



# City of Grand Forks

## Staff Report

Planning & Zoning Commission – February 4, 2026

City Council – February 17, 2026

Item 3-3 (Final) – Rezone Request	
<b>Title:</b> Ordinance to amend the zoning map to rezone from Grand Valley PUD to Grand Valley PUD Amendment 1 (A-2 to PUD Single Family)	
<b>Location:</b> 6300-6800 Blocks of South 20 <sup>th</sup> Street	
<b>Current Legal Description:</b> Unplatted	
<b>Proposed Legal Description:</b> Grand Park First Addition, Grand Forks, North Dakota	
<b>Applicant:</b> CPS, Ltd.	<b>Owner:</b> AG Homes, LLC
<b>Prepared By:</b> Ryan Brooks, Director of Planning & Comm Dev	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Comm Dev
<b>Purpose:</b> Rezone from A-2 to PUD SF to allow development of single family	

Staff Recommendation
<b>Staff recommends approval of the ordinance to amend the zoning map to rezone from A-2 – Agricultural Urban Reserve District to Grand Valley Concept Development Plan Amendment No. 1 to include all of Grand Park First Addition, subject to conditions as shown on PUD map, located at 6300-6800 Blocks of South 20<sup>th</sup> Street. Recommend City Council grant approval and set public hearing for February 17, 2026.</b>

Application Status
<b>January 7, 2026 – Planning and Zoning Commission Recommended Action:</b> Motion by Matson, second by Sande for approval of request. Motion carried 5-1 with Budke dissenting.
<b>January 20, 2026 – City Council Action:</b> Motion by Berg, second by Fridolfs for approval of request. Motion carried unanimously.
<b>February 4, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action:</b> Motion by Reichert, second by Sande for approval of request. Motion carried 7-1 with Budke dissenting.
<b>February 17, 2026 (Public Hearing) – City Council Action:</b>

Existing	Proposed
<b>Land Use:</b> Vacant/ farmland	<b>Land Use:</b> Single family residential
<b>Zoning:</b> A-2	<b>Zoning:</b> PUD R-1
<b>Uses Permitted:</b> All uses permitted in A-2 districts	<b>Uses Permitted:</b> All uses permitted in R-1 district

<b>Context</b>
<b>Adjacent Zoning Districts:</b> A-2 Agricultural Urban Reserve District, Grand Valley PUD – R-1 uses
<b>Adjacent Streets:</b> S 20 <sup>th</sup> St & 69 <sup>th</sup> Ave S
<b>Adjacent Bike/Ped Facilities:</b> Off road shared use path along S 20 <sup>th</sup> St
<b>Adjacent CAT Routes:</b> None

<b>Consistency with 2050 Land Use Plan</b>
<p>This request and coinciding requests align with the following Land Use goals and objectives:</p> <ul style="list-style-type: none"> <li>• General Development Goal 3, Objective C: “Annexation will be used as a tool for equity, providing a system where all residents and landowners share in the benefits and costs of municipal services.”</li> <li>• General Development Goal 3, Objective D: “The City will make a concerted effort to ensure growth is directed toward areas where full public services may be provided as cost effectively as possible, relying upon infill opportunities and the growth tier system.”</li> <li>• The proposed uses align with those prescribed in the Land Use Plan.</li> </ul>

<b>Background and Discussion</b>
<p><i>(Same background for plat, rezoning, and annexation)</i></p> <ul style="list-style-type: none"> <li>• This rezoning request coincides with the annexation and plat requests.</li> <li>• The development is requested by CPS, Ltd. on behalf of AG Homes, LLC. The purpose of this request is to plat, zone and annex 31 single-family homes for development. The lots will generally be 55-feet in width which is intended to make a more affordable lot and housing area. The development will take advantage of the existing infrastructure that was put into place a few years ago with the Grand Valley development.</li> <li>• The developer is requesting an increase of maximum impervious surface to 50% of the lot, and for 5 foot side yard setbacks.</li> <li>• Staff is recommending approval.</li> </ul>

<b>Notices</b>
<b>Grand Forks Herald Public Hearing Notice Published:</b> January 21, 2026
<b>Letters Sent to Neighboring Property Owners (800 ft):</b> January 21, 2026
<b>Comments Received:</b> None at time of posting.

<b>Findings of Fact</b>
<ul style="list-style-type: none"> <li>• Rezone is requested to develop the area into single-family residential.</li> <li>• Rezoning Ordinances require two actions by both the Planning and Zoning Commission and the City Council and subsequent public hearings.</li> </ul>

<b>Attachments</b>
<ul style="list-style-type: none"> <li>• Grand Valley PUD Amendment No. 1 Map</li> <li>• Rezoning Ordinance</li> </ul>



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

An ordinance to amend the zoning map to rezone and exclude from the A-2 Agricultural Urban Reserve District and to **include within the Grand Valley PUD (Planned Unit Development), Concept Development Plan, Amendment No. 1**, All of Grand Park First Addition to the City of Grand Forks, North Dakota.

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 A-2 Agricultural Urban Reserve District and to **include within the Grand Valley PUD (Planned Unit Development), Concept Development Plan, Amendment No. 1**, All of Grand Park First Addition to the City of Grand Forks, North Dakota.

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 MAP AND CONDITIONS **Grand Valley PUD (Planned Unit Development), Concept Development Plan, Amendment No. 1, 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.

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Dana Sande, Council President

ATTEST:

\_\_\_\_\_  
Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second Reading and final passage:

Approved:

Published: Not required by law.