



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: 3-4 (Final) Matter of the request from AE2S, on behalf of Valley Markets Properties, LLC, for final approval of the Replat of Lot 2, Block 1, Meadow Ridge Second Addition to the City of Grand Forks, ND, located at South Washington Street and 47th Avenue South.

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend final approval of the request from AE2S, on behalf of Valley Markets Properties, LLC, for final approval of the Replat of Lot 2, Block 1, Meadow Ridge Second Addition to the City of Grand Forks, ND, located at South Washington Street and 47th Avenue South, subject to the conditions shown on or attached to the review copy. 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 and hold a public hearing.

Committee Recommended Action: Motion by Adams, second by Kuhn (Christensen recused) for final approval of the Replat of Lot 2, Block 1, Meadow Ridge Second Addition to the City of Grand Forks, ND, located at South Washington Street and 47th Avenue South, subject to the conditions shown on or attached to the review copy. 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 and hold a public hearing. Motion carried unanimously.

Council Action:

BACKGROUND: The proposed plat is in conjunction with plans for developing the property within the Meadow Ridge PUD, located in the southeast quadrant of South Washington Street and 47th Avenue South (Hugo’s development).

The subject property is zoned for townhomes and will provide 44 townhome units as shown on the attached replat of Meadow Ridge Second Addition. The site will contain (7) 4-plex structures and (2) 6-plexes. The detailed development plan has been approved by the City and the site is currently under construction.

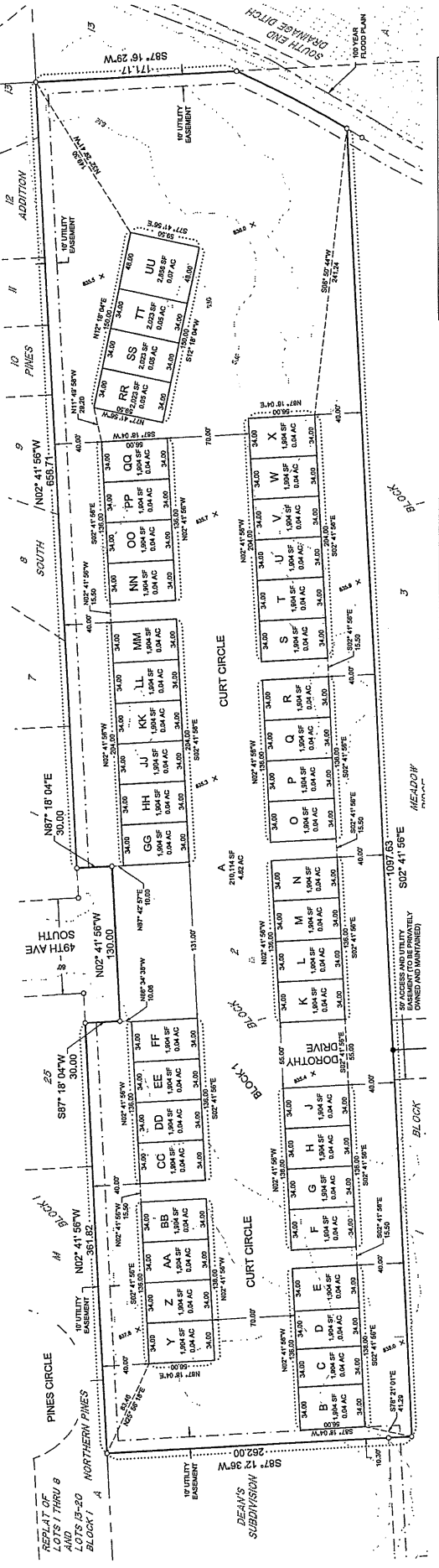
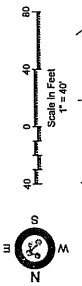
ANALYSIS AND FINDINGS OF FACT:

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

SUPPORT MATERIALS:

- Final plat
- Technical change sheet

REPLAT OF LOT 2, BLOCK 1, MEADOW RIDGE SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

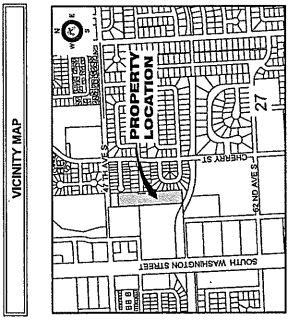


- ### LEGEND
- EXISTING IRON MONUMENT
 - SECTION CORNER
 - SECTION LINE
 - MARKED L&A LINES
 - PLAN BOUNDARY
 - EXISTING LOT LINE
 - EXISTING BASEMENT LINE
 - 100 YEAR FLOOD PLAIN LINE
 - SPOT ELEVATION (NAVD8 DATUM)

NOTES

BASIS OF BEARING: US STATE PLANE, NAD 83, NORTH DAKOTA, NORTH ZONE, VERTICAL DATUM: NAVD 83 (CITY DATUM).

FLOODPLAIN: THE SOUTH END DRAINWAY LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD MAP, MAP NUMBER 17080C02 (EFFECTIVE DATE: DECEMBER 11, 2010). (SEE PLAN SHEET 17080C02 FOR FLOOD PLAIN DATA).



CERTIFICATE OF SURVEY

L. Steven E. Swanson, Registered Land Surveyor in the State of North Dakota, hereby certifies that this map is a true and complete representation of the facts and conditions as shown on the ground and as shown on the maps and drawings on which it is based.

Surveyed for: **STATE OF NORTH DAKOTA**
 County of: **GRAND FORKS**

OWNERS CONSENT AND DEDICATION

We, the undersigned, being the owners of the land delineated in the attached plat, do hereby voluntarily dedicate to the City of Grand Forks, North Dakota, the easements, rights and interests therein for the purposes and uses herein shown, including all easements, rights, interests, and other improvements on the property delineated on the plat and further agree to provide any and all information and documents as may be required by the City of Grand Forks, North Dakota, in connection with the proposed plat. We agree to execute any and all documents as may be required by the City of Grand Forks, North Dakota, in connection with the proposed plat.

Planning and Zoning Commission of the City of Grand Forks, North Dakota.

PLANNING AND ZONING COMMISSION APPROVAL

The Subdivision Plat shown herein has been approved by the Planning and Zoning Commission of the City of Grand Forks, North Dakota, on this 3rd day of June, 2014, before me, a Notary Public in and for said County and State. Personally appeared _____, Mayor of Grand Forks, North Dakota, and _____, City Engineer of Grand Forks, North Dakota, who are duly qualified and authorized officers and members of the Planning and Zoning Commission of the City of Grand Forks, North Dakota, and acknowledged general and particular contents of the subdivision plat and the validity of the same.

Notary Public:
 State of North Dakota
 My commission expires: _____

APPROVAL BY CITY COUNCIL

The City of Grand Forks, North Dakota has approved the subdivision of the land shown herein as proposed for consideration at all public hearings and the validity of the same. The City Council of Grand Forks, North Dakota, has approved the subdivision of the land shown herein and the validity of the same.

Notary Public:
 State of North Dakota
 My commission expires: _____

APPROVAL OF THE CITY ENGINEER

On this 3rd day of June, 2014, I, Allen R. Grammer, City Engineer for Grand Forks, North Dakota, hereby certify that the plat and map show a true and correct representation of the facts and conditions as shown on the ground and as shown on the maps and drawings on which it is based.

Allen R. Grammer, City Engineer
 State of North Dakota
 My commission expires: _____

APPROVAL OF THE CITY ENGINEER

On this 3rd day of June, 2014, I, Allen R. Grammer, City Engineer for Grand Forks, North Dakota, hereby certify that the plat and map show a true and correct representation of the facts and conditions as shown on the ground and as shown on the maps and drawings on which it is based.

Allen R. Grammer, City Engineer
 State of North Dakota
 My commission expires: _____

MEADOW RIDGE SECOND ADDITION
REPLAT OF LOT 2, BLOCK 1

ITEM NO. 3-4
MEETING DATE: 8/6/2014
REVIEW DATE: 7/24/2014

MATTER OF THE REQUEST FROM AE2S, ON BEHALF OF VALLEY MARKETS PROPERTIES LLC, FOR FINAL APPROVAL OF THE **REPLAT OF LOT 2, BLOCK 1, MEADOW RIDGE SECOND ADDITION** TO THE CITY OF GRAND FORKS, ND, LOCATED AT SOUTH WASHINGTON STREET AND 47TH AVENUE SOUTH.

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)

NO COMMENTS.