



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – August 6, 2025
 City Council – August 18, 2025

| Item 4-1 (Preliminary) – Multi-family Parking Code Update | |
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| Title: Ordinance to Amend Chapter XVIII Land Development Code, 18-0302, specifically related to multi-family parking of the Grand Forks City Code | |
| Prepared By: Ryan Brooks, Planning & Community Development Director | Submitted By: Ryan Brooks, Planning & Community Development Director |
| Purpose: To align with current parking standards and usage within the Grand Forks market. | |

| Staff Recommendation |
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| Recommend approval of the Ordinance to Amend Chapter 18-0302 Land Development Code of the Grand Forks City Code, and to request City Council set and hold a public hearing for September 15, 2025. |

| Application Status |
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| August 6, 2025 – Planning and Zoning Commission Recommended Action: Motion by Sande, second by Reichert for approval of staff recommendation. Motion carried unanimously. |
| August 18, 2025 - City Council Action: |
| September 3, 2025 – (Public Hearing) – Planning & Zoning Commission Recommended Action: |
| September 15, 2025 – (Public Hearing) – City Council Action: |

| Consistency with 2050 Land Use Plan |
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| Amendment is in line with <ul style="list-style-type: none"> • Housing Goal 1 Object B – Maintain and strengthen the unique identity of existing neighborhoods • Housing Goal 2 Objective B – The City will not constrain housing supply with unnecessary regulation and will ensure regulations allow housing types that families can buy or rent. |

| Background and Discussion |
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| City staff has been working with the Parking Subcommittee to review the current parking standards in city code. We still have work to do and are planning to complete the work and bring it forward for approval over the winter months. In addition, we have been working with some multi-family developers trying to get some projects to financially pencil out to be constructed. |

One area under discussion, is whether our code requirements are causing an increase in the cost to construct. Staff did some visual surveys of apartment complexes in the area to see if excess parking existed on current sites. See the information attached.

Some of the factors of usage of on-street parking includes: proximity of doors into the apartments, available parking, and convenience.

The potential savings on not paving a parking stall could be well over \$5,000 per stall. This allows for better utilization of the land as well as reduced surface runoff on sites.

As we specifically checked into the regulations we found that the one bedroom units were high. Fargo is similarly as high as us but is also in review on their parking code as part of an overall update. In speaking with them they have given discounts for parking through other avenues including the PUD process.

The additional changes get us more in line with the rest of the state requirements but still a bit higher. We think this still provides a good balance overall in providing for developers but also being sensitive the neighborhood design.

Staff is recommending approving this change and the remaining parking code updates will be coming over the winter.

Findings of Fact

- Requiring apartment complexes to have more parking that they need hurts the aesthetics as well as strains the stormwater system in some areas. This also adds to the costs for developments.
- Local surveys have been completed showing the excess parking in the newer multi-family developments

Attachments

- Parking Observations
- Proposed Multi-family Changes

Parking Count Findings – Field Observations

- Staff visited 10 multi-family residential complex to observe parking utilization
- Overall, most complexes had 25-50% outdoor stalls unoccupied
- Most have underground and/or garage parking in addition to outdoor
- Counts took place on a Sunday evening & a Tuesday evening
- Complexes with <25% stall vacancy:
 - McEnroe
 - The District
 - Sonata
- Complexes with $\geq 25\%$ stall vacancy:
 - The Verge
 - The Boden
 - Sonoma Lofts
 - Cardinal Point
 - Cottage Grove
 - SoCo (commercial not fully leased yet)

| <u>Multi-Family Complexes</u> | Grand Forks | West Fargo | Fargo | Minot | Bismarck | ITE Parking Generation Manual | Recommended minimum |
|-------------------------------|--|------------|-------------|------------|----------|--|--|
| Efficiency | 2 spaces | 1 per DU | 1.25 per DU | 1 per DU | 1 per DU | .71 -1.35 | 1.25 per unit |
| 1 Bedroom | 2 spaces | 1 per DU | 2 per DU | 1.5 per DU | 1 per Du | .71-1.35 | 1.5 per unit |
| 2 Bedroom | 2.25 spaces | 2 per DU | | 2 per DU | 2 Per DU | 1.7 | 2 per unit |
| 3 Bedroom + | 1 per room | 2 per DU | | 2.5 per DU | 2 per DU | 1.7 | 2.5 per unit |
| Den | 1 space when part of 2+ beds | | | | | | remove; to be counted as a bedroom. |
| Guest Parking | .33 per unit for structures with 6 or less, OR .25 per unit for structures 7+ units | | | | | | guest parking accounted for in above amounts |

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TEXT OF THE LAND DEVELOPMENT CODE, CHAPTER XVIII OF THE GRAND FORKS CITY CODE OF 1987, AS AMENDED, AMENDING SECTION 18-0302(14)(B)(9) MULTI-FAMILY PARKING REQUIREMENTS.

BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA, PURSUANT TO THE HOME RULE CHARTER OF THE CITY OF GRAND FORKS, NORTH DAKOTA, THAT:

SECTION I. AMENDING CLAUSE

Section 18-0302(14)(B)(9) of the Grand Forks City Code relating to multi-family parking requirements is hereby amended in pertinent part as follows:

18-0302. – Off-street parking and loading.

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- (14) *Off-street parking.* Off-street parking areas of sufficient size for patrons, customers, suppliers, visitors, and employees shall be provided for residential and nonresidential uses on the premises as specified below. The minimum size of each parking stall shall be nine (9) feet by eighteen and one-half (18.5) feet, exclusive of aisle width for open area parking lots. The minimum size of each parking stall shall be eight and one-half (8½) feet by seventeen and one-half (17½) feet for enclosed parking such as parking garages and parking ramps.

Reference herein to "employee(s) on the largest shift" means the maximum number of employees employed at the facility, regardless of the time period during which this occurs and regardless of whether any such person is a full-time employee. The largest work shift may be a particular day of the week or a lunch or dinner period in the case of a restaurant.

The term "capacity" as used herein means the maximum number of persons which may be accommodated by the use as determined by its design or by fire code regulations, whichever is greater.

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(B) Residential:

...

9. *Multifamily (including townhomes):*

Efficiency and ~~one (1) bedroom: Two (2):~~ **One and one-quarter (1.25) off-street spaces per unit.**

One (1) bedroom: One and one-half (1.5) off-street spaces per unit.

Two (2) bedrooms: Two ~~and one-quarter (2.25)~~ **(2) off-street spaces per unit.**

Three (3) bedrooms or more: ~~One (1) off-street space per bedroom.~~ **Two and one-half (2.5) off-street spaces per unit.**

Dens: One (1) additional off-street space per non-sleeping room/dens when part of a two (2) or more bedroom unit.

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SECTION V. EFFECTIVE DATE

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

Brandon Bochenski, Mayor

ATTEST:

Maureen Storstad, Director Finance
& Administrative Services

Introduction and first reading: Public
Hearing:

Second Reading and Final Passage:

Approved:

Published: