



# 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**

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**Agenda Item: 4-1 (Preliminary)** Matter of the request from Taney Engineering, on behalf of Promenade Partners, LLC, for preliminary approval of the Replat of Lots 1-15 and Lots 28-43, Block 1 and All of Block 2, Promenade Third Resubdivision, to the City of Grand Forks, ND, located at Thames Court and 8<sup>th</sup> Avenue North.

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**Prepared by:** Ryan Brooks, Deputy City Planner

**Submitted by:** Brad Gengler, City Planner

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**Staff Recommended Action:** Recommend tabling the request Taney Engineering, on behalf of Promenade Partners, LLC, for preliminary approval of the Replat of Lots 1-15 and Lots 28-43, Block 1 and All of Block 2, Promenade Third Resubdivision, to the City of Grand Forks, ND, located at Thames Court and 8<sup>th</sup> Avenue North.

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**Committee Recommended Action:** Motion by Reichert and second by Matejcek to table indefinitely the request for preliminary approval of the Replat of Lots 1-15 and Lots 28-43, Block 1 and All of Block 2, Promenade Third Resubdivision, to the City of Grand Forks, ND, located at Thames Court and 8<sup>th</sup> Avenue North. Motion carried unanimously.

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**Council Action:**

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**BACKGROUND:** This plat is located in the northwest part of Grand Forks, near the new Walmart. This site was to be the second phase of the Promenade development by the Grand Forks Housing Authority. The first phase was completed and sold about 3 years ago. This second phase had all the infrastructure installed awaiting construction about 5 years ago. However, due to other circumstances the project was never completed. Genco Bakken Development Group purchased this property this past spring for the purpose of building affordable housing on the site.

Due to the complexity of this development, the plat and PUD will be discussed together on this report.

Genco feels it is necessary to do the modifications requested to provide the most affordable development. As staff our goal is to forward recommendations that balance the affordability of the project with long term benefits of the neighborhood and the future residents in mind.

Some of the concerns that staff has with the project is that this request significantly increases the stormwater runoff from the site. The stormwater system was built in this area to handle the water coming off the site with a 45% coverage. The city allowed a small increase to a few lots about 10 years ago. This request would significantly increase the amount of stormwater and the developer has not provided adequate information on how he plans to account for this additional runoff.

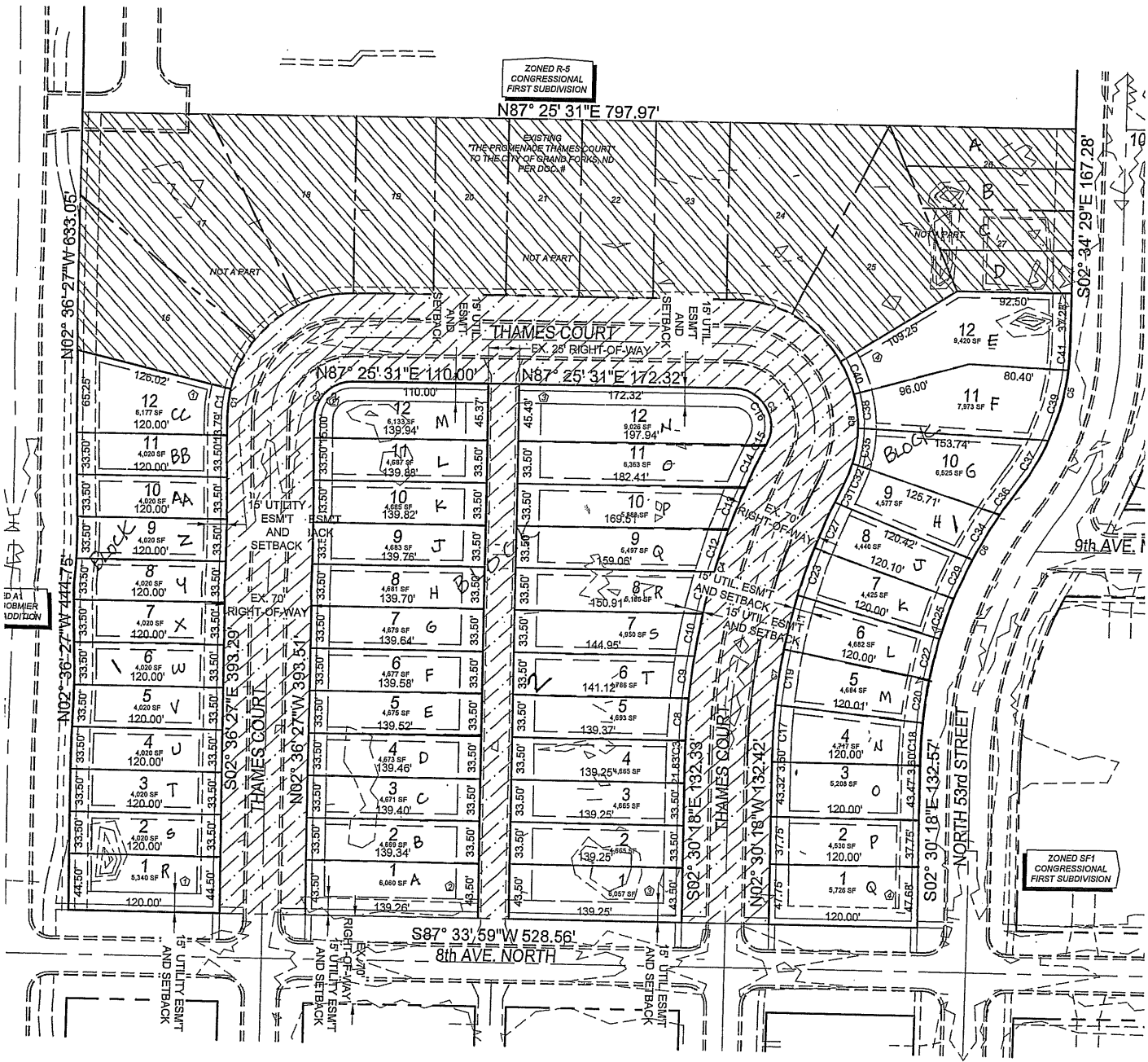
This request was last before the board about a year ago. Although some additional information has come in, some of these basic questions have not been handled.

**ANALYSIS AND FINDINGS OF FACT:**

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

**SUPPORT MATERIALS:**

- Preliminary plat
- Technical change sheet

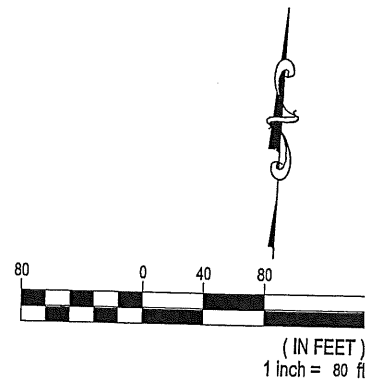


- EXISTING APPROVED SINGLE FAMILY HOMES, 2.63 ACRES NOT A PART
- EXISTING DEDICATED RIGHT-OF-WAY 2.35 ACRES NOT A PART
- BLOCK NUMBER
- EXISTING PROPERTY LINE
- SIDEWALK
- SETBACK LINE
- RIGHT-OF-WAY + PROPERTY LINE

Curve Table			
Curve #	Length	Radius	Delta
C1	23.13	100.00	013.25
C2	47.14	30.00	090.03
C3	11.67	545.32	001.23
C8	33.55	545.32	003.52
C9	33.72	545.32	003.54
C10	34.02	545.32	003.57
C11	34.47	545.32	003.62
C12	35.09	545.32	003.69
C13	35.89	545.32	003.77
C14	36.92	545.32	003.88
C15	2.49	545.32	000.26
C16	61.34	30.00	117.16
C17	41.60	475.32	005.01
C18	29.83	355.32	004.81
C19	44.31	475.32	005.34
C20	33.76	355.32	005.44

Curve Table			
Curve #	Length	Radius	Delta
C27	39.85	475.32	004.80
C29	34.16	355.32	005.51
C31	14.94	475.32	001.80
C32	18.95	100.26	010.83
C34	42.02	317.59	007.58
C35	28.50	100.26	016.29
C36	24.80	444.95	003.19
C37	45.86	195.10	013.47
C38	27.11	100.26	015.49
C39	58.24	195.10	017.10
C40	28.15	100.26	016.09
C41	23.70	195.10	006.96

BOUNDARY Curve Table			
Curve #	Length	Radius	Delta
C1	23.13	100.00	013.25



**NOTES:**  
BASIS OF BEARING: THE CENTER BEARING OF SOUTH 02°36'27" EAST OF SECTION 6 TOWNSHIP 241 N

PROMENADE THIRD RESUBDIVISION  
 REPLAT OF LOTS 1-15 AND LOTS 28-43, BLOCK 1  
 AND ALL OF BLOCK 2

ITEM NO. 4-1  
 MEETING DATE: 8/6/2014  
 REVIEW DATE: 7/23/2014

MATTER OF THE REQUEST FROM AE2S, ON BEHALF OF ENCLAVE COMPANIES,  
 FOR PRELIMINARY APPROVAL OF THE **REPLAT OF LOTS 1-15 AND LOTS 28-43,  
 BLOCK 1, PROMENADE THIRD RESUBDIVISION** TO THE CITY OF GRAND FORKS,  
 ND, LOCATED NORTH BETWEEN NORTH 55 STREET AND NORTH 53<sup>RD</sup> STREET,  
 NORTH OF 8<sup>TH</sup> AVENUE NORTH

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. Drawing scale should be easily recognizable from 1"-100' to 1"-60'.
3. Remove hatching from all lots on the drawing and the rights-of-way.
4. Remove all building setback lines.
5. Show spot ground elevations instead of ground contour lines.
6. Remove all street pavement, sidewalk and driveway lines.
7. Express Delta angles in curve tables in degrees – minutes and seconds.
8. Define a plat boundary.
9. Show bearings and distances for all plat boundary line segments.
10. Set pins at all lot corners.
11. Show pins found.
12. Remove street center lines.
13. Dimension alleyway.
14. Dimension street rights-of-way.
15. Show bearings and distances on all line segments.
16. Show a length on all curved lines.
17. Label all surrounding lands and subdivisions.
18. Show lot and block lines on all adjacent lands.
19. Remove all company logos and affiliations.

PROMENADE THIRD RESUBDIVISION  
REPLAT OF LOTS 1-15 AND LOTS 28-43, BLOCK 1  
AND ALL OF BLOCK 2  
PAGE 2

20. Remove zoning references.
21. Revise legend accordingly.
22. Correctly show replat of Lots 26 and 27, Block 1.
23. Remove building lines.
24. Plat title should read "A Replat of Lots 1-15 and Lots 28-43, Block 1 and all of Block 2, Promenade Third Resubdivision to the City of Grand Forks, North Dakota."
25. Use correct plat title in the owner's consent and dedication.
26. Show existing lots with light dashed lines and dotted text.
27. Include and label all existing utility easements
28. Add access control along North 55<sup>th</sup> Street.
29. Submit utility master plan including water and sewer service locations for all lots.