



City of Grand Forks
Staff Report
Planning & Zoning Commission – February 5, 2020
City Council – February 18, 2020

Agenda Item: 3-4 (Public Hearing – Fast Track Final) Plat of University Place Second Resubdivision located at 2724 and 2800 University Avenue.

Prepared by:

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Final approval of the request from the University of North Dakota, for final approval of the plat of University Place Second Resubdivision to the City of Grand Forks, ND, located at 2724 and 2800 University Avenue, subject to the conditions shown on or attached to the review copy. Recommend the City Council give final approval to the plat on February 18, 2020, subject to the conditions shown on or attached to the review copy.

February 5, 2020 – Committee Recommended Action:

February 18, 2020 – Council Action:

March 4, 2020 – Committee Recommended Action: (Public Hearing)

March 16, 2020 – Council Action: (Public Hearing)

BACKGROUND: As shown on the attached vicinity map, the subject plat is located at 2724 and 2800 University Avenue. In May of last year Cornell Street was vacated, however a 30-foot utility easement was retained in order to accommodate the existing water line running north from University Avenue. The purpose of the replat is to absorb the vacated right-of-way into Lots A and B prior to the University selling Lot B to a private Greek housing entity.

When Cornell was vacated the University indicated they had plans to create a pedestrian walkway connecting University Avenue to the parking lot adjacent to the former medical school building. At this time the University has yet to designate the exact location of the walkway nor do they have current development plans for Lot A. When Lot A is ready for development the University will be responsible for any needed relocation of the water line if it conflicts with the development plans.

Staff recommends approval of the subject request.

ANALYSIS AND FINDINGS OF FACT:

- Regular tract plats require preliminary and final approvals by the Planning and Zoning Commission and the City Council.

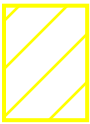


SUPPORT MATERIALS:

- Vicinity Map
- Final Plat
- Technical change sheet


3-4 University Place Second Resubdivision - Vicinity Map

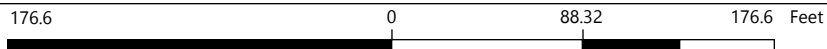


Legend

-  Vacated Street
-  New lot lines
-  Water lines

Notes

1in= 88 ft 



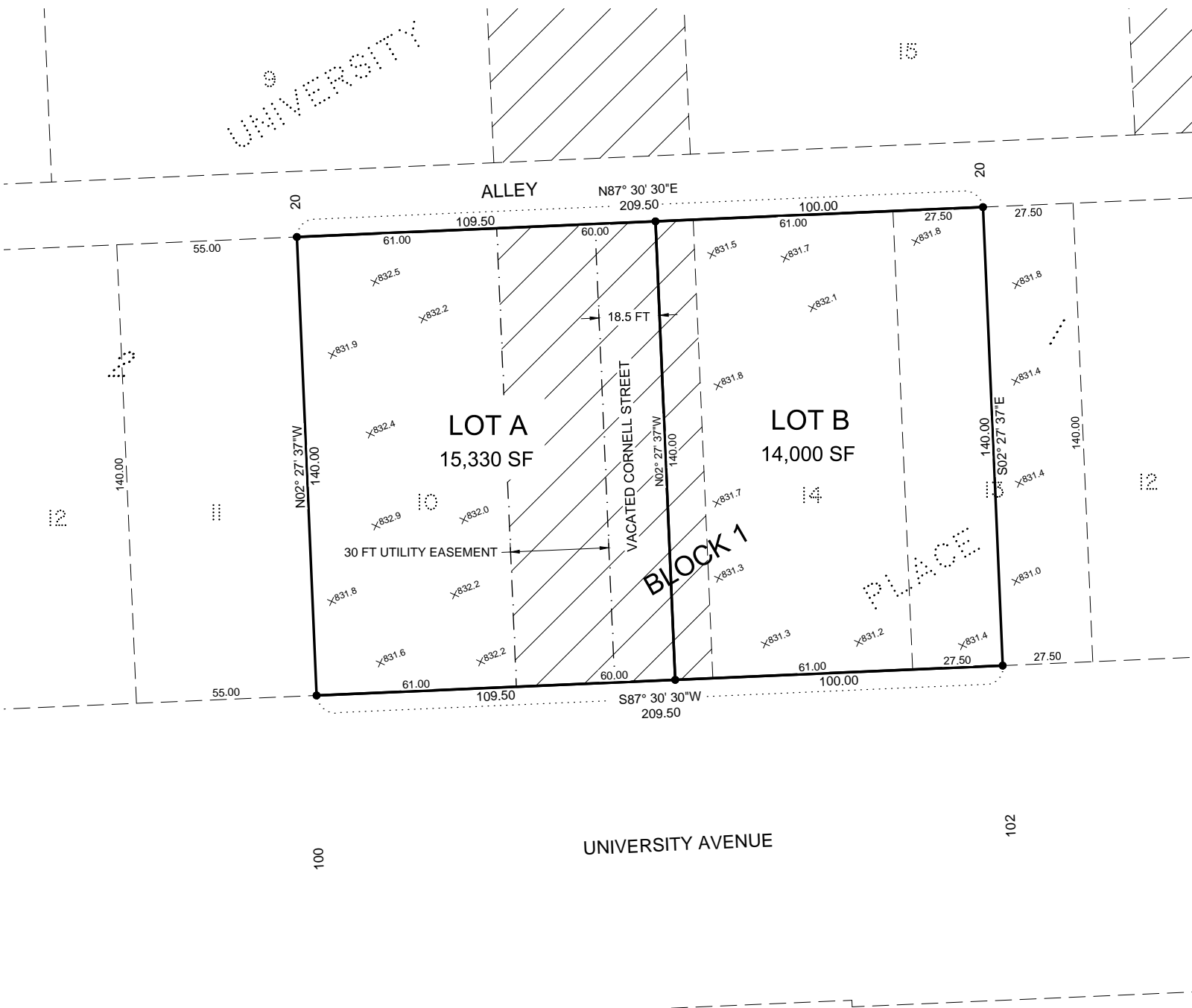
NAD_1983_StatePlane_North_Dakota_North_FIPS_3301_Feet
City of Grand Forks GIS

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

UNIVERSITY PLACE SECOND RESUBDIVISION

BEING A REPLAT OF THE WEST HALF OF LOT 13, ALL OF LOT 14, BLOCK 1, AND ALL OF LOT 10, BLOCK 2, UNIVERSITY PLACE ADDITION (INCLUDING THE VACATED CORNELL STREET ADJACENT THERETO) 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 "UNIVERSITY PLACE SECOND RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA", do hereby voluntarily consent to the execution of said plat, containing 29,330 square feet or 0.67 acres, more or less. We hereby dedicate the streets, alleys, parks and public grounds as shown thereon, including all 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 the public use forever. We consent to any access control to the property designated on the plat. We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. 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," and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "access control." Said parcel is described as follows:

UNIVERSITY PLACE FIRST RESUBDIVISION, BEING A REPLAT OF THE WEST HALF OF LOT 13, ALL OF LOT 14, BLOCK 1, AND ALL OF LOT 10, BLOCK 2, UNIVERSITY PLACE ADDITION (INCLUDING THE VACATED CORNELL STREET ADJACENT THERETO) TO THE CITY OF GRAND FORKS, NORTH DAKOTA

STATE OF NORTH DAKOTA

Doug Burgum, Governor By: Joshua Wynne, President

Attest:
By: Alvin Jaeger, Secretary of State

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS) SS

On this ____ day of _____, 2020, before me, a notary public, personally appeared Doug Burgum, Governor of the State of North Dakota and acknowledged the execution and signing of the above certificate.

Notary Public
State of North Dakota
My commission expires: _____

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS) SS

On this ____ day of _____, 2020, before me, a notary public, personally appeared Joshua Wynne, President of the University of North Dakota and acknowledged the execution and signing of the above certificate.

Notary Public
State of North Dakota
My commission expires: _____

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS

On this ____ day of _____, 2020, before me, a notary public, personally appeared Alvin Jaeger, Secretary of State and acknowledged the execution and signing of the above certificate.

Notary Public
State of North Dakota
My commission expires: _____

CERTIFICATE OF SURVEY

I, Casey O. Berg, Professional Land Surveyor in the State of North Dakota, hereby certify that this map is a true and correct representation of a survey performed by me or under my direct supervision on or before January 7, 2020. All distances and measurements are true and correct to the best of my knowledge and belief and all monuments are placed in the ground as shown.

Casey O Berg, PLS
North Dakota Professional Land Surveyor, LS-7191

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS) SS

On this ____ Day of _____, 2020, before me, a Notary Public in and for said County and State, Personally appeared Casey O. Berg, and acknowledged the execution and signing of the above certificate.

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. Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. _____, passed _____, 2020.

Attest: Maureen Storsad, City Auditor

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS) SS

On this ____ Day of _____, 2020, before me, a Notary Public in and for said County and State, Personally appeared Maureen Storsad, 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: _____

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 _____, 2020 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)
COUNTY OF GRAND FORKS) SS

On this ____ Day of _____, 2020, 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 OF THE CITY ENGINEER

On this ____ day of _____, 2020, 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 ordinances and the North Dakota Century Code.

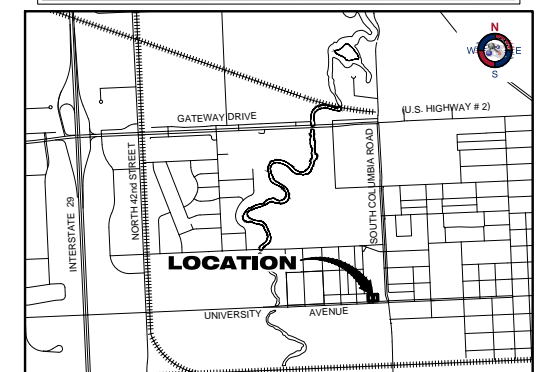
Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS) SS

On this ____ Day of _____, 2020, 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: _____

VICINITY MAP



LEGEND

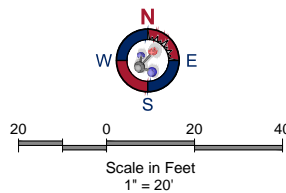
- EXISTING IRON MONUMENT
- SET MONUMENT THIS SURVEY 5/8 DIA. REBAR WITH CAP MARKED LS-7191
- PLAT BOUNDARY
- NEW LOT LINE
- EXISTING LOT LINE
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - ACCESS CONTROL
- - - 100 YEAR FLOOD PLAIN
- X831.4 SPOT ELEVATION

NOTES

BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLAN COORDINATE SYSTEM, NORTH ZONE, NAD, 83. ALL DISTANCES ARE GROUND DISTANCES.

VERTICAL DATUM: NAVD88

FLOODPLAIN: 100 YEAR FLOOD PLAIN ELEVATION 825.00 IS BASED ON FIRM PANEL 0587 OF 1045, COMMUNITY PANEL NUMBER 38035C0587E DATED DECEMBER 17, 2010. NO LANDS WITHIN THE PLAT BOUNDARY LYE WITHIN THE 100 YEAR FLOOD PLAIN.



Replat of the west half of Lots 13, all of Lot 14, Block 1, and all of Lot 10, Block 2, University Place Addition (Including vacated Cornell Street adjacent thereto)

Item No. 3-4
Meeting Date: 02/05/20
Review Date: 01/22/20

Final Approval of Replat of the west half of Lot 13, all of Lot 14, Block 1, and all of Lot 10, Block 2, University Place Addition (Including vacated Cornell Street adjacent thereto) to the City of Grand Forks, North Dakota

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

		<u>STATUS OF REQUEST</u>		
		YES	NO	N/A
A.	Land Use Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	Transportation Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.	Housing Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Central Business District (CBD) Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	Neighborhood Development Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	Community Facilities Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Parks & Open Space Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.	Capital Improvements Program Element	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Include a document number for vacated Cornell Street.
3. Lot line between lots A & B should match the line type shown in the legend.
4. Revise drawing to scale 1"=20'.
5. Use level 4 access controls along University Avenue.
6. Show correct lot square footages.
7. Use the short version of the City Council approval certificate, as no new right of ways are created by this platting.