



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

| Item 4-1 (Preliminary) – Rezone Request   |  |
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| <b>Title:</b> Ordinance to amend the zoning map to rezone from UD University District to Multiple-Family Residence District R-4 |  |
| <b>Location:</b> 2920 5 <sup>th</sup> Ave N   |  |
| <b>Current Legal Description:</b> Lots 10, 11, 12, and South ½ of Lot 13, Block 6, University Place Addition                    |  |
| <b>Proposed Legal Description:</b> Lots 10, 11, 12, and South ½ of Lot 13, Block 6, University Place Addition                   |  |
| <b>Applicant:</b> Mike Opp  | <b>Owner:</b> Oxford Two, LLC  |
| <b>Prepared By:</b> Haylie Grasser, Planner   | <b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development |
| <b>Purpose:</b> Rezone the current parcels in order to develop the area for 5 unit townhomes.                                   |  |

| Staff Recommendation   |
|--|
| <b>Staff recommends preliminary approval of the ordinance to amend the zoning map to rezone from University District (UD) District to the Multi-Family High Density (R4) Residential District, Lots 10, 11, 12, and South ½ of Lot 13, Block 6, University Place Addition, located at 2950 5<sup>th</sup> Ave N. Recommend City Council grant preliminary approval and set public hearing for July 21, 2025.</b> |

| Application Status   |
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| <b>June 4, 2025 – Planning and Zoning Commission Recommended Action:</b>                 |
| <b>June 16, 2025 – City Council Action:</b>  |
| <b>July 9, 2025 (Public Hearing)- Planning and Zoning Commission Recommended Action:</b> |
| <b>July 21, 2025 (Public Hearing) – City Council Action:</b>                             |

| Existing                              | Proposed                                      |
|---------------------------------------|---|
| <b>Land Use:</b> Vacant               | <b>Land Use:</b> Multi-family Residential R-4 |
| <b>Zoning:</b> UD-University District | <b>Zoning:</b> R-4                            |

|  |   |
|--|---|
| <b>Uses Permitted:</b> All uses permitted in UD District | <b>Uses Permitted:</b> All uses permitted in R-4 District |
|--|---|

| <b>Context</b>   |
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| <b>Adjacent Zoning Districts:</b> U-D University District  |
| <b>Adjacent Streets:</b> 5 <sup>th</sup> Ave N & Cambridge St                                      |
| <b>Adjacent Bike/Ped Facilities:</b> Shared use paths along University Ave & 6 <sup>th</sup> Ave N |
| <b>Adjacent CAT Routes:</b> Routes 1, 2 & 5  |

| <b>Consistency with 2050 Land Use Plan</b>  |
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| <p>This request and coinciding requests align with the following Land Use goals and objectives:</p> <ul style="list-style-type: none"> <li>• Housing Goal 1 - Objective A: "Increase a well-maintained mix of housing opportunities to provide for the spectrum of existing and potential residents."</li> <li>• Housing Goal 2 - Objective B: "The City will not constrain the housing supply with unnecessary regulations and will ensure regulations allow housing types that families that can buy or rent."</li> <li>• General Development Goal 1 - Objective C: "Partner with developers and residents to ensure that infill and new neighborhood development creates a unique, identifiable place."</li> </ul> |

| <b>Background and Discussion</b>   |
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| <ul style="list-style-type: none"> <li>• This request is to rezone two lots from U-D University District to R-4 Multiple Family Resident District.</li> <li>• The proposed layout shows 5 attached homes, 4 bedrooms each. Parking is typically the largest concern in the area; the development would require 1 stall per bedroom for a total of 20 stalls. The garages will provide 10 parking stalls for the lot and the remaining 10 parking stalls will have the option of being placed along the alley or stacked behind the garages.</li> <li>• The properties are currently surrounded by the University District (UD). UD allows for single family or duplex residential types, fraternity or sorority houses, or any type of student housing if associated and operated by UND.</li> <li>• Notice to the adjacent properties 800 feet around will be sent out prior to July 9<sup>th</sup> meeting.</li> </ul> |

| <b>Findings of Fact</b>   |
|---|
| <ul style="list-style-type: none"> <li>• Rezone is requested to develop the area into attached residential townhomes.</li> <li>• Rezoning Ordinances require two actions by both the Planning and Zoning Commission and the City Council and subsequent public hearings.</li> </ul> |

| <b>Attachments</b>   |
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| <ul style="list-style-type: none"> <li>• Vicinity Map</li> </ul> |



- Development Concept
- Rezoning Ordinance



2 FRONT ELEVATION  
3/32" = 1'-0"

PREMIER BUILDERS  
PRELIMINARY CONCEPT

DATE:  
5-28-25  
REVISED DATE:  
XX-XX-XX  
JOB NUMBER:  
XXXXXX  
DRAWN BY:  
B.P.

SHEET  
1

**Lumber Mart Inc.**  
3803 S. 20TH ST. GRAND FORKS, ND 58041 PHONE: 703.724.038  
1910 BUSINESS HWY. 2 EAST, EAST GRAND FORKS, MN 55721 PHONE: 218.773.1181  
WEBSITE: WWW.LUMBERMARTINC.COM

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

An ordinance to amend the zoning map to rezone and exclude from U-D University District and to include within R-4 Multiple-Family Residence District, **Lots 10, 11, 12 & South ½ of Lot 13, Block 6 of University Place Addition**, to the City of Grand Forks, North Dakota, located at 2920 5<sup>th</sup> Ave N.

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 U-D University District and to include within R-4 Multiple-Family Residence District, **Lots 10, 11, 12 & South ½ of Lot 13, Block 6 of University Place Addition**, to the City of Grand Forks, North Dakota, located at 2920 5<sup>th</sup> Ave N.

Section 2. Effectivity

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

\_\_\_\_\_  
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.