



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

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**Agenda Item: 3-5 (Public Hearing – Fast Track)** Replat of Lots B, R, and E, Block 1, Perkin’s 1st Addition, located at 2751 32<sup>nd</sup> 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:** Final approval of the request from Neset Land Surveys, on behalf of Grand Forks Associates Limited Partnership, for the replat of lot B, block 1, of the replat of lots 1 and 4, block 1, and lot R, block 1 of the replat of lot A, block 1 of the replat of lots 1 and 4, block 1, and Lot E, Block 1, of the replat of Lot D, Block 1, of the replat of lot 6, block 1, Perkins 1st Addition, to the City of Grand Forks, ND, located 2751 32<sup>nd</sup> Ave S, subject to the conditions shown on or attached to the review copy. Recommend the City Council approve the attached plat on February 18, 2020, subject to the conditions shown on or attached to the review copy.

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**February 5, 2020 – Committee Recommended Action:**

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**February 18, 2020 – Council Action:**

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**BACKGROUND:** This lot was previously brought forward and approved back in October 2019, however the developers and owners have since amended the desired lot boundary which requires a new approval by the Planning & Zoning Commission and City Council. Since the last approval, the developers worked with the owner to acquire more parking south and east of the site to appropriately meet their needs.

The owner of the property at 2751 32<sup>nd</sup> Ave S also owns the retail spaces anchored by the former grocery store. They have been working with a new tenant that will lease the property, with an option to purchase, in order to redevelop it for the new construction of a Discount Tire store. Part of the redevelopment is the need to replat the property in order for Discount Tire to lease additional land to provide enough parking on site to meet the required off-street parking amount of 29 stalls (1 stall per 400SF + number of employees on largest shift).

The replat incorporates additional land to the south from the larger mall parcel, additional land shown in red on the vicinity map. The internal circulation of the mall area will be improved as the development will better align the existing skewed internal intersection. The realignment will remove a limited amount of parking stalls from the mall parking lot, but the larger mall complex has excess stalls above their required parking amounts and will still meet code parking requirements.

Staff is recommending approval.

## **ANALYSIS AND FINDINGS OF FACT:**

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

## **SUPPORT MATERIALS:**

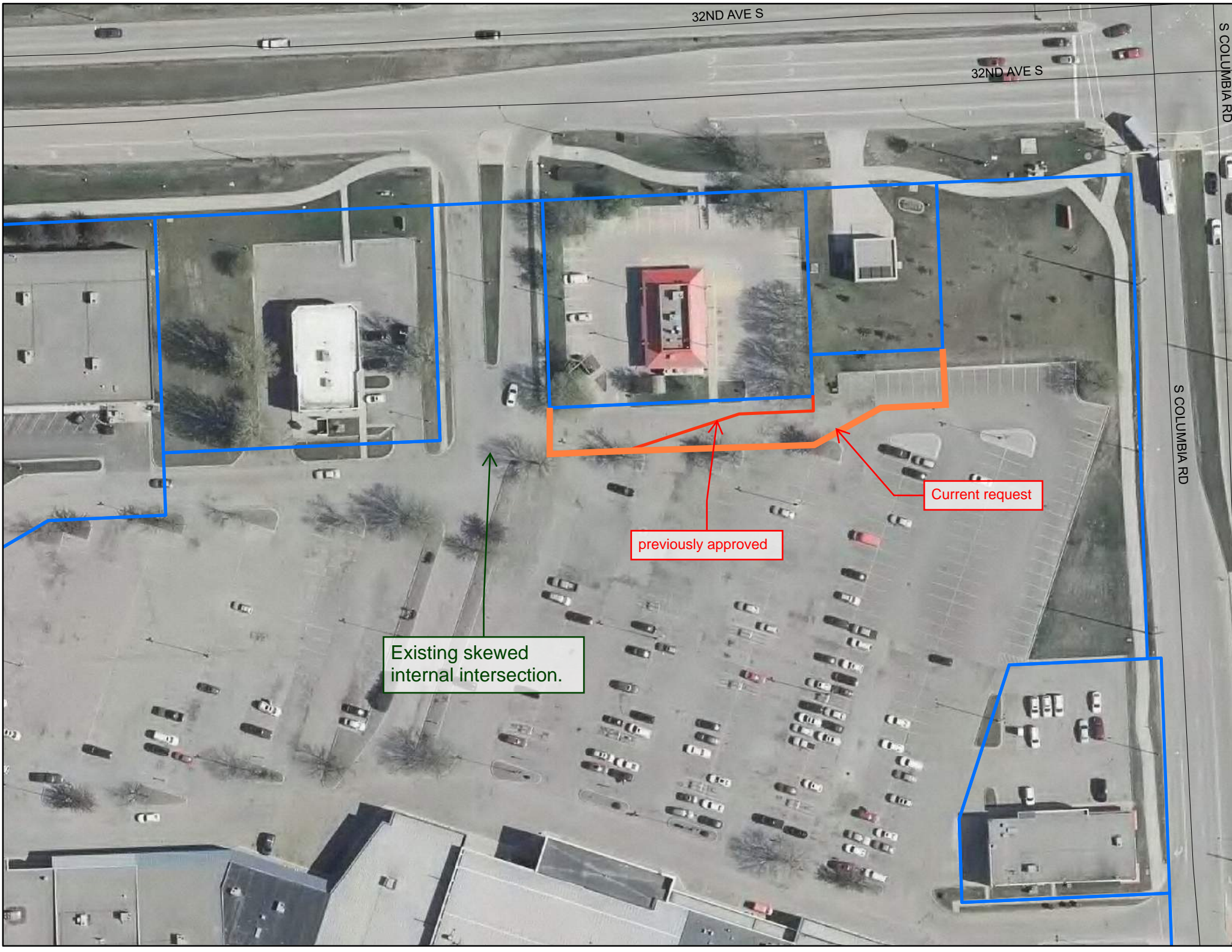
- Vicinity Map
- Plat map
- Technical change sheet

32ND AVE S

32ND AVE S

S COLUMBIA RD

S COLUMBIA RD

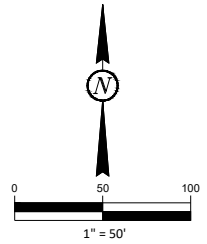
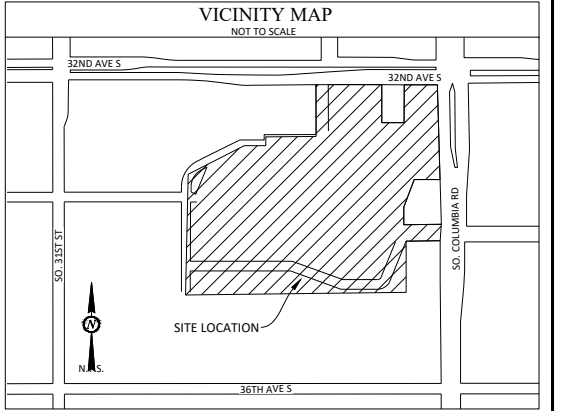
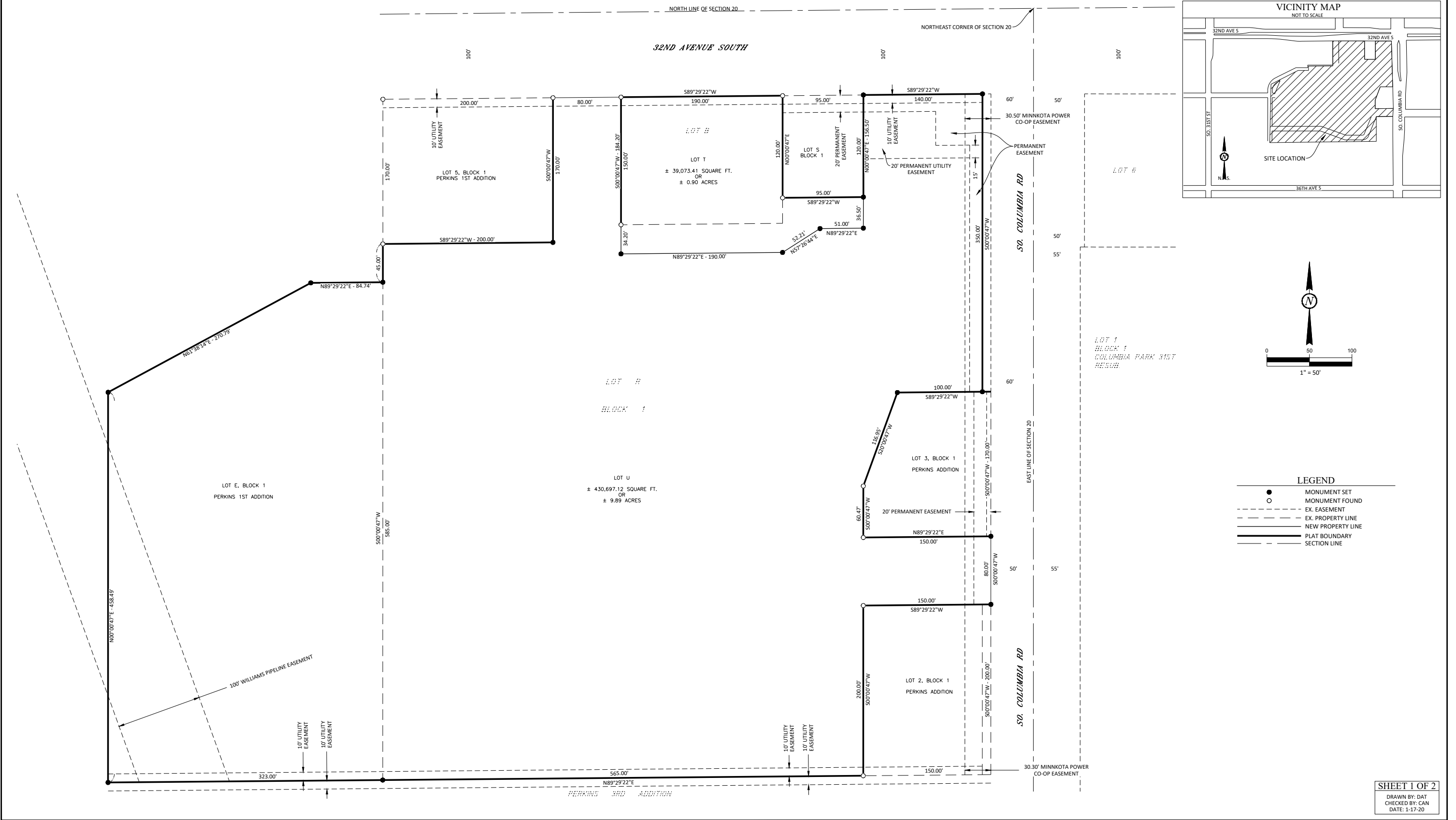


Current request

previously approved

Existing skewed  
internal intersection.

# A REPLAT OF LOT B, BLOCK 1, OF THE REPLAT OF LOTS 1 AND 4, BLOCK 1, AND LOT R, BLOCK 1, OF THE REPLAT OF LOT A, BLOCK 1 OF THE REPLAT OF LOTS 1 AND 4, BLOCK 1 PERKINS 1ST ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



**LEGEND**

- MONUMENT SET
- MONUMENT FOUND
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- NEW PROPERTY LINE
- PLAT BOUNDARY
- - - SECTION LINE

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Final Approval of A replat of lot B, block 1, of the replat of lots 1 and 4, block 1, and lot R, block 1 of the replat of lot A, block 1 of the replat of lots 1 and 4 block 1, and Lot E, Block 1, of the replat of Lot D, Block 1, of the replat of lot 6, block 1 Perkins 1st Addition, located at 2751 32<sup>nd</sup> Ave S, City of Grand Forks.

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. Label and draw adjacent plats lines.
2. Dash all existing lot and block text.
3. All proposed Lot and Block text larger and darker than existing.
4. Need to add two bearings on the proposed plat boundary.
5. Adjust the S. Columbia ROW at the intersection of 32<sup>nd</sup> Avenue S.
6. Revise the plat name
7. Add Access Control at both entrances.
8. Revise Legend to reflect access control line.
9. Add additional ROW widths.
10. Trim the plat boundary on the North line of Lot 3, Block 1.
11. Revise the Square feet and acres to reflect the actual Lot U.
12. Use the same line weight for the plat boundary on the North and East ROW lines.
13. Use the same line weight for the plat lot lines – West line of Lot B or new Lot T.
14. Label the easement widths in the NW corner and along S. Columbia Road.
15. Add the Level of access controls for both streets.
16. Add access control line to both entrances.
17. Add Block 1 above Lot U and larger than Lot 1 text.
18. Place a monument at the NE corner of Section 20.
19. Add PERKINS 1<sup>st</sup> ADDITION – Dashed on the plat.
20. Revise the Plat name on both sheets.
21. Revise Sheet 2 – Please verify the ownership for second Owner’s Certificate
22. Please revise the Owner's Certificate to meet our Land Development Code - City of Grand Forks, North Dakota. Also revise the Legal Description to match the Plat name.
23. Extend the signature line to match text.