



City of Grand Forks

Staff Report

Planning & Zoning Commission – February 4, 2026

City Council – February 17, 2026

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

| Staff Recommendation |
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| 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. |

| Application Status |
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| January 7, 2026 – Planning and Zoning Commission Recommended Action: Motion by Sande, second by Budke for approval of request. Motion carried unanimously. |
| January 20, 2026 – City Council Action: Motion by Berg, second by Lunksi to approve on consent agenda. Motion carried unanimously. |
| February 4, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Sande for approval of request. Motion carried unanimously. |
| February 17, 2026 (Public Hearing) – City Council Action: |

| Existing | Proposed |
|---|---|
| Land Use: Shopping mall | Land Use: B-3 Commercial |
| Zoning: Day-Hud PUD Amend. 2 | Zoning: Day-Hud PUD Amend. 3 |
| Uses Permitted: All uses permitted in B-2 & Private School | Uses Permitted: 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 & 32nd Ave s

Adjacent Bike/Ped Facilities: Shared use path along 32nd Ave S, S Columbia Rd & S 34th 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 advance of the highest and best use.”
- **Columbia Mall was included in the 2050 Land Use Plan as an Activation Site and area of prioritization. A conceptual rendering of the redevelopment of the mall was included on [page 42](#) (page 49 and 50 of pdf file).**

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.
- **The owner is exploring a wide range of opportunities including a similar development that they undertook on the former Kmart (Grand Cities Mall) site where there are self storage units hidden behind smaller depth retail storefronts.**



- **This former anchor to the mall is subject to a private real estate agreement with the rest of the mall properties until its expiration. Staff has not confirmed expiration date of the current agreement but is of the understanding it will expire in the near future.**
- Staff is recommending approval of the rezoning request.

Notices

Grand Forks Herald Public Hearing Notice Published: January 21, 2026

Letters Sent to Neighboring Property Owners (800 ft): January 21, 2026

Comments Received: None at time of posting.

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

- [Land Use Plan - Pages 41-42 \(pgs 49-50 of pdf\)](#)
- 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 3rd Resubdivision, Columbia Mall 4th Resubdivision, Columbia Mall 5th Resubdivision, Columbia Mall 6th Resubdivision, and Columbia Mall 7th Resubdivision, Columbia Mall 8th 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 3rd Resubdivision, Columbia Mall 4th Resubdivision, Columbia Mall 5th Resubdivision, Columbia Mall 6th Resubdivision, and Columbia Mall 7th Resubdivision, Columbia Mall 8th 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 3 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.