plat was approved by the City Engineer of the City of Grand Forks, North Dakota, on this _____ day of _____, 2014, at a public hearing held in the City of Grand Forks, North Dakota, and the City Engineer hereby certifies that the same complies with the provisions of the City of Grand Forks Ordinance No. _____, and that the same is in accordance with the provisions of the City of Grand Forks Ordinance No. _____, and that the same is in accordance with the provisions of the City of Grand Forks Ordinance No. _____.

Attest: _____
City Engineer

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

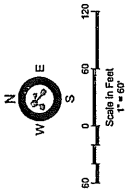
Notary Public
My commission expires _____

LEGEND

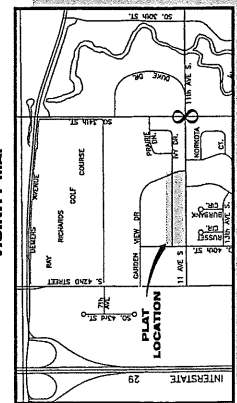
- EXISTING IRON MONUMENT
- MONUMENT PLACED THIS SURVEY
- PLAT BOUNDARY
- PLAT BOUNDARY WITH C/J MARKER IS AS IS
- SPOT ELEVATION
- REASSEMBLED
- RECORDED
- NEW LOT LINE
- EXISTING LOT LINE
- ACCESS CONTROL

NOTES

- 1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS AS SHOWN ON THE PLAT.
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3. ALL DISTANCES ARE MEASURED ON THE GROUND IN THE FIELD.
- 4. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 5. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
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- 9. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 10. ALL DISTANCES ARE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.



VICINITY MAP



JF RESUBDIVISION
REPLAT

ITEM NO. 3-2
MEETING DATE: 8/6/2014
REVIEW DATE: 7/29/2014

MATTER OF THE REQUEST FROM AE2S, ON BEHALF OF ICON-KMP, LLC, FOR FINAL APPROVAL OF THE **REPLAT OF LOT 1, BLOCK 2 AND LOT 4, BLOCK 3, JF RESUBDIVISION** TO THE CITY OF GRAND FORKS, ND, LOCATED AT IVY DRIVE FROM 40TH STREET TO GARDEN VIEW DRIVE.

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 type="checkbox"/>
C.	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Central Business District (CBD) Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Neighborhood Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	Community Facilities Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Parks & Open Space Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. Resolve building setback and stormwater pond issues near Lots M & N, Block 3.

