



# City of Grand Forks

## Staff Report

Planning & Zoning Commission – January 7, 2026

City Council – January 20, 2026

Item 4-1 (Preliminary) - Rezone Request	
<b>Title:</b> Ordinance to amend zoning map to rezone from Day-Hud PUD Amendment 2 to Day-Hud PUD Amendment 3 to rezone from PUD Commercial (B-2 & Private School) uses to PUD General Commercial (B-3) Uses	
<b>Location:</b> 2800 S Columbia Road	
<b>Current Legal Description:</b> Lot C, Block 1, Replat of lots 1,3,8-15 & 20, Columbia Mall Addition	
<b>Proposed Legal Description:</b> No change	
<b>Applicant:</b> Russel Crary	<b>Owner:</b> First International Bank & Trust
<b>Prepared By:</b> Haylie Grasser, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Rezoning is requested to B-3 to broaden uses permitted on site to seek a new tenant.	

Staff Recommendation
<b>Staff recommends approval of the ordinance to amend the zoning map to rezone from Day-Hud PUD Amendment 2 to Day-Hud PUD Amendment 3, subject to conditions as shown on PUD map, located at 2800 S Columbia Rd.</b>

Application Status
<b>January 7, 2026 – Planning and Zoning Commission Recommended Action:</b> Motion by Sande, second by Budke for approval of request. Motion carried unanimously.
<b>January 20, 2026– City Council Action:</b>
<b>February 4, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action:</b>
<b>February 16, 2026 (Public Hearing) – City Council Action:</b>

Existing	Proposed
<b>Land Use:</b> Shopping mall	<b>Land Use:</b> B-3 Commercial
<b>Zoning:</b> Day-Hud PUD Amend. 2	<b>Zoning:</b> Day-Hud PUD Amend. 3
<b>Uses Permitted:</b> All uses permitted in B-2 & Private School	<b>Uses Permitted:</b> All uses permitted in B-3 district

### Context

**Adjacent Zoning Districts:** LaBelle's & Day-Hud PUD – multi-family R-4 & B-3

**Adjacent Streets:** S Columbia Rd & 32<sup>nd</sup> Ave s

**Adjacent Bike/Ped Facilities:** Shared use path along 32<sup>nd</sup> Ave S, S Columbia Rd & S 34<sup>th</sup> Street

**Adjacent CAT Routes:** 5, 7 & 9

### Consistency with 2050 Land Use Plan

Request and proposed land use aligns with the following:

- 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 rezoning request is to amend the Day-Hud PUD to allow for general business district B-3 uses. The current zoning limits the allowable uses to the B-2 Shopping Center + Private school District uses.
- The owner is seeking the broader scope of uses B-3 permits in order to help in recruiting efforts for the space. The former Macy's business closed a number of years ago and the space has remained vacant since.
- Staff is recommending approval of the rezoning request.

### Findings of Fact

- Rezone is requested to change allowable uses from PUD Commercial (B-2 & Private School) type uses to PUD General Commercial (B-3) type uses.
- Rezoning requires two actions by both the Planning and Zoning Commission and the City Council.
- Final Action by City Council requires super majority approval.

### Attachments

- Day-Hud PUD Amendment No. 2 Map
- [B-2 Uses permitted](#)
- [B-3 Uses permitted](#)
- Rezoning Ordinance



**Day-Hud PUD Concept Development Plan, Amend. No. 3**

2800 S Columbia Rd

Lot C, Block 1, Columbia Mall Addition

Amend. No. 3 changes the zoning from PUD B-2 Regional Shopping Center Uses & Private Schools to PUD B-3 General Business District Uses.

All development requirements to follow B-3 General Business District standards.

Planning & Zoning Approval: \_\_\_\_\_  
City Council Approval: \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the zoning map to rezone and exclude from the Day-Hud PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 **and to include within the Day-Hud PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, all of Columbia Mall Addition, Columbia Mall 3<sup>rd</sup> Resubdivision, Columbia Mall 4<sup>th</sup> Resubdivision, Columbia Mall 5<sup>th</sup> Resubdivision, Columbia Mall 6<sup>th</sup> Resubdivision, and Columbia Mall 7<sup>th</sup> Resubdivision, Columbia Mall 8<sup>th</sup> Resubdivision, to the City of Grand Forks, ND.**

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 from the Day-Hud PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 **and to include within the Day-Hud PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, all of Columbia Mall Addition, Columbia Mall 3<sup>rd</sup> Resubdivision, Columbia Mall 4<sup>th</sup> Resubdivision, Columbia Mall 5<sup>th</sup> Resubdivision, Columbia Mall 6<sup>th</sup> Resubdivision, and Columbia Mall 7<sup>th</sup> Resubdivision, Columbia Mall 8<sup>th</sup> Resubdivision to the City of Grand Forks, ND.**

ALL CONDITIONS AND REGULATIONS RELATING THERETO ARE PRESCRIBED IN 18-0223 OF THE GRAND FORKS CITY CODE AND FUTURE AMENDMENTS THERETO, TOGETHER WITH THE ATTACHED/APPROVED Day-Hud PUD, Concept Development Plan Amendment No 2 OF THE DESCRIBED DISTRICT AREA.

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.