



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 3-5 (Final) – Replat Request	
Title: Replat of University Place	
Location: 2920 5 th Avenue North	
Current Legal Description: Lots 10 through 12 & the south half of Lot 13, Block 6, Plat of University Place	
Proposed Legal Description: Lot A-E, Block 6 Plat of University Place	
Applicant: CPS, Ltd.	Owner: Oxford Two, LLC
Prepared By: Haylie Grasser, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Create five lots for the attached homes proposed for these parcels	

Staff Recommendation
Recommending final approval of Lots 10 through 12 & the south half of Lot 13, Block 6, Plat of University Place, located at 2920 5th Ave N, subject to conditions shown on attached review copy.

Application Status
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 Berg, second by Vein to approve on consent agenda. Motion passed unanimously.

Existing	Proposed
Land Use: Vacant	Land Use: No Changes
Zoning: Multi-family Residential R-4	Zoning: No Changes
Uses Permitted: All uses permitted in R-4 district.	Uses Permitted: No Changes

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

- Aligns with housing Goal 1, Objective A:
 - “Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents.”
- Aligns with 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

- The request is a minor replat which takes two existing parcels and divides them into five parcels.
- This replat is subsequent to the rezone which was passed by City Council July 21st.
- The plat will have new 10' utility easements along the west, south and east sides.
- Staff is recommending approval of the request.

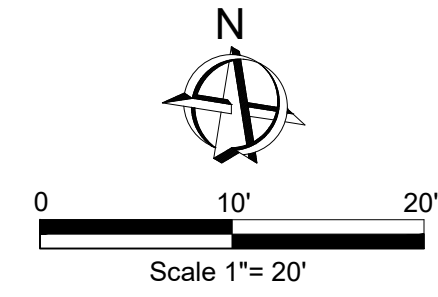
Findings of Fact

- Minor replat requires one approval from Planning & Zoning Commission and City Council.
- Plat meets subdivision regulations.

Attachments

- Proposed replat with Tech Changes noted.

REPLAT OF LOTS 10 THROUGH 12 & THE SOUTH HALF OF LOT 13, BLOCK 6, PLAT OF UNIVERSITY PLACE TO THE CITY OF GRAND FORKS, NORTH DAKOTA

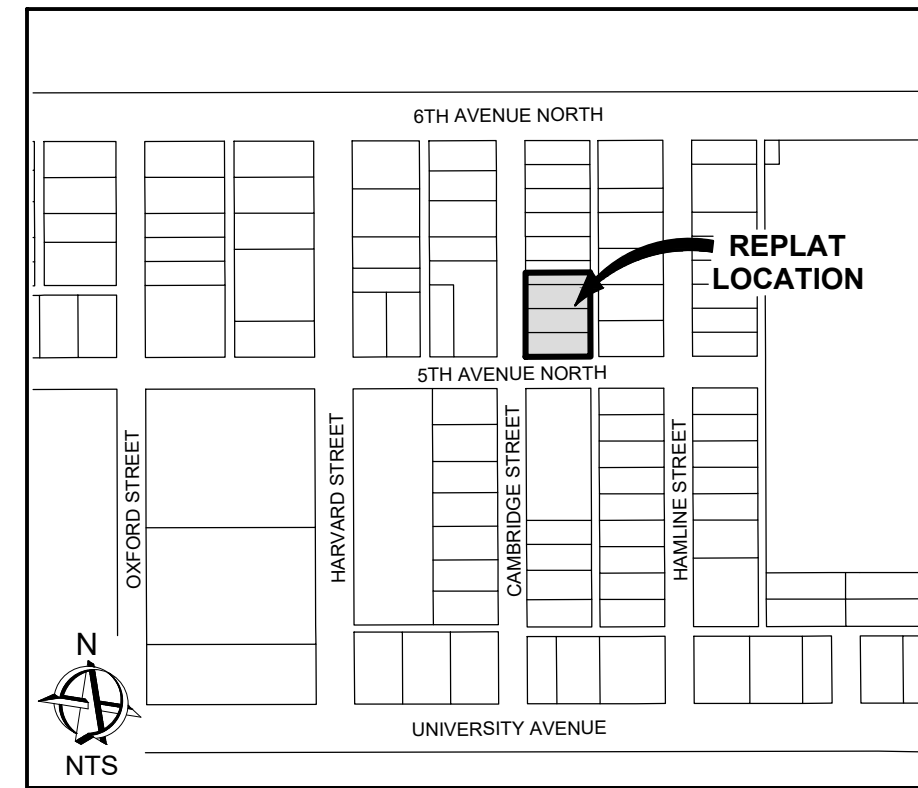


NOTES:

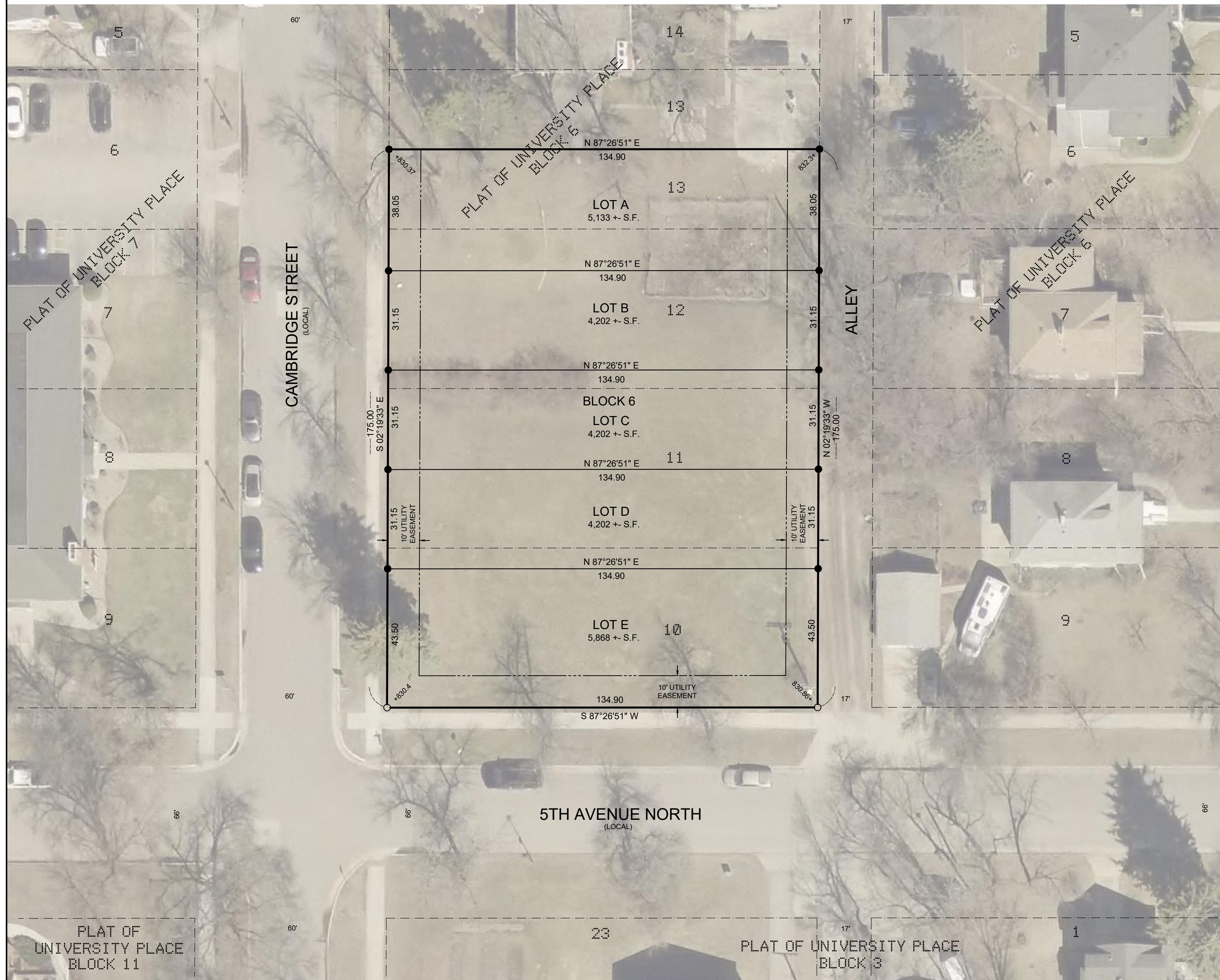
ALL BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NORTH ZONE OF 1983 (NAD83).

LEGEND

- PLAT BOUNDARY LINE
- PROPERTY LINE
- EXISTING LOT LINE
- EASEMENT BY PLAT LINE
- MONUMENT FOUND 5/8" Dia., 18" Min. Length
- MONUMENT SET Rebar W/ Cap Stamped 3239
- SPOT GROUND ELEVATION (NAVD '88) +835.1



VICINITY MAP



OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land replatted herein as "Replat of Lots 10 through 12 & the South Half of Lot 13, Block 6, Plat of University Place" to the City of Grand Forks, North Dakota, do hereby voluntarily consent to the execution of said replat and do dedicate the streets, alleys, park, open spaces, fire lane easements, bikeways and pedestrian walk-ways, drainage ditches and public grounds, as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks and public grounds, whether such improvements are shown or not to the public use forever. We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, sidewalk, drainage or other public utility lines or services under, on or over these certain strips of land designated hereon as "Drainage & Utility Easements", "Sidewalk and Utility Easements", "Bikepath and Pedestrian Easements" and "Utility Easements". We consent to any access control to the property designated on said replat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". Containing 0.54 acres more or less.

Oxford Two, LLC

Mike Opp, President

STATE OF NORTH DAKOTA

COUNTY OF GRAND FORKS

On this _____ day of _____, 2025, before me, a Notary Public in and for said County and State, personally appeared Mike Opp, President of Oxford Two, LLC., to be the person described in and that executed the within instrument, and acknowledged to me that such LLC. executed the same.

Notary Public, Grand Forks County

State of North Dakota

My Commission Expires: _____

CITY ENGINEER APPROVAL:

On this _____ day of _____, 2025, I Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA

COUNTY OF GRAND FORKS

Be it known on this _____ day of _____, 2025, before me personally appeared Allen R. Grasser, City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County

State of North Dakota

My Commission Expires: _____

CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this _____ day of _____, 2025, and accepted the dedication of all streets, alleys and other public ways shown hereon.

Attest: _____
Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA)

COUNTY OF GRAND FORKS)

Be it known on this _____ day of _____, 2025, before me personally appeared Maureen Storstad, City Auditor of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County

State of North Dakota

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL:

The subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks on _____, 2025, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness thereof are set the hands and seals of the President and the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

President: Steve Wasvick Secretary: Meggen Sande

STATE OF NORTH DAKOTA)

COUNTY OF GRAND FORKS)

Be it known on this _____ day of _____, 2025, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning and Zoning Commission.

Notary Public, Grand Forks County

State of North Dakota

My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on _____, 2025, and that all dimensions, angles and bearings are correct as shown, and that all monuments will be set as shown.

Patrick M. Krug, North Dakota Registered Professional Land Surveyor No. 3289

STATE OF NORTH DAKOTA)

COUNTY OF GRAND FORKS)

On this _____ day of _____, 2025, before me a Notary Public, personally appeared Patrick M. Krug, and acknowledged the execution and signing of the above certificate of Registered Professional Surveyor to be his voluntary act and deed.

Notary Public, Grand Forks County

State of North Dakota

My Commission Expires: _____

Preliminary
07/23/2025 8:18:39 AM

Tech Notes 7-23-2025

- 1) Provide Title Report and confirm owners names in consent and Dedication statement.
- 2) Provide for consent of others holding interest in plat property.