



City of Grand Forks

Staff Report

Planning & Zoning Commission – November 5, 2025

City Council – November 17, 2025

APPROVED & ACCEPTED
by City Council
Maureen Storstad
11/17/2025
Maureen Storstad
City Auditor

Item 3-3 (Final) – Minor Replat Request	
Title: Replat of Lot F, Block 1, Business Park Third Resubdivision	
Location: 2601 South 46 th Street	
Current Legal Description: Lot F, Block 1, Business Park Third Resubdivision	
Proposed Legal Description: Replat of Lot F, Block 1, Business Park Third Resubdivision	
Applicant: CPS, Ltd.	Owner: Grand Forks Growth Fund
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Split Lot F into two lots for development on Lot M.	

Staff Recommendation
Recommending final approval of the Replat of Lot F, Block 1, Business Park Third Resubdivision, subject to conditions shown on attached review copy.

Application Status
November 5, 2025 (Public Hearing) – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Klava 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: Vacant	Land Use: Offices & manufacturing
Zoning: Business Park PUD – Business park uses	Zoning: No change
Uses Permitted: Manufacturing, assembly of materials, administrative/management/headquarter offices, contractor’s offices & shops, public buildings/facilities/utilities, wholesaling & warehousing	Uses Permitted: No change

Context
Adjacent Zoning Districts: Business Park PUD – Business park uses, A-2 Agricultural Urban Reserve, Heartland West PUD – Commercial uses

Adjacent Streets: S 46 th St, Interstate 29
Adjacent Bike/Ped Facilities: None
Adjacent CAT Routes: None

Consistency with 2050 Land Use Plan
<ul style="list-style-type: none"> • Development meets current zoning and future land uses. • Economic Development Goal 2, Objective A: <ul style="list-style-type: none"> ○ “Continue to partner with other public and private organizations to ensure availability of real estate and infrastructure to support industry needs.”

Background and Discussion
<ul style="list-style-type: none"> • This request is a minor replat which splits the current Lot F into two lots, Lots M & N. • The purpose of the request is to allow the development of Lot M into office & manufacturing/assembly space. Ideal Aerosmith, a local drone manufacturing company, is looking to consolidate their current operations by developing on Lot M. • The replat dedicates two 10-foot utility easements on either side of the lot line splitting Lots M & N. • Staff recommends approval of the plat subject to conditions shown on the attached review copy.

Notices
Grand Forks Herald Public Hearing Notice Published: October 22 nd
Comments Received: None at time of posting.

Findings of Fact
<ul style="list-style-type: none"> • Replat meets subdivision regulations. • Two 10-foot utility easements dedicated. • Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments
<ul style="list-style-type: none"> • Proposed replat with Tech Changes noted

