



City of Grand Forks

Staff Report

Planning & Zoning Commission – November 5, 2025

City Council – November 17, 2025

APPROVED & ACCEPTED
by City Council

11/17/2025

Maureen Storstad
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City Auditor

Item 3-1 (Final) – Minor Replat Request

Title: Replat of Lot B, of the Replat of Block 1, Southern Estates Sixth Addition	
Location: 2601 45 th Ave S	
Current Legal Description: Lot B, Block 1, Replat of Block 1, Southern Estates Sixth Addition	
Proposed Legal Description: Lots 1-5, Block 1, Replat of Block 1	
Applicant: Nick Pribula	Owner: Ross Huebner
Prepared By: Haylie Grasser, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Separate the commercial buildings on their own lots	

Staff Recommendation

Recommending final approval of the Replat of Lot B, of the Replat of Block 1, Southern Estates Sixth Addition, subject to conditions shown on attached review copy.

Application Status

November 5, 2025 (Public Hearing) Planning and Zoning Commission: Motion by Reichert, second by Holt for approval of request. Motion carried unanimously.

November 17, 2025- City Council Action:
Motion by Sande, second by Vein to approve on consent agenda. Motion passed unanimously.

Existing	Proposed
Land Use: Commercial	Land Use: No Change
Zoning: Southern Estates PUD B-3 Uses	Zoning: No change
Uses Permitted: All uses permitted within, Southern Estates PUD, B-3	Uses Permitted: No change

Context

Adjacent Zoning Districts: B-1, B-3, & JR's PUD
Adjacent Streets: S 25 th Street, 45 th Ave S
Adjacent Bike/Ped Facilities: Shared Use Path along 45 th Ave S
Adjacent CAT Routes: Routes 10 along S 20 th St

Consistency with 2050 Land Use Plan

- Economic development
Goal 1, Objective B- Reinvent underutilized commercial space in the community to take advantage of the “highest and best use.”

Background and Discussion

- This request is a minor replat which separates one large lot into five separate lots. Four of which can be sold or rented. The fifth and largest lot is the common lot which holds parking and stormwater.
- Currently, all proposed lots are under construction for medical and commercial office spaces.
- There are no changes to access control or easements.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.

Notices

Grand Forks Herald Public Hearing Notice Published: October 22nd

Comments Received: None at time of posting.

Findings of Fact

- Replat meets subdivision regulations.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments

- Proposed replat with Tech Changes noted



