



City of Grand Forks

Staff Report

Planning & Zoning Commission – August 6, 2025

City Council – August 18, 2025

**APPROVED & ACCEPTED**  
 by City Council  
  
 08/18/2025  
 Maureen Storstad  
 City Auditor

<b>Item 3-1 (Final) - Rezone Request</b>	
<b>Title:</b> Ordinance to amend zoning map – rezoning multiple properties from B-3 General Business District to R-2 One-Two Family Residence District, B-3 General Business District to R-4 Multi-Family Residence District, B-1 Limited Business District to R-2 One-Two Family Residence District	
<b>Locations:</b> See attachment	
<b>Current Legal Descriptions:</b> See attachment	
<b>Applicant:</b> Planning Department	<b>Owners:</b> See Attachments
<b>Prepared By:</b> Haylie Grasser, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Comm Development
<b>Purpose:</b> Request to rezone existing single family use properties from nonconforming zoning districts to conforming residential districts.	

<b>Staff Recommendation</b>
<p><b>Staff recommends final approval of the ordinance to amend the Zoning Map to rezone existing single family properties addressed as:</b>  <b>1302 5<sup>th</sup> Ave N, 1308 6<sup>th</sup> Ave N, 623 S 16<sup>th</sup> St, 1412 N 1<sup>st</sup> St, 1411 N 1<sup>st</sup> St, 1415 12<sup>th</sup> Ave S, 702 S 14<sup>th</sup> St &amp; 1221 6<sup>th</sup> Ave N</b>  <b>From their described business zoning districts to new conforming residential districts as described on attached listing. Staff recommends approval of the request and for City Council to schedule and hold a public hearing on August 18, 2025.</b></p>

<b>Application Status</b>
<p><b>July 9, 2025 – Planning and Zoning Commission Recommended Action:</b>            Motion by Reichert, second by Sande to approve staff recommendation, motion passed unanimously.</p>
<p><b>July 21, 2025 – City Council Action:</b> Motion by Oswoski, second by Berg to approve request. Motion passed unanimously.</p>
<p><b>August 6, 2025 (Public Hearing) - Planning and Zoning Commission Recommended Action:</b>            Motion by Reichert, second by Budke for approval of staff recommendation. Motion carried unanimously.</p>
<p><b>August 18, 2025 (Public Hearing) – City Council Action:</b>            Motion by Oswoski, second by Berg to approve. Motion passed unanimously.</p>

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Residential Homes	<b>Land Use:</b> No proposed changes
<b>Zoning:</b> B-1 Limited Business District B-3 General Business District	<b>Zoning:</b> R-2 One-Two Family Residence District R-4 Multi-Family Residence District
<b>Uses Permitted:</b> All permitted listed in B-1 All permitted listed in B-3	<b>Uses Permitted:</b> All permitted listed in R-2 All permitted listed in R-4

<b>Consistency with 2050 Land Use Plan</b>
<p>Request is consistent with:</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 full spectrum of existing and potential residents.</li> <li>- Housing – Goal 2 – Objective B The City will not constrain the housing supply with unnecessary regulation and will ensure regulations allow housing types that families that can buy or rent. effectively as possible, relying upon infill opportunities and the growth tier system.</li> </ul>

<b>Background and Discussion</b>
<ul style="list-style-type: none"> <li>- These requests are hopefully the first round of requests after Planning sent out 43 letters to existing single family property owners about their non-conforming use status. Eight property owners gave verbal or written consent to proceed with rezoning to bypass any future issues nonconforming status causes at time of sale or refinancing: <ul style="list-style-type: none"> <li>- 2 lots are located within a B-1 District and would be rezoned to R-2.</li> <li>- 3 lots are located within a B-3 District and would be rezoned to R-2.</li> <li>- 3 lots are also within a B-3 District, however these would be rezoned R-4 to stay consistent with adjacent zoning.</li> </ul> </li> <li>- The commercial zoning was put into place a number of decades ago to make the residential homes non-conforming and require the houses to shift to commercial natures when they were improved or sold.</li> <li>- Given the housing market increasing demands in our community and the decline of commercial bricks and mortar needs, the previous desire and plan to transition existing units to commercial is no longer a viable option, and ultimately further increases housing concerns as this existing home is unable to be financed under its nonconforming status in the commercial district.</li> <li>- 702 S 14<sup>th</sup> St was previously requested to be rezoned to residential in 2015 due to limited financing opportunities. At that time the request was denied. Given the above described changes and demand in housing market, staff is supportive of rezoning the property today.</li> <li>- Staff encourages the continuation of existing housing and is recommending approval of the rezonings.</li> </ul>

<b>Findings of Fact</b>
<ul style="list-style-type: none"> <li>• Rezoning requires two actions by both the Planning and Zoning Commission and the City</li> </ul>

Council.

- Housing is a current community need and priority, and it is recommended the existing housing unit be maintained over any previous plan to transition housing to commercial.
- Rezoning request is compatible with the 2050 Future Land Use Map.

#### **Attachments**

- Rezoning Ordinance
- Rezoning Property List with legal descriptions included
- Rezoning – Property Location Maps

## Properties to be Rezoned

Rezoning From B-1 Limited Business to R-2 One & Two Family District								
House Number	Street Name	Legal Description	Parcel #	Current Use	Current Zoning	Proposed New Zoning	Owner Name	Commercial Corridor
1302	5 <sup>th</sup> Ave N	LOTS 23 & 24, LESS EAST 12' B 7 OF LOT 24 FOR HIGHWAY BUDGE & Eshelman's 3RD ADDITION	44.1206.076.01	SF	B1	R2	Marc Brecke	Washington
1308	6 <sup>th</sup> Ave N	LOTS 4 & 5 B 8 BUDGE & Eshelman's 3RD ADDITION	44.1206.078.00	SF	B1	R2	Timothy Berg	Washington
Rezoning From B-3 General Business to R-2 One & Two Family District								
House Number	Street Name	Legal Description	Parcel #	Current Use	Current Zoning	Proposed New Zoning	Owner Name	Commercial Corridor
623	S 16 <sup>th</sup> St	SOUTH 10' OF LOT 168 & ALL OFBE LOT 169 WILLMAR ADDITION	44.3305.073.00	SF	B3	R2	Dale Rooker	Demers
1412	N 1 <sup>st</sup> St	NORTH 45' OF LOTS 1-6 B 3 RIVERSIDE PARK ADDITION	44.2802.026.00	SF	B3	R2	Tanner Enlow	Gateway
1411	N 1 <sup>st</sup> St	NORTH 43.5' OF LOTS 12,13, B 2 14, 15 & 16 RIVERSIDE PARK ADDITION	44.2802.016.00	SF	B3	R2	Bruce Socwell	Gateway
Rezoning From B-3 General Business to R-4 High Density Multi-Family District								
House Number	Street Name	Legal Description	Parcel #	Current Use	Current Zoning	Proposed New Zoning	Owner Name	Commercial Corridor
1415	12 <sup>th</sup> Ave S	LOTS 13 & 15 B23 VILLARD'S ADDITION	44.3203.259.00	SF	B3	R4	Geraldine Olson	Washington
702	S 14 <sup>th</sup> St	LOTS 83 & 84 BD WILLMAR ADDITION	44.3305.044.00	SF	B3 (Previously denied)	R4	Jeanie Vigen	Washington
1221	6 <sup>th</sup> Ave N	LOT 20 & EAST 1/2 OF LOT 22 B C BUDGE & Eshelman's 2ND ADDITION	44.1205.079.00	SF	B3	R4	Henry Benoit	Washington

# 1302 5th Ave N, 1308 6th Ave N, 1221 6th Ave N Rezoning



## 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: 1,500



0.0 0 0.02 0.0 Miles

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

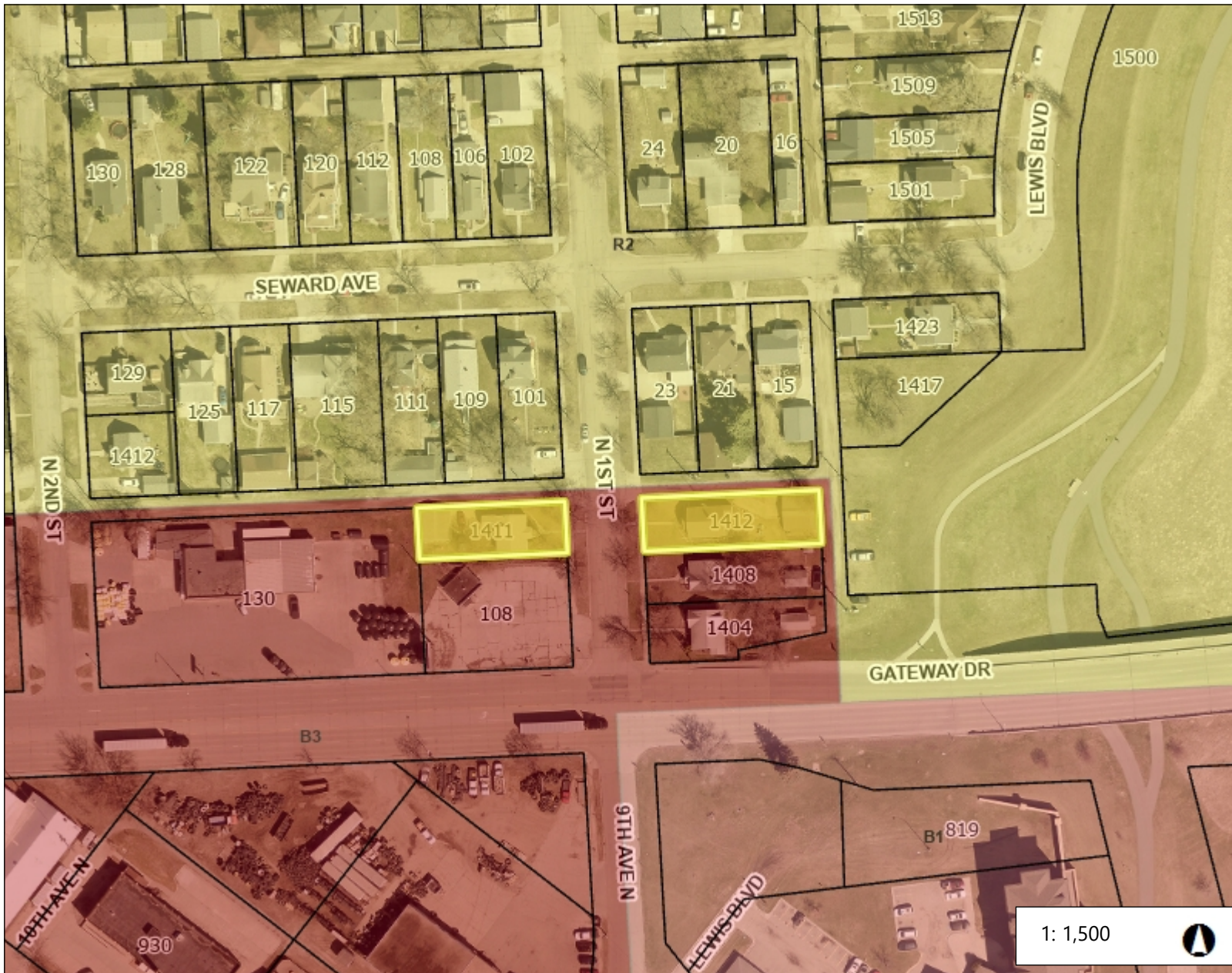
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## Notes

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# 1411 & 1412 N 1st St - B-3 to R-2 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: 1,500



0.0 0 0.02 0.0 Miles

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

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## Notes

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## ORDINANCE NO. 4920

An ordinance to amend the zoning map to rezone non-conforming properties as described here in,

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 the from B-1 Limited Business District and to include within R-2 One & Two Family Residence District, the following properties:

- **Lots 23 & 24, Less East 12' Block 7 of Lot 24, for Highway BUDGE & ESHELMAN'S 3RD ADDITION**, to the City of Grand Forks, North Dakota, located at 1302 5<sup>th</sup> Avenue North.
- **Lots 4 & 5, Block 8, BUDGE & ESHELMAN'S 3RD ADDITION**, to the City of Grand Forks, North Dakota, located at 1308 6<sup>th</sup> Avenue North.

To rezone and exclude from B-3 General Business District and to include within R-2 One & Two Family Residence District, the following properties:

- **South 10' of Lot 168 & All of Lot 169, WILLMAR ADDITION**, to the City of Grand Forks, North Dakota, located at 623 South 16<sup>th</sup> Street.
- **North 45' of Lots 1-6, Block 3, RIVERSIDE PARK ADDITION**, to the City of Grand Forks, North Dakota, located at 1412 North 1<sup>st</sup> Street.
- **North 43.5' of Lots 12 & 13, Block 2, 14, 15 & 16 RIVERSIDE PARK ADDITION**, to the City of Grand Forks, North Dakota, located at 1411 North 1<sup>st</sup> Street.

To rezone and exclude from B-3 General Business District and to include within R-4 High Density Multi-Family Residence District, the following properties:

- **Lots 13 & 15, Block 23, VILLARD'S ADDITION**, to the City of Grand Forks, North Dakota, located at 1415 12<sup>th</sup> Avenue South.
- **Lots 83 & 84, Block D, WILLMAR ADDITION**, to the City of Grand Forks, North Dakota, located at 702 South 14<sup>th</sup> Street.
- **Lot 20 & East 1/2 of Lot 22, Block C, BUDGE & ESHELMAN'S 2ND ADDITION**, , to the City of Grand Forks, North Dakota, located at 1221 6<sup>th</sup> Avenue North.

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:

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Maureen Storstad, City Auditor

Introduction and first reading: 07/21/2025

Public Hearing: 08/18/2025

Second Reading and final passage: 08/18/2025

Approved: 08/18/2025

Published: Not required by law.