



City of Grand Forks Staff Report

Planning and Zoning Commission – April 3, 2019

City Council – April 15, 2019

Agenda Item: 4-5 (Preliminary) Preliminary approval of Columbia Park South Planned Unit Development (PUD) Amendment #3 located at 2350 36th Ave South.

Prepared by: Stephanie Halford, Senior Planner

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend preliminary approval of the request from Lithia Real Estate, Inc., for final preliminary of an ordinance to amend the zoning map to rezone and exclude from Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 2 and to include within the Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 3, Lot J, Block 1, Columbia Park 25th Resubdivision to the City of Grand Forks, ND. Recommend City Council give preliminary approval to the attached ordinance on April 15, 2019, and set a public hearing for May 20, 2019.

April 3, 2019 – Committee Recommended Action:

April 15, 2019 – Council Action:

May 1, 2019 – Committee Recommended Action:

May 20, 2019 – Council Action:

BACKGROUND: The vacant subject property is located within the Columbia Park South Planned Unit Development (PUD), located at 2350 36th Ave South (See attached vicinity map).

Currently the lot is zoned B-3. The property owner would like to develop the lot for Senior apartment housing. They are requesting R-3 zoning with 60% impervious, the request fits the area as Multi-family zoning exists to the east and to the south of the property. The applicant is proposing a 40- unit apartment building on a 3.56 acre lot, which equates to 11.2 units per acre. The R-3 allows up to 16 units per acre. Staff recommends preliminary approval.

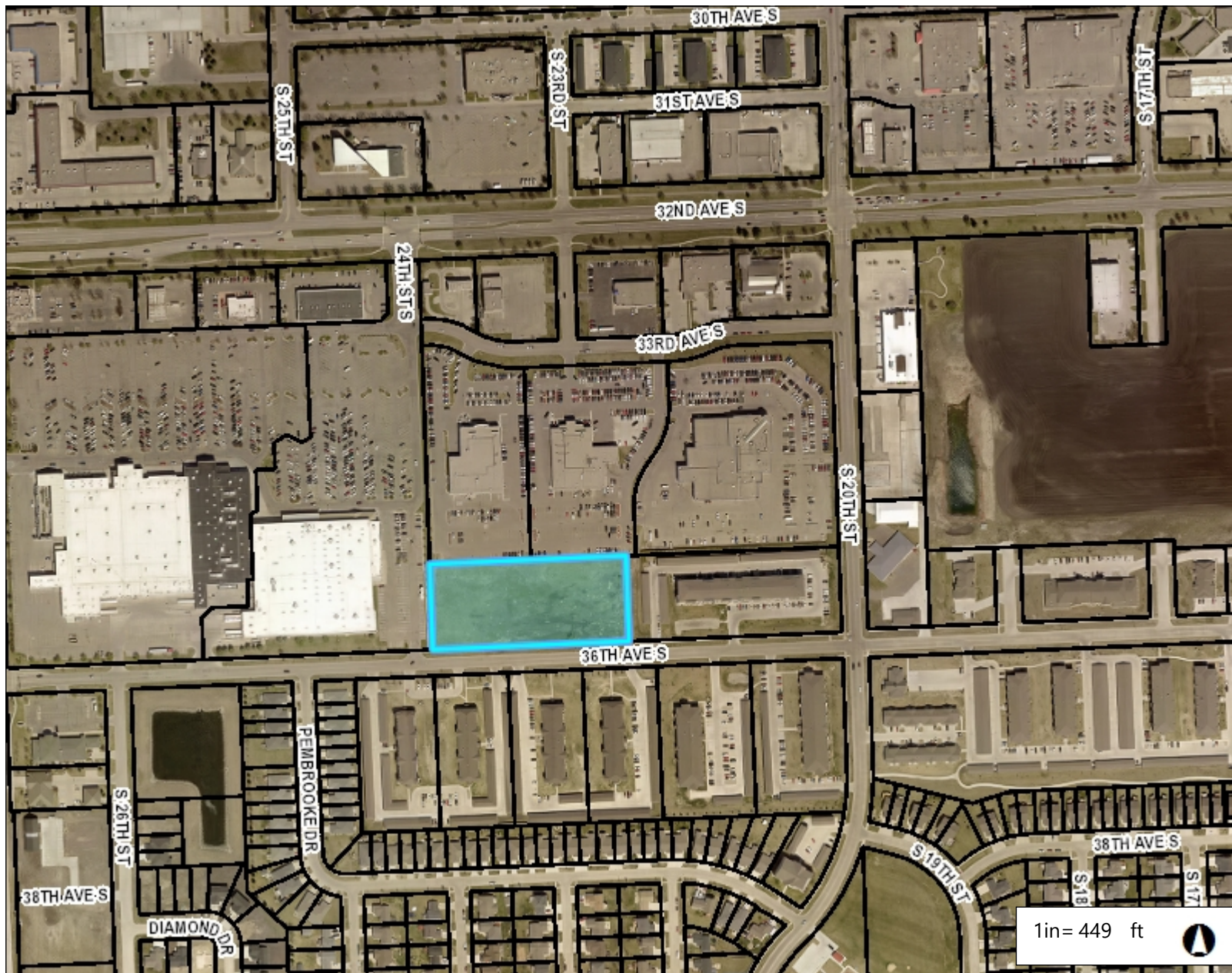
ANALYSIS AND FINDINGS OF FACT:

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

SUPPORT MATERIALS:

- Vicinity Map
- Preliminary PUD map (distributed at the meeting)
- Preliminary rezoning ordinance

Map Title



Legend

- Address Labels
- Road Labels
- Boundary City Limit
- Boundary Gray Area
- Boundary Two Mile
- Parcels

Notes

898.5 0 449.25 898.5 Feet

NAD_1983_StatePlane_North_Dakota_North_FIPS_3301_Feet
City of Grand Forks GIS

All dimensions, descriptions, measurements, boundaries and data contained in this nonstandard document are included for general information only. No warranties or covenants are made or given by the City of Grand Forks. Any user must confirm the accuracy of the same with official records, and/or by survey.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ORDINANCE NO. _____

An ordinance to amend the zoning map to rezone and exclude from the Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 2 and to **include within the Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 3, Columbia Park 25th Resubdivision** to the City of Grand Forks, ND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA, PURSUANT TO ITS HOME RULE CHARTER THAT:

Section 1. Amending Clause

The Zoning Map of the City of Grand Forks, established by Section 18-0205(2), of the Grand Forks City Code of 1987, as amended, is hereby amended as follows:

To rezone and exclude from the Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 2 and to **include within the Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 3, Columbia Park 25th Resubdivision** to the City of Grand Forks, ND.

ALL CONDITIONS AND REGULATIONS RELATING THERETO ARE PRESCRIBED IN 18-0223 OF THE GRAND FORKS CITY CODE AND FUTURE AMENDMENTS THERETO, TOGETHER WITH THE ATTACHED/APPROVED **Columbia Park South (Planned Unit Development), Concept Development Plan, Amendment No. 3 OF THE DESCRIBED DISTRICT AREA.**

Section 2. Effectivity

This ordinance shall be in full force and effect after its passage and approval as provided by law.

Michael R. Brown, Mayor

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second Reading and final passage:

Approved:

Published: Not required by law.