



City of Grand Forks  
Staff Report

Planning & Zoning Commission – August 07, 2019  
City Council – NA

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**Agenda Item: 3-3 (Public Hearing)** Appeal to the Detailed Development Plan (DDP) for variances to second front yard setback and landscaping for Wonder Years childcare center, Lot 1, Block 7, BFM Addition, 2550 28th Ave S.

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**Prepared by:** Andrea Edwardson, Senior Planner  
**Submitted by:** Brad Gengler, City Planner

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**Staff Recommended Action:** Recommend final approval of the request from JOCR Properties LLC, Wonder Years, for final approval of the appeal to the Detailed Development Plan (DDP) for variances to second front yard setback and landscaping requirements for Wonder Years Daycare, Lot 1, Block 7, BFM Addition to the City of Grand Forks, ND, 2550 28th Ave S.

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**August 7, 2019 – Committee Recommended Action:**

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**City Council Action:** NA

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**BACKGROUND:** The property, 2550 28<sup>th</sup> Ave S, Wonder Years child care center, is currently under review for a 7,000 sqft building addition for a one-story, infant daycare wing. The owners are requesting a 10 foot second front building setback off of S 25<sup>th</sup> Street (12.5 foot required). There is a 10 foot utility easement along S 25<sup>th</sup> St that the building will not be permitted to encroach into. All other building setbacks are being met.

The project is also seeking a variance to the landscaping bufferyard to allow the building to encroach into the bufferyard area. There will be landscaping required on the S 25<sup>th</sup> St side but not where the building is. See attached rendering for dotted area of landscaping proposed. Staff is recommending a Bufferyard A be installed, which is a typical bufferyard required between the adjacent uses.

The project will also include the expansion of the current angled parking on site.

Staff recommends approval.

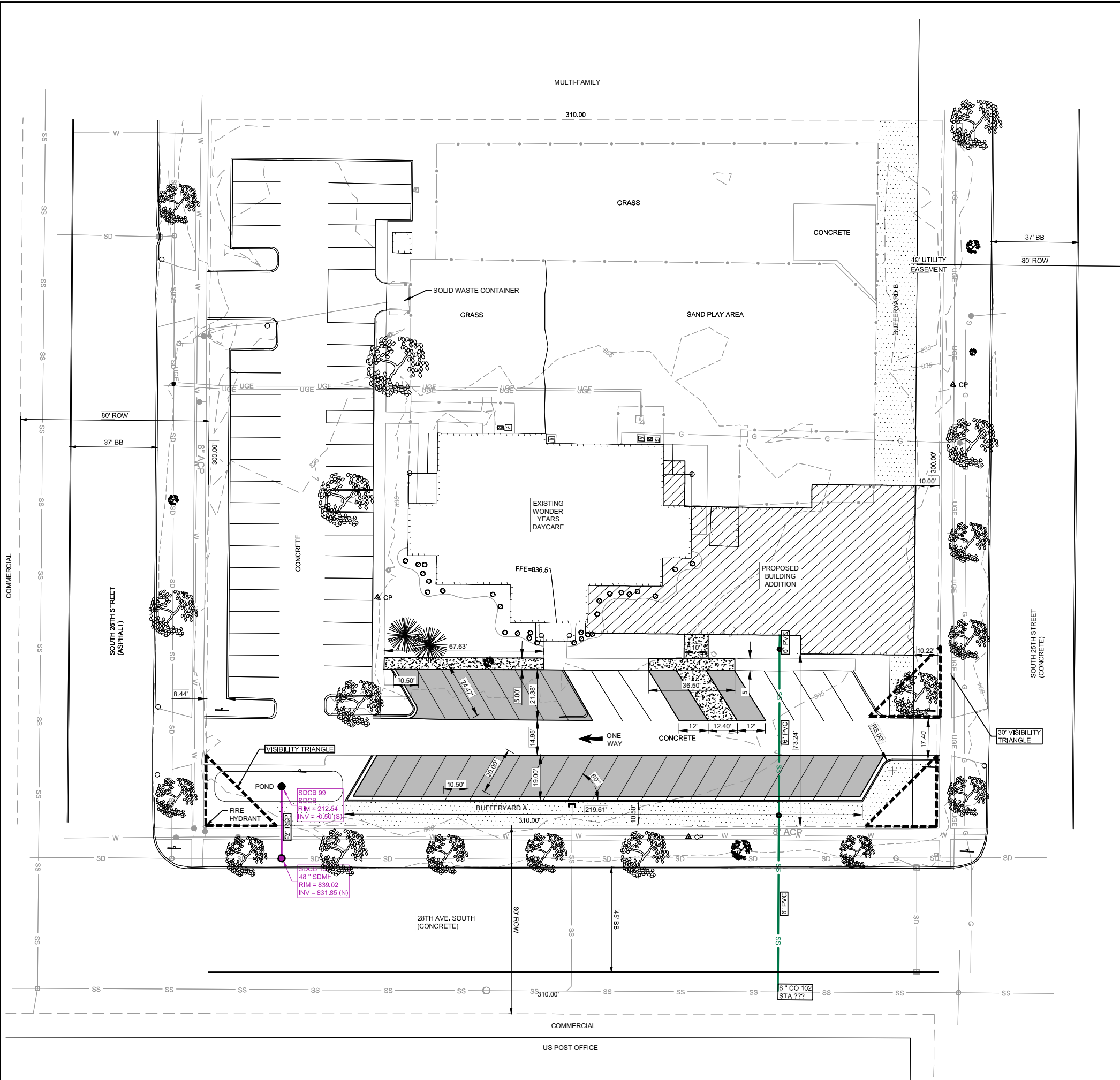
**ANALYSIS AND FINDINGS OF FACT:**

- Appeals to the DDP require a public hearing at Planning & Zoning Commission

**SUPPORT MATERIALS:**

- Concept Drawing

File Location: \\EAPC\CAD\2019\2019-07-01\CAD Drawings\01-Civil\18-0-Sheets\DDP.dwg  
 2019 Date: 25-Jul-19



| WONDER YEARS DAY CARE  |                        |
|--|------------------------|
| LEGAL DESCRIPTION  | ADDRESS                |
| LOT 1, BLOCK 7, BFM ADDITION<br>TOWNSHIP 15 1N RANGE 50W<br>PART OF SW QUARTER OF SECTION 16 | 2550 28TH AVENUE SOUTH |
| ZONING: PUD (ALL BUILDING REGULATIONS SHALL CONFORM TO B-3 DISTRICT)                         |                        |
| SITE DATA  |                        |
| TOTAL SITE AREA  | 93022 SQ.FT.           |
| FRONT SETBACK (SEE NOTE 1)   | 73'-3"                 |
| BUILDING ROOF HEIGHT (MAX. 50')  | 0'-0"                  |
| TOTAL IMPERVIOUS SURFACE AREA  | 47353 SQ.FT. (50.9%)   |
| TOTAL PERVIOUS AREA  | 45669 SQ.FT. (49.1%)   |
| MAX. IMPERVIOUS SURFACE AREA ALLOWED (85%)   | 79068.7 SQ.FT.         |
| PARKING DATA   |                        |
| PARKING REQUIREMENT - DAYCARE (8:1)  |                        |
| PARKING REQUIREMENT - EMPLOYEE (7:1)   |                        |
| PARKING LOT  | 77                     |
| ADA PARKING  |                        |

- GENERAL NOTES**
- FRONT YARD REQUIREMENTS: FRONT YARD SHALL BE NOT LESS THAN TWENTY-FIVE (25) FEET WITH ONE (1) ADDITIONAL FOOT FOR EACH FOOT IN HEIGHT THE BUILDING EXCEEDS TWENTY-FIVE (25) FEET. THE FRONT YARD DEPTH ON CORNER LOTS SHALL BE IN ACCORDANCE WITH THE PREVAILING YARD PATTERN AND A SECOND FRONT YARD OF HALF THE DEPTH REQUIRED GENERALLY FOR FRONT YARDS SHALL BE PROVIDED ON THE OTHER FRONTAGE.
  - ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE CITY OF GRAND FORKS STANDARD CONSTRUCTION SPECIFICATIONS. PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY THE CONTRACTOR SHALL CALL THE ENGINEERING DEPARTMENT AT 746-2640.
  - ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY STANDARD CONCRETE CURB AND GUTTER.
  - ALL SIGNS TO BE APPROVED BY THE GRAND FORKS INSPECTIONS DEPARTMENT (CONVENTIONAL ZONING) OR PLANNING DEPARTMENT (PLANNED UNIT DEVELOPMENT).
  - ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6" CONCRETE WITH A MINIMUM 6" COMPACTED BASE, OR EQUIVALENT.
  - FINAL UTILITY LAYOUT WILL BE APPROVED BASED ON CONSTRUCTION PLANS.
  - SANITARY SEWER PIPE WILL BE ASTM D3034 SDR-35 PVC.
  - ALL STORM SEWER PIPE MAY BE EITHER HDPE OR RCP. ALL STORM WATER PIPE WITHIN PUBLIC ROW SHALL BE RCP.
  - CONTACT CITY ENGINEERING DEPARTMENT FOR STORMWATER RUNOFF PERMIT REQUIREMENT. (701-746-2640) A STORM WATER POLLUTION PREVENTION PLAN MUST BE APPROVED PRIOR TO FINAL SITE PLAN APPROVAL.
  - SOLID WASTE ENCLOSURE SHALL BE MIN 6' HIGH OPAQUE MATERIAL ON THREE (3) SIDES.

| EXISTING LEGEND |                                   |
|-----------------|-----------------------------------|
| (---)           | EASEMENT LINE                     |
| (---)           | PROPERTY LINE                     |
| (---)           | BUILDING                          |
| (W)             | EXISTING WATER MAIN               |
| (SS)            | EXISTING SANITARY SEWER           |
| (SD)            | EXISTING STORM SEWER              |
| (T)             | COMMUNICATIONS                    |
| (---)           | CHAIN LINK FENCE                  |
| (---)           | OVERHEAD ELECTRIC                 |
| (---)           | UNDERGROUND ELECTRIC              |
| (---)           | CURB AND GUTTER                   |
| (---)           | MAJOR CONTOUR - ONE FOOT INTERVAL |
| (○)             | SIGN                              |
| (○)             | EXISTING STORM MANHOLE            |
| (○)             | EXISTING SANITARY MANHOLE         |
| (○)             | EXISTING GATE VALVE               |
| (○)             | EXISTING HYDRANT                  |
| (○)             | EXISTING STORM CATCH BASIN        |
| (○)             | CONTROL POINT                     |
| (○)             | DECIDUOUS TREE                    |
| (○)             | CONIFEROUS TREE                   |
| (○)             | SHRUB                             |
| (○)             | ELECTRICAL PEDESTAL               |
| (○)             | COMMUNICATION MANHOLE             |
| (○)             | CATCH BASIN AREA INLET            |
| (○)             | TRAFFIC SIGNAL WITH ARM           |
| (○)             | LIGHT POLE                        |
| (○)             | GAS VALVE                         |
| (○)             | GAS METER                         |
| (○)             | SANITARY SEWER VALVE              |
| (○)             | POST                              |

| PROPOSED LEGEND |                           |
|-----------------|---------------------------|
| (---)           | BUFFERYARD                |
| (---)           | CONCRETE SURFACE          |
| (---)           | CONCRETE SIDEWALK         |
| (---)           | CURB AND GUTTER           |
| (---)           | CURB AND GUTTER           |
| (---)           | BUILDING EXPANSION        |
| (---)           | STORM DRAIN PIPE          |
| (---)           | AREA INLET                |
| (○)             | STORM MANHOLE             |
| (○)             | 6" SANITARY SEWER SERVICE |
| (○)             | SANITARY CLEANOUT         |



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CLIENT

**WONDER YEARS DAYCARE**

PROJECT DESCRIPTION

**ADDITION & RENOVATION**

CITY GRAND FORKS

STATE NORTH DAKOTA

ISSUE DATES

| MARK | DESCRIPTION      | DATE       |
|------|------------------|------------|
| SD   | SCHEMATIC DESIGN | 07/09/2019 |
| MARK | DESCRIPTION      | DATE       |

PROJECT NO: 20193840

DRAWN BY: RJM

CHECKED BY: MAL

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DRAWING TITLE

**DETAILED DEVELOPMENT PLAN**

**PRELIMINARY**

**DDP1**

