



City of Grand Forks

Staff Report

Planning & Zoning Commission – December 3, 2025

City Council – December 15, 2025

Item 4-1 (Preliminary)- Rezone Request	
Title: Ordinance to amend zoning map – rezoning multiple properties from B-3 General Business District to R-2 One-Two Family Residence District, B-3 General Business District to R-4 Multi-Family Residence District, B-1 Limited Business District to R-2 One-Two Family Residence District	
Locations: See attachment	
Current Legal Descriptions: See attachment	
Applicant: Planning Department	Owners: See Attachments
Prepared By: Haylie Grasser, Planner	Submitted By: Ryan Brooks, Director of Planning & Comm Development
Purpose: Request to rezone existing single family use properties from nonconforming zoning districts to conforming residential districts.	

Staff Recommendation
<p>Staff recommends preliminary approval of the ordinance to amend the Zoning Map to rezone existing single family properties addressed as: 701 S 14th St, 1307 4th Ave N, 1223 6th Ave N & 1408 N 1st St From their described business zoning districts to new conforming residential districts as described on attached listing. Staff recommends approval of the request and for City Council to schedule and hold a public hearing on January 20, 2025.</p>

Application Status
December 3, 2025 – Planning and Zoning Commission Recommended Action: Motion by Sande, second by Budke for approval of staff recommendation. Motion carried unanimously.
December 15, 2025 – City Council Action:
January 7, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action:
January 20, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: Residential Homes	Land Use: No proposed changes
Zoning: B-1 Limited Business District B-3 General Business District	Zoning: R-2 One-Two Family Residence District R-4 Multi-Family Residence District

Uses Permitted: All permitted listed in B-1 All permitted listed in B-3	Uses Permitted: All permitted listed in R-2 All permitted listed in R-4
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Consistency with 2050 Land Use Plan

Request is consistent 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.
- Housing – Goal 2 – Objective B The City will not constrain the housing supply with unnecessary regulation and will ensure regulations allow housing types that families that can buy or rent. effectively as possible, relying upon infill opportunities and the growth tier system.

Background and Discussion

- These requests are second round of requests after Planning sent out 35 letters earlier this fall to existing single family property owners about their non-conforming use status. First round included eight property owners rezoning, this current round includes 4 additional properties:
 - 1 lot is located within a B-1 District and would be rezoned to R-2.
 - 1 lot is located within a B-3 District and would be rezoned to R-2.
 - 2 lots are also within a B-3 District, and would be rezoned to R-4.
- The commercial zoning was put into place a number of decades ago to make the residential homes non-conforming and require the houses to shift to commercial natures when they were improved or sold.
- Given the housing market increasing demands in our community and the decline of commercial bricks and mortar needs, the previous desire and plan to transition existing units to commercial is no longer a viable option, and ultimately further increases housing concerns as this existing home is unable to be financed under its nonconforming status in the commercial district.
- Staff encourages the continuation of existing housing and is recommending approval of the rezonings. Additional requests will be brought forward as property owners consent to be rezoned.

Findings of Fact

- Rezoning requires two actions by both the Planning and Zoning Commission and the City Council.
- Housing is a current community need and priority, and it is recommended the existing housing unit be maintained over any previous plan to transition housing to commercial.
- Rezoning request is compatible with the 2050 Future Land Use Map.

Attachments

- Rezoning Ordinance
- Rezoning Property List with legal descriptions included
- Rezoning – Property Location Maps

Properties to be Rezoned

Rezoning From B-1 Limited Business to R-2 One & Two Family District								
House Number	Street Name	Legal Description	Parcel #	Current Use	Current Zoning	Proposed New Zoning	Owner Name	Commercial Corridor
1307	4 th Ave N	Lots 3 & 4, Block 5, Budge & Eshelman's 3 rd Addition	44.1206.039.00	SF	B1	R2	Lighthouse Properties	Washington
Rezoning From B-3 General Business to R-2 One & Two Family District								
House Number	Street Name	Legal Description	Parcel #	Current Use	Current Zoning	Proposed New Zoning	Owner Name	Commercial Corridor
1408	N 1 st St	Lots 1-6, N 45' of S 95' of Block 3, Riverside Park Addition	44.2802.027.00	SF	B3	R2	Dale Fritza	Gateway
Rezoning From B-3 General Business to R-4 High Density Multi-Family District								
House Number	Street Name	Legal Description	Parcel #	Current Use	Current Zoning	Proposed New Zoning	Owner Name	Commercial Corridor
701	S 14th St	Lots 54 & 55, Block B, Willmar Addition	44.3305.020.00	SF	B3	R4	N and C Properties	Washington
1223	6 th Ave N	West ½ of Lot 22 & All BC, of Lot 24, Budge & Eshelman's 2 nd Addition	44.1205.080.00	SF	B3	R4	Cwikla Properties	Washington

ORDINANCE NO. _____

An ordinance to amend the zoning map to rezone non-conforming properties as described here in,

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 the from B-1 Limited Business District and to include within R-2 One & Two Family Residence District, the following properties:

- **Lots 3 & 4, Block 5, BUDGE & ESHELMAN'S 3RD ADDITION**, to the City of Grand Forks, North Dakota, located at 1307 4th Avenue North.

To rezone and exclude from B-3 General Business District and to include within R-2 One & Two Family Residence District, the following properties:

- **Lots 1-6, N 45' of S 95' of Block 3, RIVERSIDE PARK ADDITION**, to the City of Grand Forks, North Dakota, located at 1408 North 1st Street.

To rezone and exclude from B-3 General Business District and to include within R-4 High Density Multi-Family Residence District, the following properties:

- **Lots 54 & 55, Block B, WILLMAR ADDITION**, to the City of Grand Forks, North Dakota, located at 701 South 14th Street.
- **West ½ of Lot 22 & All BC, of Lot 24, BUDGE & ESHELMAN'S 2ND ADDITION**, to the City of Grand Forks, North Dakota, located at 1223 6th Avenue North.

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:

Public Hearing:

Second Reading and final passage:

Approved:

Published: Not required by law.