

ORDINANCE NO. 4917

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 5th 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 5th 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: 06/16/2025
Public Hearing: 07/21/2025
Second Reading and final passage:07/21/2025
Approved:07/21/2025
Published: Not required by law.



**City of Grand Forks
Staff Report**

**Planning & Zoning Commission – July 9, 2025
City Council – July 21, 2025**

APPROVED & ACCEPTED
by City Council

Maureen Storstad
Maureen Storstad
City Auditor

07/21/2025

Item 3-3 (Final) – Rezone Request	
Title: Ordinance to amend the zoning map to rezone from UD University District to Multiple-Family Residence District R-4	
Location: 2920 5 th Ave N	
Current Legal Description: Lots 10, 11, 12, and South ½ of Lot 13, Block 6, University Place Addition	
Proposed Legal Description: Lots 10, 11, 12, and South ½ of Lot 13, Block 6, University Place Addition	
Applicant: Mike Opp	Owner: Oxford Two, LLC
Prepared By: Haylie Grasser, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Rezone the current parcels in order to develop the area for 5 unit townhomes.	

Staff Recommendation
Staff recommends final 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 5th Ave N. Recommend City Council grant preliminary approval and set public hearing for July 21, 2025.

Application Status
June 4, 2025 – Planning and Zoning Commission Recommended Action: <i>Motion by Sande, second by Reichert for preliminary approval of applicant request. Motion carried unanimously.</i>
June 16, 2025 – City Council Action: <i>Motion by Fridolfs, second by Weigel, to approve as presented on consent agenda. Motion passed unanimously.</i>
July 9, 2025 (Public Hearing)- Planning and Zoning Commission Recommended Action: <i>Motion by Reichert, second by Sande for approval of applicant request. Motion carried unanimously.</i>
July 21, 2025 (Public Hearing) – City Council Action: Motion by Weigel, second by Osowski to approve applicant request. Motion passed 6-1, Vein dissenting.

Existing	Proposed
Land Use: Vacant	Land Use: Multi-family Residential R-4

Zoning: UD-University District	Zoning: R-4
Uses Permitted: All uses permitted in UD District	Uses Permitted: All uses permitted in R-4 District

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

Consistency with 2050 Land Use Plan
<p>This request and coinciding requests align with the following Land Use goals and objectives:</p> <ul style="list-style-type: none"> • Housing Goal 1- Objective A: "Increase a well-maintained mix of housing opportunities to provide for the spectrum of existing and potential residents." • 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." • General Development Goal 1 - Objective C: "Partner with developers and residents to ensure that infill and new neighborhood development creates a unique, identifiable place."

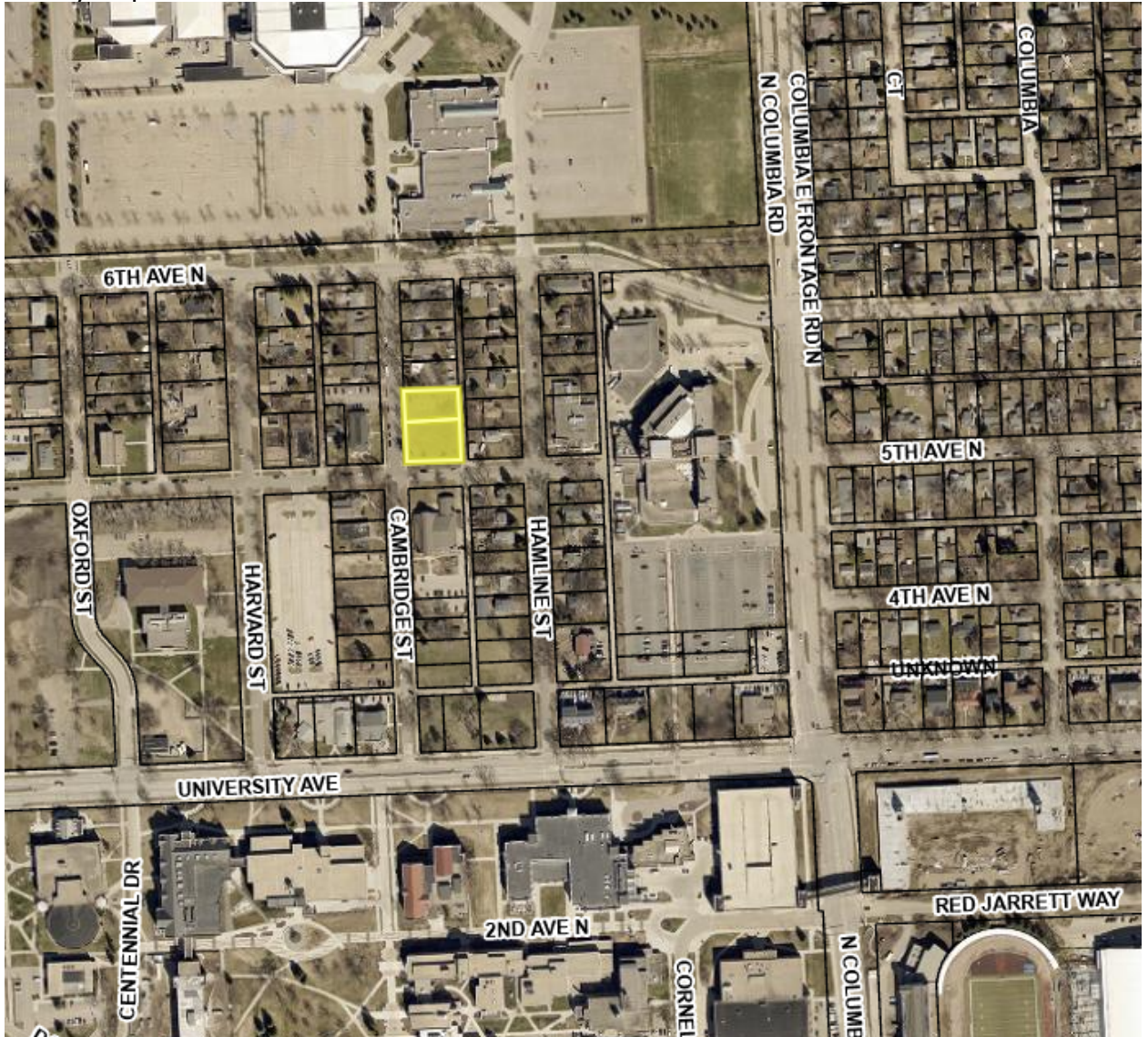
Background and Discussion
<ul style="list-style-type: none"> • This request is to rezone two lots from U-D University District to R-4 Multiple Family Resident District. • The proposed layout shows 5 attached homes, 4 bedrooms each. Parking is typically the largest concern in the area; the development 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. • 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. • Notice to the adjacent properties 800 feet around were sent out with no comments.

Notices
Grand Forks Herald Public Hearing Notice Published: June 25, 2025
Comments Received: None at time of posting.

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

Attachments

- Vicinity Map



- Development Concept
- Rezoning Ordinance



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

PREMIER BUILDERS
PRELIMINARY CONCEPT

Lumber Mart Inc.
3503 S. 20TH ST. GRAND FORKS, ND 58001 PHONE: 703.724.0182
1910 BUSINESS HWY. 2 EAST, EAST GRAND FORKS, MN 55721 PHONE: 218.773.1181
WEBSITE: WWW.LUMBERMARTINC.COM

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

SHEET:
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