



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: 3-7 (Public Hearing – Fast Track) Plat of O'Reilly's Third Resubdivision.

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Final approval of the request from Ten Grand LLC for final approval of the plat of O'Reilly's Third Resubdivision to the City of Grand Forks, ND, located at 3200 Gateway Drive, subject to the conditions shown on or attached to the review copy. Recommend the City Council approve 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.

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

N/A – Committee Recommended Action:

N/A – Council Action:

BACKGROUND: The subject property is platted and zoned B-3 General Business District and is located at 3200 Gateway Drive as shown on the attached vicinity map. The owner is requesting to split the undeveloped property into two lots, one of which (Lot 2) is currently under review for the approval of a Conditional Use Permit for contractors shops. Lot 2 has legal access from Gateway Drive through a private ingress/egress access easement recorded as document number 757296. At this time staff does not have development plans for Lot 1.

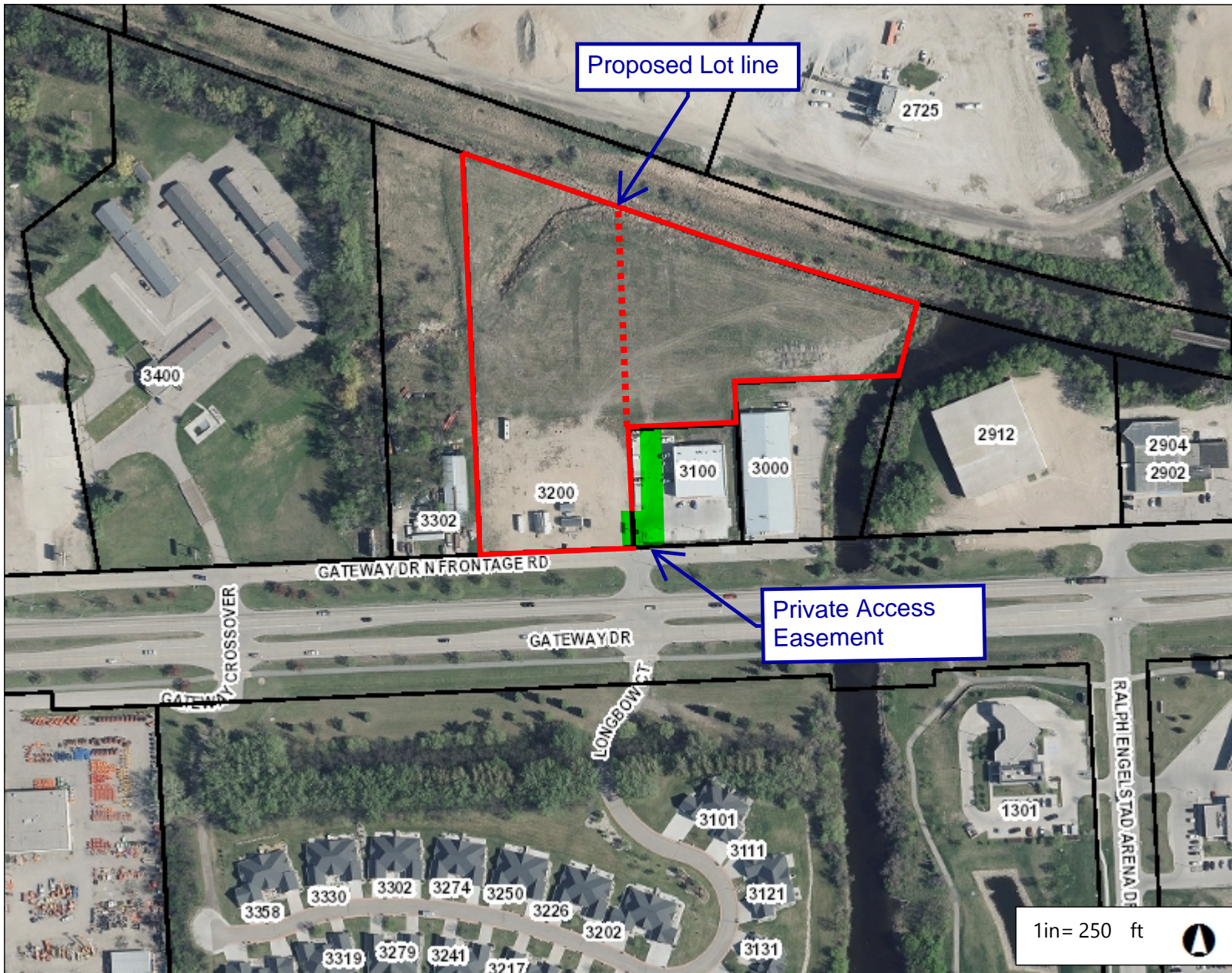
ANALYSIS AND FINDINGS OF FACT:

- Fast track replats require approval by the Planning and Zoning Commission and City Council.







SUPPORT MATERIALS:

- Vicinity Map
- Plat
- Technical change sheet

3200 Gateway Drive



Legend

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

Notes

1in= 250 ft 



NAD_1983_StatePlane_North_Dakota_North_FIPS_3301_Feet
City of Grand Forks GIS

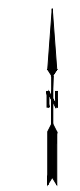
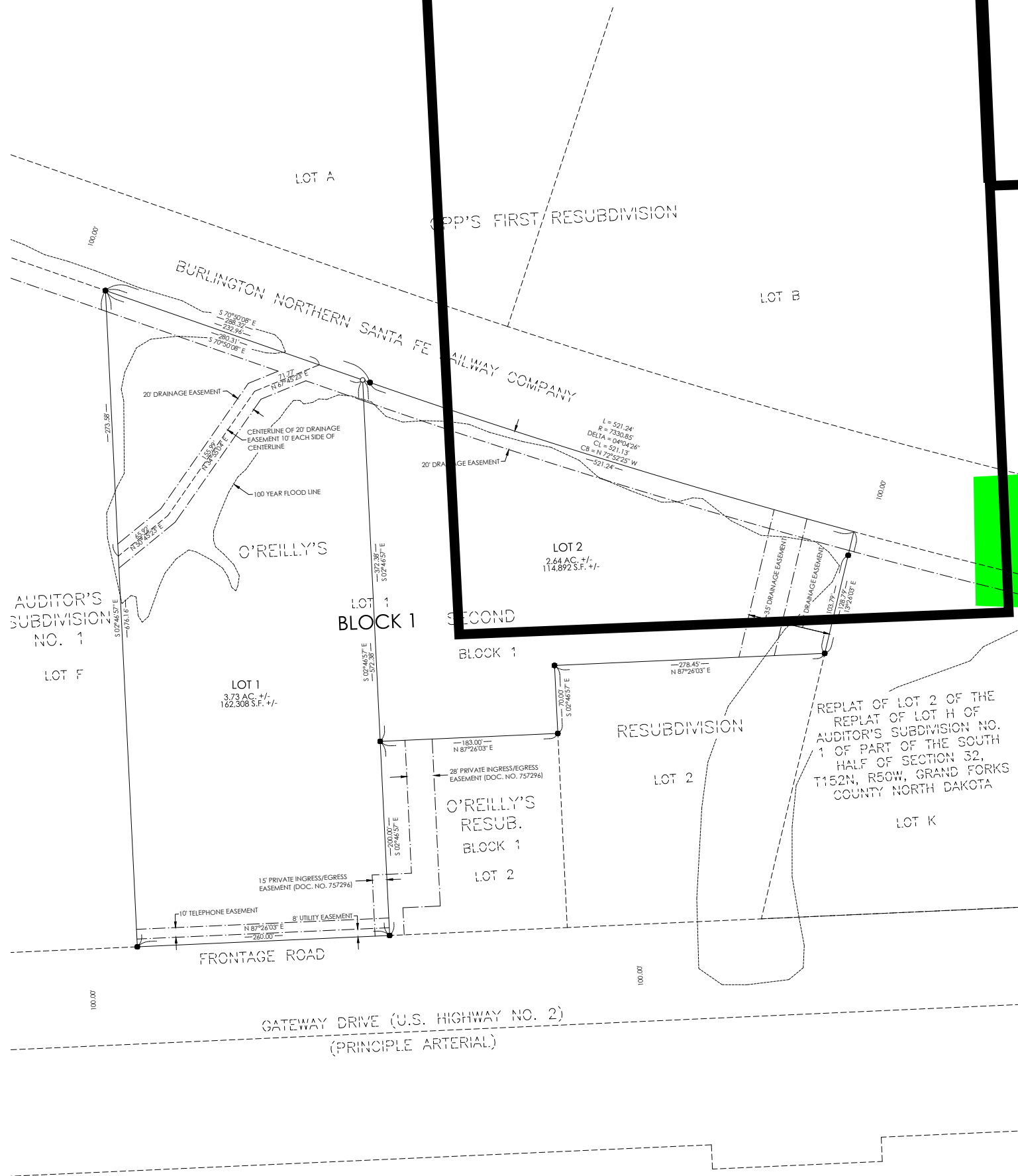
All dimensions, descriptions, measurements, boundaries and data contained in this nonstandard document are included for general information only. No warranties or covenants are made or given by the City of Grand Forks. Any user must confirm the accuracy of the same with official records, and/or by survey.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY
(6-21-19)

O'REILLY'S THIRD RESUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 1, O'REILLY'S SECOND RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA
Lot 1

Lot 2



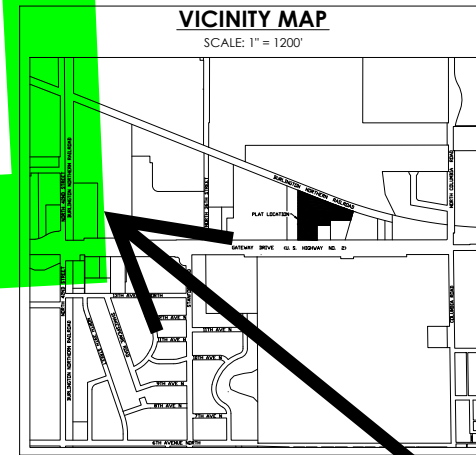
SCALE 1"=60'

LEGEND

- MONUMENT FOUND
- SET MONUMENT
- EXTERIOR BOUNDARY LINE
- - - INTERIOR BOUNDARY LINE
- - - EXISTING PARCEL LINE
- - - EASEMENT LINE
- - - CONTROLLED ACCESS LINE
- - - 100 YEAR FLOOD LINE
- x SPOT ELEVATIONS (NAVD 88)

VICINITY MAP

SCALE: 1" = 1200'



SURVEYOR'S CERTIFICATE

I, Nicholas P. Pribula, Registered Land Surveyor in the State of North Dakota, do hereby certify that this is a true and complete survey made by me or under my direct supervision and all dimensions, angles, and bearings are correct as shown.

Nicholas P. Pribula, Registered Land Surveyor
North Dakota Registration, Number 8587

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)
On this ____ day of _____, 2019, before me a Notary Public in and for said County and State, personally appeared Nicholas P. Pribula, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

OWNERS CONSENT AND DEDICATION

We, the undersigned, certify that we are the owners of the land platted herein as "O'REILLY'S THIRD RESUBDIVISION", being a Replat of Lot 1, Block 1, O'Reilly's Second Resubdivision to the City of Grand Forks, North Dakota.

We do voluntarily consent to the execution of said plat and dedicate the streets, alleys, open spaces, slope easements, fire lane easements, utility easements, drainage easements, bikeways, bridges and public grounds as shown thereon, including sewers culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks and public grounds, whether such improvements are shown or not, to public use forever. We agree not to vacate any portion of this plat without consent of the Planning and Zoning Commission and the City of Grand Forks.

OWNER (LOT 1, BLOCK 1, O'REILLY'S SECOND RESUBDIVISION): Ten Grand, LLC

Michael L. Marcolte, President, Ten Grand LLC

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

This instrument was acknowledged before me on this ____ day of _____, 2019, by Michael Marcolte, President, Ten Grand, LLC

Notary Public, Grand Forks County, ND
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 the ____ 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 the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

President: Steven Wasvick

Secretary: Meggen Sande

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2019, before me 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, Grand Forks County
State of North Dakota
My Commission Expires: _____

CITY COUNCIL APPROVAL

The City of Grand Forks, North Dakota has approved this subdivision of land shown hereon on this ____ day of _____, 2019; has accepted the dedication of all streets, alleys, and other public ways shown hereon has accepted the dedication of all parks and other public areas shown hereon.

attest: Maureen Starnes, City Auditor

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2019, before me personally appeared _____ of the City of Grand Forks, and acknowledged that he executed the same as his free act and deed.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

CITY ENGINEER

On this ____ day of _____, 2019, I, Allen R. Grasser, hereby certify that I have reviewed the attached plat and Ordinance and the North Dakota Century Code.

Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2019, before me personally appeared Allen R. Grasser, City Engineer of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

Private Access Easement

Approval of O'Reilly's Tird Resub

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Housing Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Central Business District (CBD) Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
2. With the 100 year flood plain, include the FEMA map panel number and elevation.
3. Add spot ground elevations in the NAVD 88 Datum