



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: 4-2 (Preliminary) Matter of the request from Taney Engineering, on behalf of Promenade Partners, LLC, for preliminary approval of an ordinance to amend the zoning map to rezone and exclude from North Congressional PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 and to include within the North Congressional PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, Promenade 3rd Resubdivision, located at Thames Court and 8th Avenue North.

Prepared by: Ryan Brooks, Deputy City Planner
Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend tabling the request from Taney Engineering, on behalf of Promenade Partners, LLC, for preliminary approval of an ordinance to amend the zoning map to rezone and exclude from North Congressional PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 and to include within the North Congressional PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, Promenade 3rd Resubdivision, located at Thames Court and 8th Avenue North.

Committee Recommended Action: Motion by Reichert, second by Matejcek to table indefinitely the request for preliminary approval of an ordinance to amend the zoning map to rezone and exclude from North Congressional PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 and to include within the North Congressional PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, Promenade 3rd Resubdivision, located at Thames Court and 8th Avenue North. Motion carried unanimously.

Council Action:

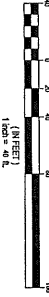
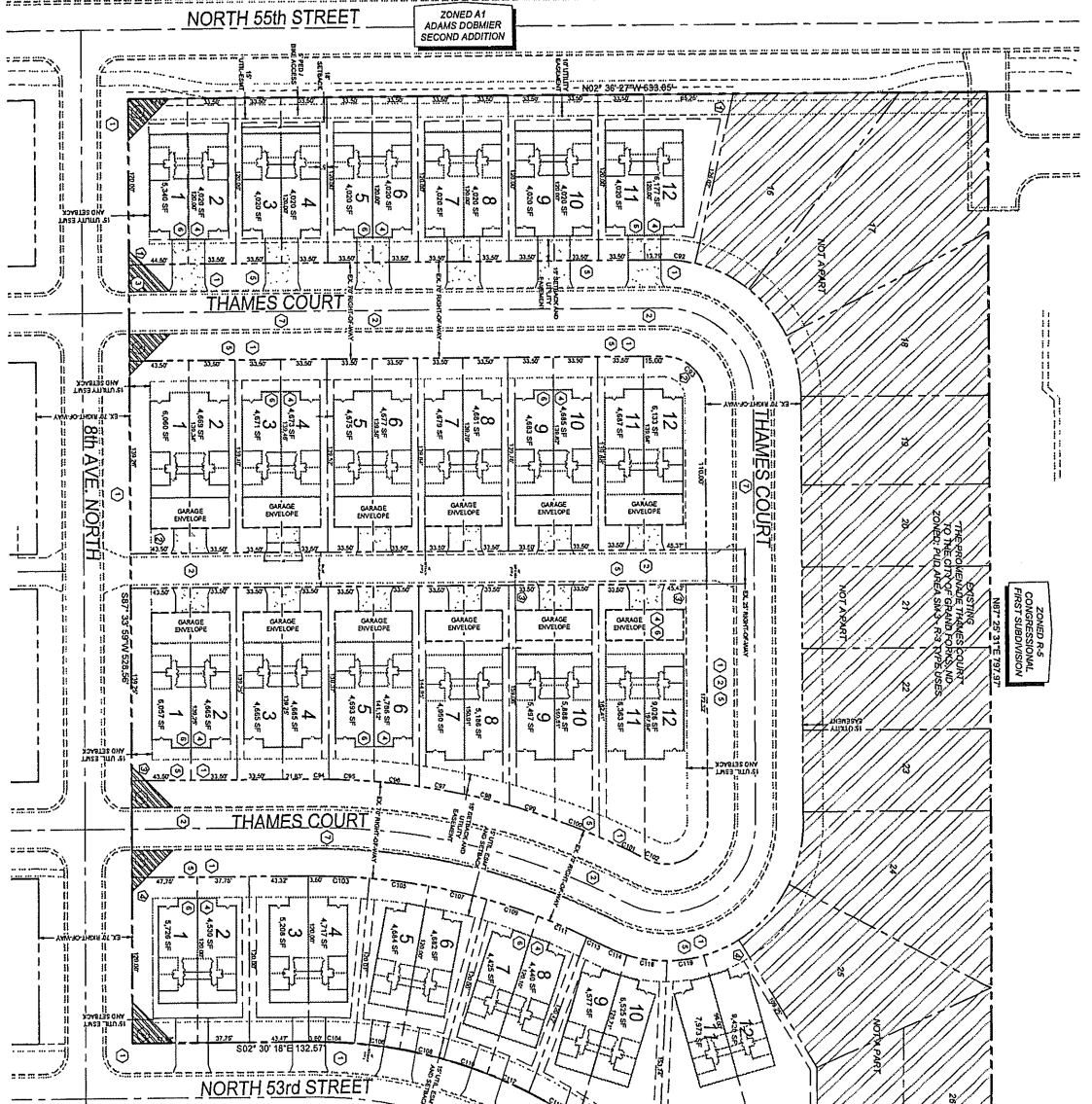
BACKGROUND: This rezoning was discussed with the plat on the previous item

ANALYSIS AND FINDINGS OF FACT:

- Rezoning requires two actions by both the Planning and Zoning Commission and the City Council

SUPPORT MATERIALS:

- Detailed Development Plan
- Impervious Lot Calculations



- NOTES**
1. MINIMUM BUILDING LENGTH SHOWN IS 78 FEET AND
 2. MAXIMUM WIDTH IS 37 FEET PER UNIT.
 3. STRUCTURES TO BE RECORDED IN THE REGISTERED CONSTRUCTION OFFICE.
 4. ALL CONCRETE FOUNDATIONS SHALL BE 18\"/>

- NOTES**
1. CONSTRUCTION SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. TYPICAL
 2. ALL CONCRETE FOUNDATIONS AND FOUNDATIONS SHALL MEET CITY OF NORTH DAKOTA REQUIREMENTS. SURFACE VAND SUBURSER SHALL NOT EXCEED 7/8\"/>
 - 3. SEE CONSTRUCTION STANDARDS FOR INDIVIDUAL SITE PLANS WITH HOME DETAIL DIMENSIONS TYPICAL.
 - 4. ALL UNDERGROUND UTILITIES PERMITTED BY FIELD RECORDS SHALL BE MAINTAINED AND PROTECTED BY FIELD RECORDS. SPECIFIC REGULATIONS SHALL BE OBTAINED FROM THE CITY OF NORTH DAKOTA.
 - 5. SITE EXAMINE INDICATES IS SHOWN GENERALLY. SPECIFIC REGULATIONS SHALL BE OBTAINED FROM THE CITY OF NORTH DAKOTA.
 - 6. CONTACT ROAD SERVICE @ 701-746-8191 PRIOR TO WORKING IN THE HIGHWAY.

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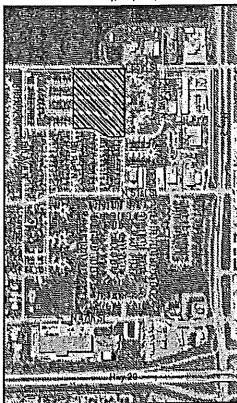
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APPROVAL

DATE: _____

SCALE: 1" = 40'

LOG NO: SNC-14144

DESIGNED BY: JPS

CHECKED BY: EFT

DRAWN BY: DDP

SHEET: 1 OF 1

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THAMES COURT SECOND ADDITION
TO THE CITY OF GRAND FORKS, ND

GENCO BAKKEN DEVELOPMENT, LLC
6150 NORTH HENRI AVENUE, SUITE 100
GRAND FORKS, NORTH DAKOTA 58001
PHONE (701) 751-0791 FAX

TANEY ENGINEERING
6008 HWY 3 EAST
MORTON, ND 58701
(701) 848-6500 FAX (701) 351-5232

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPR.

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LOT IMPERVIOUS CALCULATIONS

BLOCK	LOT NUMBER	LOT SIZE	D/W	GARAGE	S/W	76-FOOT BLDG	MAX BLDG	% IMP. (76' BLDG)	MAX BLDG
1	1	5340	288	0	822	2166	2394	61.35%	65.62%
1	2-11	4020	288	0	35	2166	2394	61.92%	67.59%
1	12	6177	288	0	184	2166	2394	42.71%	46.40%
2	1	6060	288	627	914	2166	2394	65.92%	69.69%
2	2-11*	4669	288	627	168	2166	2394	69.59%	74.47%
2	12	6133	288	627	851	2166	2166	64.11%	64.11%
3	1	6057	288	627	914	2166	2394	65.96%	69.72%
3	2-4	4665	288	627	168	2166	2394	69.65%	74.53%
3	5	4693	288	627	168	2166	2402	69.23%	74.26%
3	6	4786	288	627	168	2166	2402	67.89%	72.82%
3	7	4950	288	627	168	2166	2291	65.64%	68.16%
3	8	5186	288	627	168	2166	2291	62.65%	65.06%
3	9	5497	288	627	168	2166	2699	59.10%	68.80%
3	10	5888	288	627	168	2166	2699	55.18%	64.23%
3	11	6363	288	627	168	2166	3360	51.06%	69.83%
3	12	9026	288	627	1165	2166	3360	47.04%	60.27%
4	1	5726	288	0	1070	2166	2937	61.54%	75.01%
4	2	4530	288	0	378	2166	2937	62.52%	79.54%
4	3	5208	288	0	435	2166	2936	55.47%	70.26%
4	4	4717	288	0	360	2166	2936	59.66%	75.98%
4	5	4684	288	0	235	2166	2936	57.41%	73.85%
4	6	4682	288	0	390	2166	2936	60.74%	77.19%
4	7	4425	288	0	365	2166	2935	63.71%	81.08%
4	8	4440	288	0	365	2166	2935	63.49%	80.81%
4	9	4577	288	0	375	2166	2935	61.81%	78.61%
4	10	6525	288	0	465	2166	2935	44.74%	56.52%
4	11	7973	288	627	430	2166	2947	44.04%	53.83%
4	12	9420	288	627	440	2166	2947	37.38%	45.67%
Average =									68.71%

*Note that conservatively, the smallest lot was used in this string of lot calculations.