



City of Grand Forks
Staff Report

Planning & Zoning Commission – July 10, 2019
City Council – July 15, 2019

APPROVED & ACCEPTED
by City Council

07/15/2019

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: 3-5 (Fast Track)(Public Hearing) Replat of Lots A & B, Block 8, Renewal Resubdivision No. 2, located at the 500 block of Demers Avenue.

Prepared by: Andrea Edwardson, Senior Planner

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Final approval of the request from Alerus Financial, N.A. & Grand Forks Public School for final approval of the replat of Lots A & B, Block 8, Renewal Resubdivision No. 2, located at the 500 block of Demers Avenue, subject to the conditions shown on or attached to the review copy. Recommend the City Council give final approval to the attached plat on July 15, 2019, subject to the conditions shown on or attached to the review copy.

July 10, 2019 – Committee Recommended Action: Motion by Reichert, second by Lunski for approval of staff recommendation. Motion carried unanimously with Budke & Matejcek recused.

July 15, 2019 – Council Action: passed unanimously on consent agenda

BACKGROUND: This property is located downtown, on the 500 block of Demers Avenue. A replat of the property was approved last fall, however slight modifications to the lot lines have occurred during the site layout design necessitating a new replat.

This project modifies the school district faculty parking lot boundaries, allowing for the development of a mixed use building with commercial grocery (Hugo's) and Alerus drive-thru bank planned on the first floor and residential units on the upper floors.

Staff recommends final approval of the subject replat.

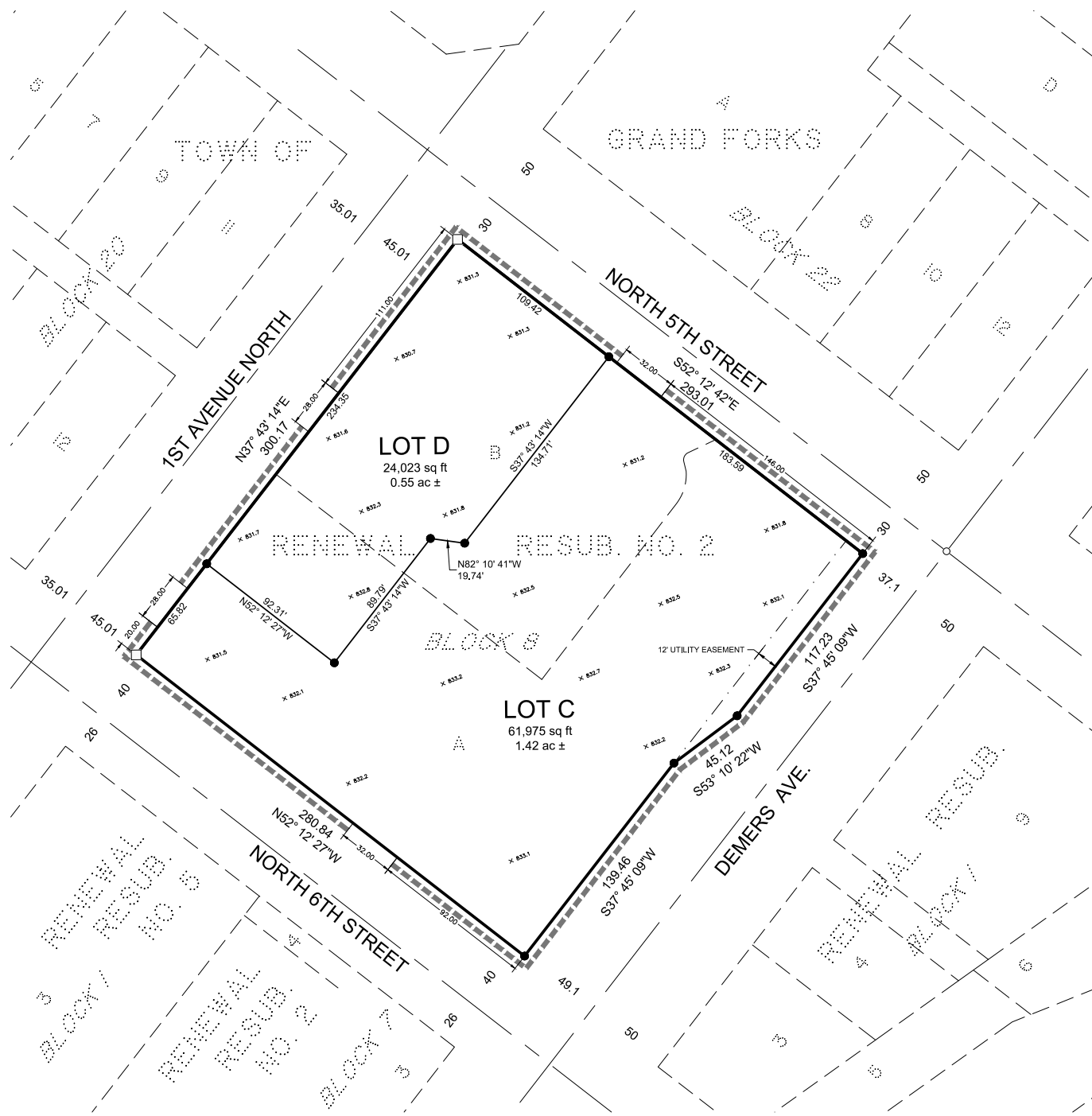
ANALYSIS AND FINDINGS OF FACT:

- Fast track replats require final approvals by the Planning and Zoning Commission and the City Council.
- Area is currently zoned B-4 Central Business District, proposed uses are allowed in this district.

SUPPORT MATERIALS:

- Final plat
- Technical change sheet

A REPLAT OF LOTS A & B BLOCK 8, OF A REPLAT OF Block 8, RENEWAL RESUBDIVISION NO.2 TO THE CITY OF GRAND FORKS, NORTH DAKOTA



OWNERS CONSENT AND DEDICATION

We, the undersigned, being all the owners of the land platted herein, to be known as "A REPLAT OF LOTS A & B BLOCK 8, OF THE REPLAT OF BLOCK 8, RENEWAL RESUBDIVISION NO. 2 TO THE CITY OF GRAND FORKS, NORTH DAKOTA", do hereby voluntarily consent to the execution of said replat, containing 86,000 square feet or 1.98 acres, more or less. We hereby dedicate the public grounds as shown hereon, including all sewers, culverts, bridges, water distribution lines and other improvements on or under such public grounds, whether such improvements are shown or not, to the public use. We consent to any access control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "access control." We also hereby dedicate easements, to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements." We agree not to vacate any portion of this replat without the consent of the Planning and Zoning Commission and the City of Grand Forks.

Owner of existing Lot A, being replated into Lot C

Randy L. Newman, CEO
Alerus Financial, N.A.

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this ____ Day of _____, 2019, before me, a Notary Public in and for said County and State, Personally appeared Randy L. Newman and acknowledged the execution and signing of the above certificate.

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

Owner of existing Lot B, being replated into Lot D

Bill Palmiscno, President
Grand Forks Public School

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this ____ Day of _____, 2019, before me, a Notary Public in and for said County and State, Personally appeared Bill Palmiscno and acknowledged the execution and signing of the above certificate.

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

CERTIFICATE OF SURVEY

I, Steven E. Swanson, Registered Land Surveyor in the State of North Dakota, hereby certify that this map is a true and complete survey made by me or under my direct supervision on August 8, 2018, that all dimensions, angles and bearings are correct as shown; and that all monuments will be set as shown.

Steven E. Swanson, PLS
North Dakota LS-4185

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this ____ Day of _____, 2019, before me, a Notary Public in and for said County and State, Personally appeared Steven E. Swanson, and acknowledged the execution and signing of the above certificate.

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

PLANNING AND ZONING COMMISSION APPROVAL

The Subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks, on this ____ day of _____, 2019 in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness thereof are set the hands and seals of the President and Secretary of the Planning and Zoning Commission of the City of Grand Forks.

Steven Wasvick, President
Meggen Sande, Secretary

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this ____ Day of _____, 2019, before me, a Notary Public in and for said County and State, Personally appeared Steven Wasvick, President and Meggen Sande, Secretary of the City of Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the City of Grand Forks Planning and Zoning Commission.

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 land shown hereon; has accepted the dedication of all streets, alleys, easements, and other public ways shown hereon lying within the corporate limits of the City of Grand Forks; has accepted and has ordered the vacation of streets, alleys, easements, and public ways of a subdivision previously recorded with the Register of Deeds of Grand Forks County.

Attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this ____ Day of _____, 2019, before me, a Notary Public in and for said County and State, Personally appeared Maureen Storstad, Auditor for the City of Grand Forks, North Dakota and acknowledged the execution and signing of the above certificate.

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

APPROVAL OF THE CITY ENGINEER

On this ____ day of _____, 2019, I, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed this plat and find that it meets applicable design criteria as specified by City ordinance and the North Dakota Century Code.

Allen R. Grasser, City Engineer

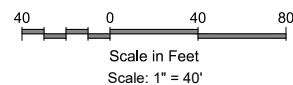
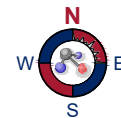
STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this ____ Day of _____, 2019, before me, a Notary Public in and for said County and State, Personally appeared Allen R. Grasser, The City Engineer for the City of Grand Forks, North Dakota and acknowledged the execution and signing of the above certificate.

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

LEGEND

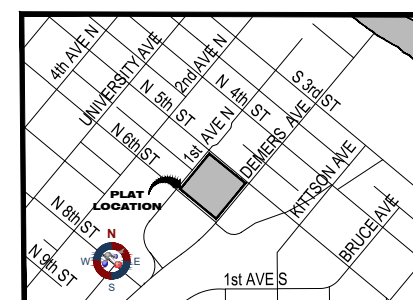
- EXISTING IRON MONUMENT
- EXISTING CONCRETE BLOCK CORNER
- MONUMENT PLACED THIS SURVEY 5/8" Ø X 18" LONG IRON BAR WITH CAP MARKED LS 4185
- ▲ SPOT ELEVATION
- NEW LOT LINE
- - - EASEMENT LINE
- PLAT BOUNDARY
- - - EXISTING LOT LINE
- - - ACCESS CONTROL



NOTES

BASIS OF BEARINGS: ALL BEARINGS AND DISTANCES ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NAD83 NORTH ZONE. ALL DISTANCES ARE MEASURED ON THE GROUND IN FEET.
FLOODPLAIN: NO LANDS ON THIS PLAT LYE WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 591E OF 1045, COMMUNITY PANEL NO. 38035C0591E DATED DECEMBER 17, 2010.

VICINITY MAP



Renewal Resubdivision No. 2
A Replat of Lots A & B, Block 8 of a Replat
of Block 8

Item No. 3-5
Meeting Date: 07/10/19
Review Date: 06/24/19

Approval of Renewal Resub. No. 2 Replat

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

		<u>STATUS OF REQUEST</u>		
		<u>YES</u>	<u>NO</u>	<u>N/A</u>
A.	Land Use Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	Transportation Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Central Business District (CBD) Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	Neighborhood Development Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Community Facilities Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Parks & Open Space Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Capital Improvements Program Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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