



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: 3-9 (Public Hearing) (Fast track) Matter of the request from CPS, LTD, on behalf of Northridge Assets LLC, for final approval (Fast Track) of the Replat of Lot D, Block 1, Haley’s 1st Subdivision to the City of Grand Forks, ND located North of 55th Avenue South and East 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 Northridge Assets LLC, for final approval (Fast Track) of the Replat of Lot D, Block 1, Haley’s 1st Subdivision to the City of Grand Forks, ND located North of 55th Avenue South and East of South Washington Street. 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.

Committee Recommended Action: Motion by Christensen, second by Reichert (Adams recused) for final approval of the request from CPS, LTD, on behalf of Northridge Assets LLC, for final approval (Fast Track) of the Replat of Lot D, Block 1, Haley’s 1st Subdivision to the City of Grand Forks, ND located North of 55th Avenue South and East of South Washington Street. 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:

BACKGROUND: This is a fast track replat of Lot E, Block 1 in the Haley’s 1st subdivision located at the corner of South Washington Street and 55th Avenue South. The purpose of the replat is for the development of multifamily units.

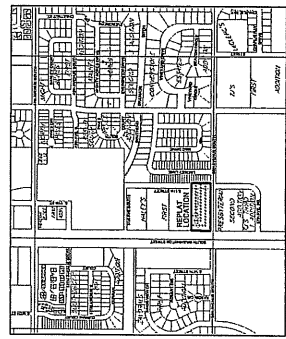
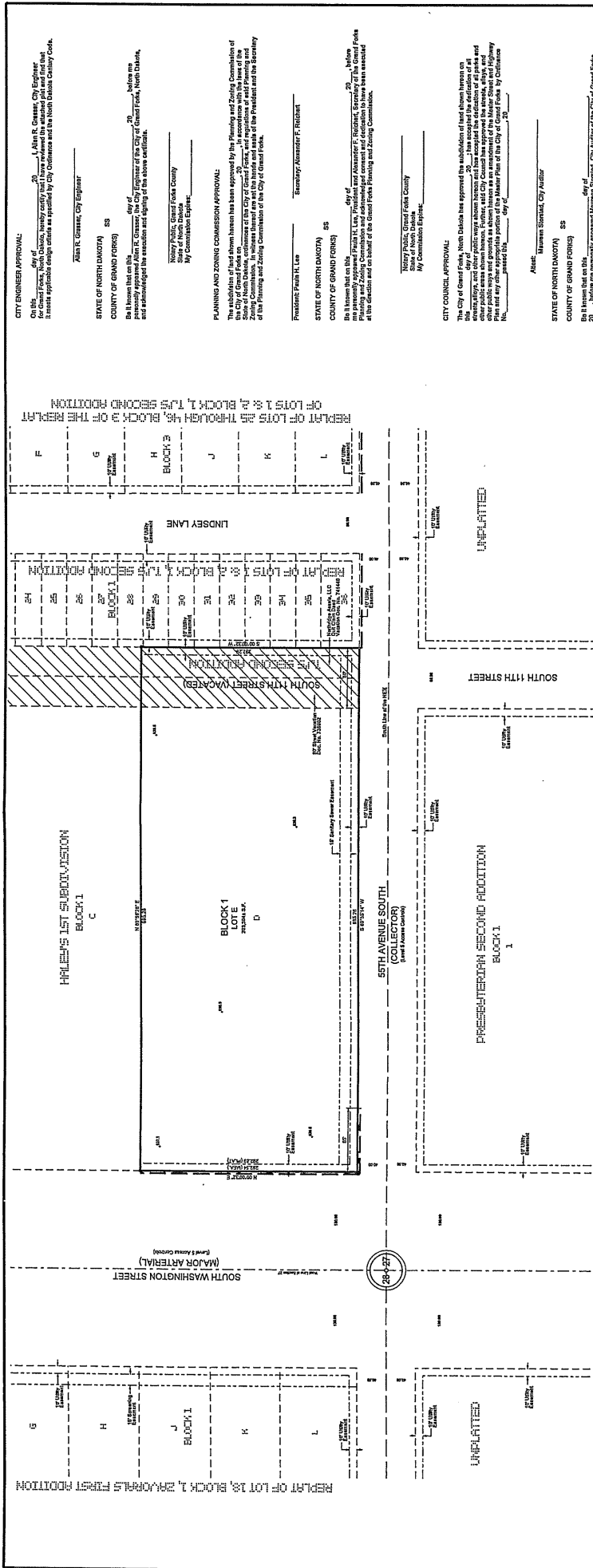
This plat is a cleanup of actions taken earlier in the year. Necessary easements have been established and South 11th Street was previously vacated as shown on attached plat. Zoning is currently in place and a detailed development plan has been approved.

ANALYSIS AND FINDINGS OF FACT:

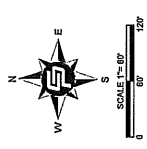
- Fast Track replats require only one meeting by the Planning and Zoning Commission and the City Council.

SUPPORT MATERIALS:

- Final plat
- Technical change sheet



- LEGEND**
- UNLAWFUL
 - QUARTERLINE
 - 1/4TH LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - MONUMENT FOUND
 - SPOT ELEVATION
 - ACCESS CONTROL



NOTE: DIMENSIONS ARE BASED ON THE REPEAT OF LOTS 1 & 2, BLOCK 1, 1ST SECOND ADDITION, REPLAT OF LOT D, BLOCK 1, 1ST SUBDIVISION.

PRELIMINARY

Replat of Lot D, Block 1, Haley's 1st Subdivision to the City of Grand Forks, North Dakota

(Including the West Half of Vacated South 11th Street, Haley's 1st Subdivision, Grand Forks County, North Dakota and the East Half of Vacated South 11th Street of T.J.'s Second Addition to the City of Grand Forks, North Dakota).

CITY ENGINEER APPROVAL:

On this _____ day of _____, 20____, I, Alan R. Greaser, City Engineer of the City of Grand Forks, North Dakota, hereby certify that I have reviewed the subdivision plat and find that it complies with the provisions of the City Ordinance and the North Dakota Century Code. I hereby approve the subdivision plat as submitted to the City of Grand Forks, North Dakota.

STATE OF NORTH DAKOTA

County of Grand Forks, SS
I, Alan R. Greaser, City Engineer of the City of Grand Forks, North Dakota, do hereby certify that I have reviewed the subdivision plat and find that it complies with the provisions of the City Ordinance and the North Dakota Century Code. I hereby approve the subdivision plat as submitted to the City of Grand Forks, North Dakota.

PLANNING AND ZONING COMMISSION APPROVAL:

The Subdivision Plat shown herein has been reviewed by the Planning and Zoning Commission of the City of Grand Forks, North Dakota, on _____, 20____, before the public hearing held on _____, 20____, in accordance with the laws of the State of North Dakota. The Planning and Zoning Commission has approved the subdivision plat and the plat is hereby approved by the Planning and Zoning Commission of the City of Grand Forks.

CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota has approved this subdivision plat as shown herein on _____, 20____, before the public hearing held on _____, 20____, in accordance with the laws of the State of North Dakota. The City Council has approved the subdivision plat and the plat is hereby approved by the City Council of the City of Grand Forks.

STATE OF NORTH DAKOTA

County of Grand Forks, SS
I, Matthew Stewart, City Assessor of the City of Grand Forks, North Dakota, do hereby certify that I have reviewed the subdivision plat and find that it complies with the provisions of the City Ordinance and the North Dakota Century Code. I hereby approve the subdivision plat as submitted to the City of Grand Forks, North Dakota.

PARCEL DISTRICT APPROVAL:

The Parcel District of the City of Grand Forks hereby approves the attached plat on this _____ day of _____, 20____.

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HALEY'S 1ST SUBDIVISION
REPLAT OF LOT D, BLOCK 1

ITEM NO. 3-9
MEETING DATE: 8/6/2014
REVIEW DATE: 7/22/2014

MATTER OF THE REQUEST FROM AE2S, ON BEHALF OF ENCLAVE COMPANIES,
FOR FINAL APPROVAL (FAST TRACK) OF THE **REPLAT OF LOT D, BLOCK 1,**
HALEY'S 1ST SUBDIVISION TO THE CITY OF GRAND FORKS, ND, LOCATED NORTH
OF 55TH AVENUE SOUTH AND EAST OF SOUTH WASHINGTON STREET.

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. Use short version of city council approval
3. Check platted distances on the east and west lines of Lot "E."
4. Remove the park district approval as park dedications only apply to residential districts.
5. Change easements along the south line of Lot 'E' to a single 25' utility easement.