



City of Grand Forks  
 Staff Report  
 Planning & Zoning Commission – June 4, 2025  
 City Council – June 16, 2025

Item 3-5 (Final) – Rezone Request	
<b>Title:</b> Ordinance to amend the zoning map to rezone from I-1 Light Industrial District to B-3 General Commercial District.	
<b>Location:</b> 2009, 2013, 2019, & 2105 Gateway Drive	
<b>Legal Descriptions:</b> Lot Three (3), Block Four (4), and the north half (N½) of the vacated alley contiguous and adjacent to the south side of said Lot Four (4); Lot Four (4), Block Four (4), and all of the vacated alley contiguous and adjacent to the south side of said Lot Four (4), Lot E, Block Four (4), of the Replat of Lots 5, 6, 15, 16, Block 4; Lot F, Block Four (4), of the Replat of Lots 5, 6, 15, 16, Block 4; Lots Seven (7), Eight (8), Seventeen (17) and Eighteen (18), Block Four (4), and all of the vacated alley between said Lot 7 and said Lot Seventeen (17) and also between said Lot Eight (8) and said Lot Eighteen (18) and that portion of vacated 13th Avenue North contiguous and adjacent to the south side of said Lots Seventeen (17) and Eighteen (18), Westacott’s Resubdivision.	
<b>Applicant:</b> Julie Erickson, Grand Forks Growth & Support Center	<b>Owner:</b> Grand Forks Growth & Support Center (formerly Agassiz Enterprises) (2105 & 2019 Gateway Drive), Stevens Mattress Manufacturing (2013 & 2009 Gateway Drive)
<b>Prepared By:</b> Sierra Johnson, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Rezone to bring properties into conformance to enable property purchase.	

Staff Recommendation
<b>Staff recommends approval of the ordinance to amend the zoning map to rezone from I-1 Light Industrial District to B-3 General Commercial District, Lot 3 &amp; N 1/2 OF ALLEY S OF &amp;, CONTIGUOUS THERETO, Lot 4 PLUS ALL OF VAC ALLEY S &amp; ADJ, THERETO &amp; Lot E, REPLAT OF Lots 5 &amp; 6, Lot F, REPLAT OF Lot 5, 6, 15 &amp; 16, and LOTS 7 &amp; 8 &amp; ALLEY SOUTH OF &amp; B04, ALL OF LOTS 17 &amp; 18, Block 4, Westacott’s Resubdivision, located at 2009, 2013, 2019, 2105 Gateway Drive. Recommend City Council grant approval, set and hold public hearing for June 16, 2025.</b>

Application Status
<b>May 7, 2025 – Planning and Zoning Commission Recommended Action:</b> Motion by Sande, second by Budke for preliminary approval of applicant request. Motion carried unanimously.
<b>May 19, 2025 – City Council Action:</b> Motion by Vein, second by Fridolfs to approve agenda. Motion carried unanimously.

**June 4, 2025 (Public Hearing)- Planning and Zoning Commission Recommended Action:**

**June 16, 2025 (Public Hearing) – City Council Action:**

Existing	Proposed
<b>Land Use:</b> Commercial use & unoccupied building	<b>Land Use:</b> Office and support services.
<b>Zoning:</b> I-1	<b>Zoning:</b> B-3
<b>Uses Permitted:</b> All uses permitted in I-1 district	<b>Uses Permitted:</b> All uses permitted in the B-3 district

Context
<b>Adjacent Zoning Districts:</b> B-3
<b>Adjacent Streets:</b> Gateway Drive
<b>Adjacent Bike/Ped Facilities:</b> N 20 <sup>th</sup> St Bike Route
<b>Adjacent CAT Routes:</b> Route 1 & 2

Consistency with 2050 Land Use Plan
<ul style="list-style-type: none"> <li>Existing and proposed land use/rezoning aligns with Land Use Plan.</li> </ul>

Background and Discussion
<ul style="list-style-type: none"> <li>This request is to rezone four lots from I-1 Light Industrial to B-3 General Business. Currently, the Grand Forks Growth and Support Center occupies the building that is located at 2105 &amp; 2019 Gateway Dr, and the building next door at 2013 &amp; 2009 (parking lot) is vacant. The Growth and Support Center is looking to purchase the 2013 &amp; 2009 properties and utilize them for additional office space. However, the applicant is running into issues in completing the sale because the property is zoned as I-1, making their existing operation and proposed acquisition non-conforming use.</li> <li>The non-conforming use is holding up and preventing the sale of property at this time. The applicant hopes to get approval for rezoning to meet the tentative mid-July closing timeframe.</li> <li>The existing use and proposed use at the new property are permitted within the B-3 district.</li> <li>The properties are surrounded by B-3 zoned properties.</li> <li>The remaining I-1 properties in the area are being approached by staff to consider rezoning to B-3 as well.</li> <li>Staff is recommending approval.</li> </ul>

Notices
<b>Grand Forks Herald Public Hearing Notice Published:</b> May 21, 2025
<b>Letters Sent to Property Owners within 800 feet:</b> May 22, 2025

**Comments Received:** None at time of posting.

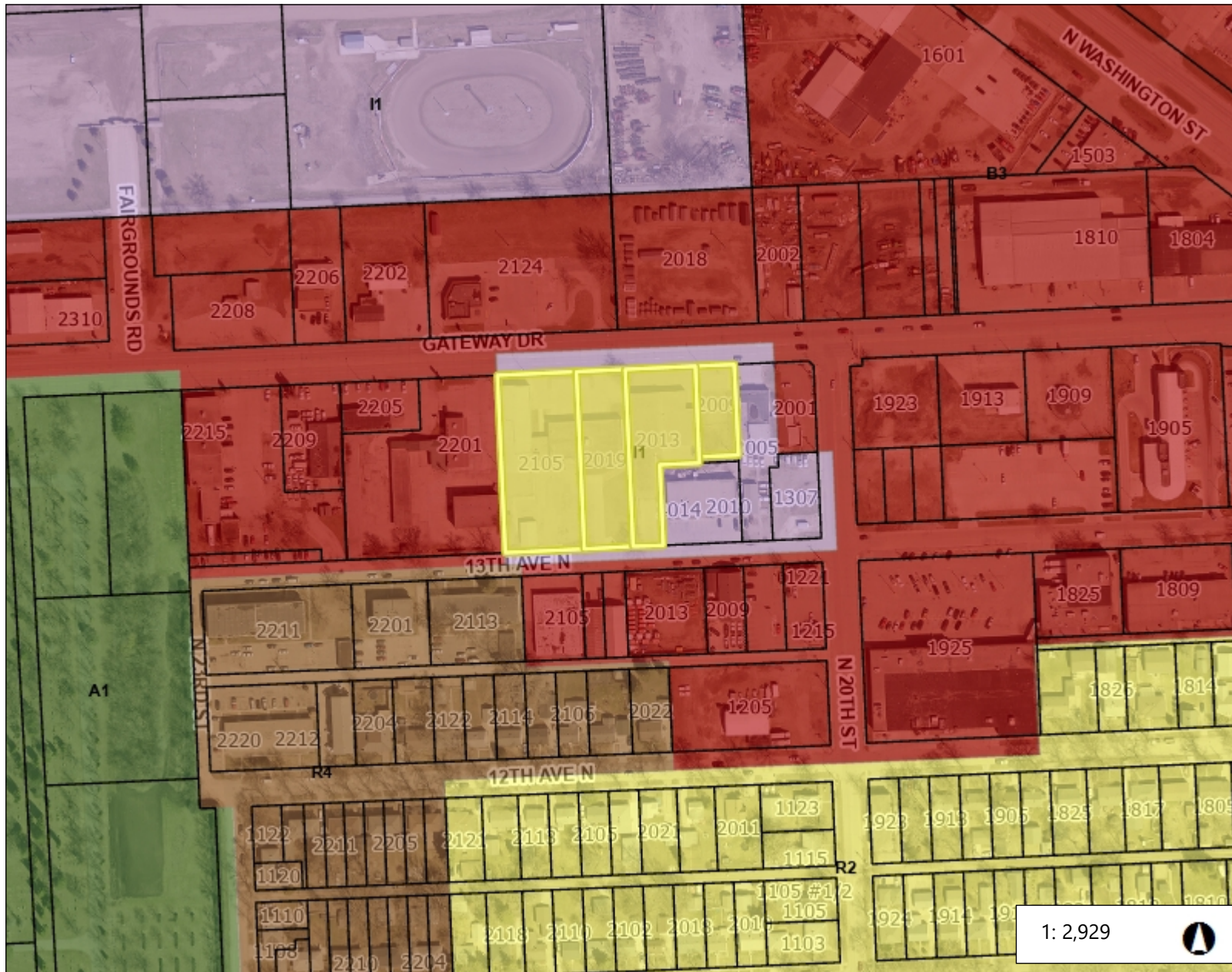
#### **Findings of Fact**

- Rezoning Ordinances requires two actions by both the Planning and Zoning Commission and the City Council.
- Office and support services use of current facility and proposed expansion of use after acquiring adjacent property is non-conforming within the existing I-1 District.
- Office and support services are permitted within B-3 districts.
- B-3 district is directly adjacent to this site and aligns with intentions of Gateway Drive corridor.

#### **Attachments**

- Rezoning map
- Rezoning Ordinance

# 2009, 2013, 2019, 2015 Rezonings



## Legend

☐ Active Parcels

### Zoning District

- A1
- A2
- AD
- AG
- B1
- B2
- B3
- B4
- BP
- C
- C/IH
- C/MF
- C1
- C2
- CBD
- CH
- EC
- FS
- GC
- I1
- I2
- IH
- MF
- MF3
- MH
- MS
- NS
- OM
- P
- P/SC
- R1
- R2

1: 2,929



0.1 0 0.05 0.1 Miles

NAD\_1983\_StatePlane\_North\_Dakota\_North\_FIPS\_3301\_Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Selected parcels rezoned from I-1 Light Industrial District to B-3 General Business District.

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the zoning map to rezone and exclude from I-1 Light Industrial District and to include within B-3 General Business District, **Lot Three (3), Block Four (4), and the north half (N½) of the vacated alley contiguous and adjacent to the south side of said Lot Four (4); Lot Four (4), Block Four (4), and all of the vacated alley contiguous and adjacent to the south side of said Lot Four (4), Lot E, Block Four (4), of the Replat of Lots 5, 6, 15, 16, Block 4; Lot F, Block Four (4), of the Replat of Lots 5, 6, 15, 16, Block 4; Lots Seven (7), Eight (8), Seventeen (17) and Eighteen (18), Block Four (4), and all of the vacated alley between said Lot 7 and said Lot Seventeen (17) and also between said Lot Eight (8) and said Lot Eighteen (18) and that portion of vacated 13th Avenue North contiguous and adjacent to the south side of said Lots Seventeen (17) and Eighteen (18), Westacott's Resubdivision,** to the City of Grand Forks, North Dakota.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA, PURSUANT TO ITS HOME RULE CHARTER THAT:

Section 1. Amending Clause

The Zoning Map of the City of Grand Forks, established by Section 18-0205(2), of the Grand Forks City Code of 1987, as amended, is hereby amended as follows:

To rezone and exclude from I-1 Light Industrial District and to include within B-3 General Business District, **Lot Three (3), Block Four (4), and the north half (N½) of the vacated alley contiguous and adjacent to the south side of said Lot Four (4); Lot Four (4), Block Four (4), and all of the vacated alley contiguous and adjacent to the south side of said Lot Four (4), Lot E, Block Four (4), of the Replat of Lots 5, 6, 15, 16, Block 4; Lot F, Block Four (4), of the Replat of Lots 5, 6, 15, 16, Block 4; Lots Seven (7), Eight (8), Seventeen (17) and Eighteen (18), Block Four (4), and all of the vacated alley between said Lot 7 and said Lot Seventeen (17) and also between said Lot Eight (8) and said Lot Eighteen (18) and that portion of vacated 13th Avenue North contiguous and adjacent to the south side of said Lots Seventeen (17) and Eighteen (18), Westacott's Resubdivision,** to the City of Grand Forks, North Dakota.

Section 2. Effectivity

This ordinance shall be in full force and effect after its passage and approval as provided by law.

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Brandon Bochenski, Mayor

ATTEST:

\_\_\_\_\_  
Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second Reading and final passage:

Approved:

Published: Not required by law.