



City of Grand Forks

Staff Report

Planning & Zoning Commission – August 6, 2025

City Council – August 18, 2025

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

Item 3-2 (Final) – Rezone Request	
Title: Ordinance to amend the zoning map to rezone from I-1 Light Industrial District to B-3 General Commercial District.	
Location: 1307 North 20 th Street; 2001, 2003, 2005 Gateway Drive; and 2010, 2012, 2014 13 th Avenue North	
Legal Descriptions: Lots G, H, J, and K, Replat of Lots A, B, C, D, and Lots 13 & 14, Block 4, Westacott’s Resubdivision.	
Applicant: Planning Department	Owner: Corlyn Investments, LLC (1307 N 20 th St & 2001, 2003, 2005 Gateway Dr); Muddy Waters Clay Center, LLC (2010, 2012, 2014 13 th Ave N)
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Rezone to bring properties into conformance.	

Staff Recommendation
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, Lots G, H, J, and K, Replat of Lots A, B, C, D, and Lots 13 & 14, Block 4, Westacott’s Resubdivision, located at 1307 North 20th Street; 2001, 2003, 2005 Gateway Drive; and 2010, 2012, 2014 13th Avenue North. Recommend City Council grant approval, set and hold public hearing for August 18, 2025.

Application Status
July 9, 2025 – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Holt for approval of staff recommendation. Motion passed unanimously.
July 21, 2025 – City Council Action: Motion by Osowski, second by Weigel for approval of staff recommendation. Motion passed unanimously.
August 6, 2025 (Public Hearing)- Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Matson for approval of request. Motion carried unanimously.
August 18, 2025 (Public Hearing) – City Council Action: Motion by Osowski, second by Berg to approve. Motion passed unanimously.

Existing	Proposed
Land Use: Commercial uses	Land Use: No change proposed.
Zoning: I-1	Zoning: B-3
Uses Permitted: All uses permitted in I-1 district	Uses Permitted: All uses permitted in the B-3 district

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

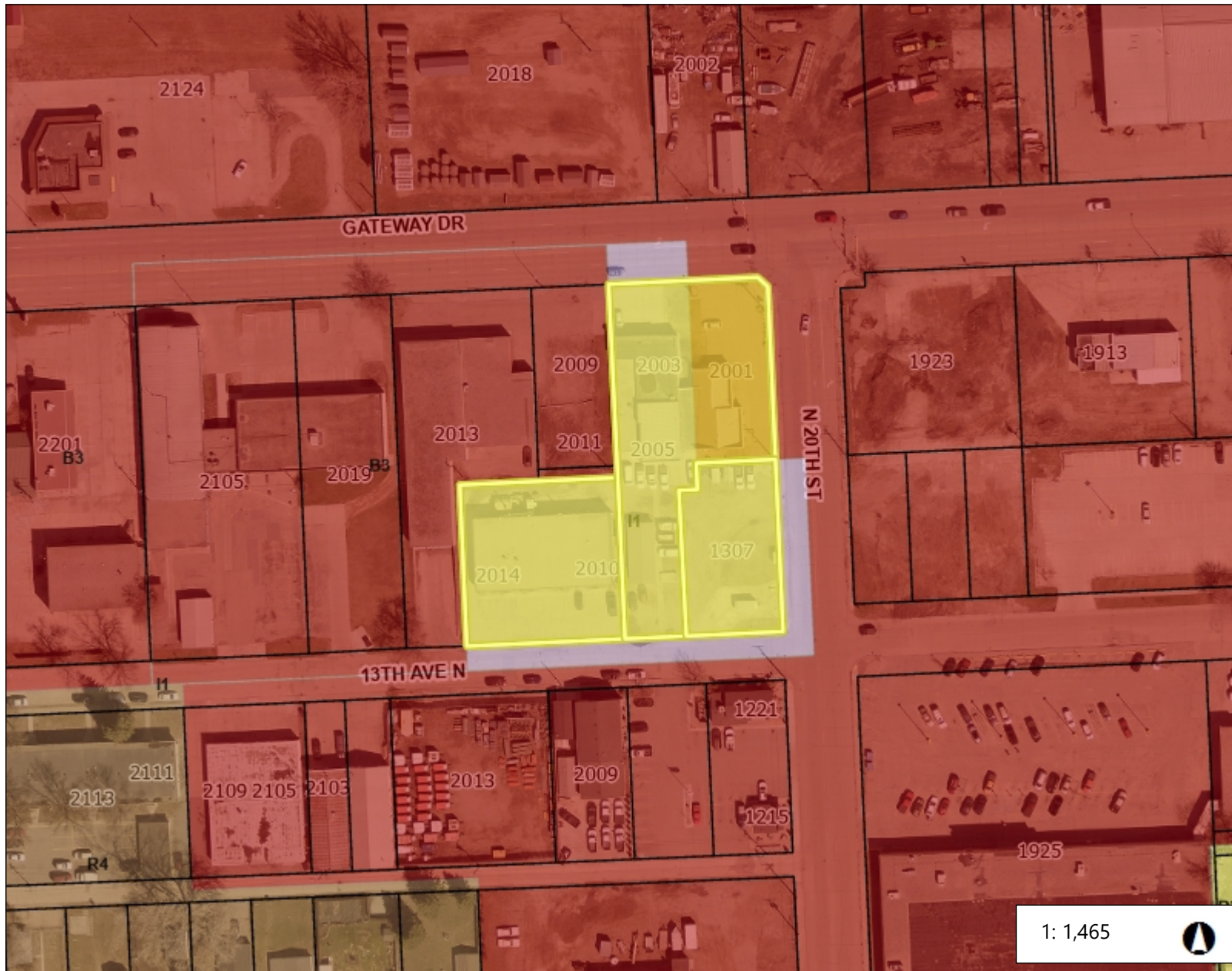
Consistency with 2050 Land Use Plan
<ul style="list-style-type: none"> Existing and proposed land use/rezoning aligns with Land Use Plan.

Background and Discussion
<ul style="list-style-type: none"> This request is to rezone three lots from I-1 Light Industrial to B-3 General Business. The two properties located at 1307 N 20th St & 2001, 2003, 2005 Gateway Drive are under the same ownership. Together, they operate as a multi-tenant commercial building which includes a salon and office space for a contractor and an interior design business. The property located at 2010, 2012, and 2014 13th Ave N operates as Muddy Waters Clay Center Inc. Both properties' uses align with B-3 rather than I-1, so their uses are currently non-conforming. This request is to rezone the properties to bring them into conformance. The existing uses of office space, salon, and art studio are permitted within the B-3 district. This rezoning also cleans up 2001 property having both zoning districts on the one property. These properties are abutting 2009, 2013, 2019, and 2105 Gateway Drive which were rezoned last month from I-1 to B-3 for similar reasons as well. Staff is recommending approval.

Findings of Fact
<ul style="list-style-type: none"> Rezoning Ordinances requires two actions by both the Planning and Zoning Commission and the City Council. Current uses are non-conforming within the existing I-1 District. Office and commercial uses are permitted within B-3 districts. B-3 district is directly adjacent to this site and aligns with intentions of Gateway Drive corridor.

Attachments
<ul style="list-style-type: none"> Rezoning map Rezoning Ordinance

N 20th St, Gateway Dr, and 13th Ave N 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: 1,465



0.0 0 0.02 0.0 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

Notes

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ORDINANCE NO. 4921

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, **Lots G, H, J, and K, Replat of Lots A, B, C, D, Block 4, and Lots 13 and 14, Block 4, 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, **Lots G, H, J, and K, Replat of Lots A, B, C, D, Block 4, and Lots 13 and 14, Block 4, 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.

Brandon Bochenski, Mayor

ATTEST:

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.