City of Grand Forks
Staff Report
Planning & Zoning Commission – February 4, 2026
City Council – February 17, 2026

Item 4-1 (Preliminary) – Plat Request	
Title: Grand Reserve First Addition, with street and highway ordinance dedication	
Location: 1400-1900 Block of 32nd Ave S	
Current Legal Description: UNPLATTED PARTS-GF TWP NRLY 1278.3' OF N1/2NE1/4 LESS PEABODY'S 1ST ADDN; PEABODY'S 2ND RESUB; DESOTO 1ST & 2ND ADDN; GRANSBERG 2ND ADDN; GRANSBERG 3RD ADDN & DEDICATED ST RW 21-151-50 UNPLATTED PARTS-GRAND FORKS TWP.	
Proposed Legal Description: Grand Reserve First Addition, Grand Forks, North Dakota	
Applicant: CPS, Ltd.	**Owner:** GHS Development, LLC
Prepared By: Haylie Grasser, Planner	**Submitted By:** Ryan Brooks, Director of Planning & Community Development
Purpose: Plat new development with 5 lots with a mix of R-4 & B-3 uses	

Staff Recommendation
Recommending preliminary approval of the Plat of Grand Reserve First Addition, located at 1400-1900 32nd Ave S, with dedication of street and highway ordinance, subject to conditions shown on attached review copy.

Application Status
February 4, 2026 – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Sande for approval of request. Motion carried unanimously.
February 17, 2026 – City Council Action:
March 4, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action:
March 16, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: Vacant	**Land Use:** R4 & B3
Zoning: B-3 General Business	**Zoning:** Desoto PUD
Uses Permitted: All uses permitted in B-3 district	**Uses Permitted:** All uses permitted in R-4 & B-3 districts

Context

Adjacent Zoning Districts: B-3 General Business, Desoto PUD
Adjacent Streets: 32nd Ave S, S 18th St, S 15th St
Adjacent Bike/Ped Facilities: Shared use path along 32nd Ave S
Adjacent CAT Routes: 5 & 10

Consistency with 2050 Land Use Plan
This request and coinciding requests align with the following Land Use goals and objectives: • 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." • The proposed uses align with those prescribed in the Land Use Plan.

Background and Discussion
(Same background for plat and rezoning) • This plat coincides with the rezoning requests. • The plat is requested by CPS, Ltd. on behalf of GHS Development. The purpose of this request is to plat 5 new lots for development. The lots will be mix of R-4 and B-3. The development will take advantage of the adjacent infrastructure for the new lots. • Staff is recommending approval.

Findings of Fact
• Plats require two approvals from Planning & Zoning Commission and City Council • Plat meets subdivision regulations.

Attachments
• Proposed replat with Tech Changes noted. • Street & Highway Ordinance Dedication

GRAND RESERVE FIRST ADDITION

TO THE CITY OF GRAND FORKS, NORTH DAKOTA

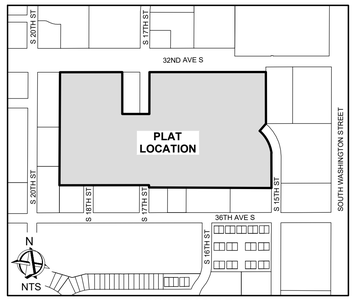
N

0 100' 200'

Scale 1"= 100'

LEGEND

- PLAT BOUNDARY LINE
- PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT BY PLAT LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- MONUMENT FOUND ○ 5/8" Dia. 18" Min. Length
- MONUMENT SET ● Rebar W/ Cap Stamped 7590
- ACCESS CONTROL LINE
- SPOT GROUND ELEVATION (NAVD '88) +935.1



VICINITY MAP

NOTES:

1. BASIS OF BEARING IS BASED ON THE PLAT OF DESOTO SECOND ADDITION.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES, MULTIPLY BY 0.999906555 TO CONVERT PLATTED DISTANCES SHOWN TO STATE PLANE GRID DISTANCES.

REFERENCE RECORDED DOCUMENTS:

R1 DESOTO SECOND ADDITION, DOC. NO. 731950.

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	244.57	277.67	50°27'57"	N 25°20'53" W	236.74
C2	50.34	277.67	10°23'15"	S 45°23'14" E	50.27
C3	194.23	277.67	40°04'42"	N 20°09'16" W	190.29

OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land platted hereon as "Grand Reserve First Addition" to the City of Grand Forks, do hereby voluntarily consent to the execution of said plat and do dedicate the streets, alleys, park, open spaces,fire lane easements, bikeways and pedestrian walk-ways, drainage ditches and public grounds, as shown thereon, including all sewers, culverts, bridges, water distribution lines, and public grounds, whether such improvements are shown or not to the public use forever. We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, sidewalk, drainage or other public utility lines or services under, on or over these certain strips of land designated hereon as "Drainage & Utility Easements", "Pedestrian and Utility Easements", "Bikepath and Pedestrian Easements" and "Utility Easements". We consent to any access control to the property designated on said plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control".

Legal Description:

That part of the North Half of the Northeast Quarter of Section 21, Township 151 North, Range 50 West of the 5th Principal Meridian, lying northerly of Desoto Second Addition, easterly of Peabody's First Addition, westerly of Gransberg 2nd Resubdivision, and westerly of Gransberg Third Addition to the City of Grand Forks, North Dakota according to the plats thereof on file and of record in the Office of the County Recorder, Grand Forks County, North Dakota described as follows:

Beginning at the northeast corner of said Peabody's First Addition thence easterly along the southerly Right of Way of 32nd Avenue South having a platted bearing of North 89 degrees 35 minutes 18 seconds East a distance of 520.97 feet to the northwest corner of Desoto First Addition; thence South 00 degrees 03 minutes 25 seconds East along the west line of said Desoto First Addition a distance of 350.00 feet to the south line of said Desoto First Addition; thence North 89 degrees 35 minutes 18 seconds East along said south line a distance of 230.00 feet to the east line of said Desoto First Addition; thence North 00 degrees 03 minutes 25 seconds West along said east line a distance of 350.00 feet to the southerly Right of Way line of 32nd Avenue South; thence North 89 degrees 35 minutes 18 seconds East along said Right of Way a distance of 976.20 feet to the westerly boundary of Gransberg 2nd Resubdivision; thence South 00 degrees 06 minutes 55 seconds East along said west line a distance of 433.00 feet to the easterly Right of Way of South 15th Street and the northwest corner of Gransberg Third Addition; thence South 39 degrees 25 minutes 08 seconds West along the west line of said Gransberg Third Addition a distance of 80.00 feet; thence a distance of 244.57 feet along a non-tangential curve and westerly Right of Way of South 15th Street concave to the southwest having a radius of 277.67 feet and a delta angle of 50 degrees 27 minutes 57 seconds and the chord of said curve bears South 25 degrees 20 minutes 53 seconds East; thence South 00 degrees 06 minutes 55 seconds East along said westerly Right of Way a distance of 263.68 feet to the northeast corner of Desoto Second Addition; thence South 89 degrees 35 minutes 45 seconds West along the northerly line of said Desoto Second Addition a distance of 1027.21 feet; thence North 00 degrees 03 minutes 25 seconds West along the northerly boundary line of said Desoto Second Addition a distance of 24.25 feet; thence South 89 degrees 35 minutes 45 seconds West along the northerly line of said Desoto Second Addition a distance of 467.00 feet to the easterly boundary of Desoto Third Resubdivision; thence North 00 degrees 03 minutes 25 seconds West along the boundary of said Desoto Third Resubdivision a distance of 74.00 feet; thence South 89 degrees 35 minutes 45 seconds West along the boundary of said Desoto Third Resubdivision a distance of 80.00 feet; thence South 00 degrees 03 minutes 25 seconds East along the boundary of said Desoto Third Resubdivision a distance of 50.00 feet; thence South 89 degrees 35 minutes 45 seconds West along the boundary of said Desoto Third Resubdivision a distance of 203.95 feet to the easterly boundary line of Peabody's Third Resubdivision and extension of Peabody's First Addition; thence North 00 degrees 03 minutes 25 seconds West along said easterly line a distance of 924.32 feet to the point of beginning. Containing 36.42 acres more or less.

GHS Development LLC

Nick Gervais, President

STATE OF NORTH DAKOTA
SS
COUNTY OF GRAND FORKS

On this _____day of _____, 2025, before me, a Notary Public in and for said County and State, personally appeared Nick Gervais, President of GHS Development LLC., to be the person described in and that executed the within instrument, and acknowledged to me that such Company executed the same.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires:_____

CITY ENGINEER APPROVAL:

On this _____day of _____, 2026, I Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known on this _____day of _____, 2026, before me personally appeared Allen R. Grasser, City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires:_____

PARK DISTRICT OF THE CITY OF GRAND FORKS:

The Park District of the City of Grand Forks hereby approved the attached plat on the _____day of _____, 2026

President: Tim Skarperud — Clerk/Executive Director: George Hellyer

STATE OF NORTH DAKOTA
SS
COUNTY OF GRAND FORKS

On this _____day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Tim Skarperud and George Hellyer, known to me to be President and Clerk/ Executive Director, respectively, of the Park District of the City of Grand Forks, who are described in and who executed the within instrument and acknowledged ~~to me they executed the same~~ the execution and signing of the above certificate on behalf of the Park District of the City of Grand Forks.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires:_____

CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this _____day of _____, 2026; has accepted the dedication of all streets, alleys and other public ways shown hereon, has accepted the dedication of all parks and other public areas shown hereon. Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No._____ passed this_____day of _____, 2026.

Attest: _____
Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known on this _____day of _____, 2026, before me personally appeared Maureen Storstad, City Auditor of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires:_____

PLANNING AND ZONING COMMISSION APPROVAL:

The subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks on_____, 2026, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness thereof are set the hands and seals of the President and the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

President: Steve Wasvick — Secretary: Meggen Sande

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known on this _____day of _____, 2026, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning and Zoning Commission.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires:_____

CERTIFICATE:

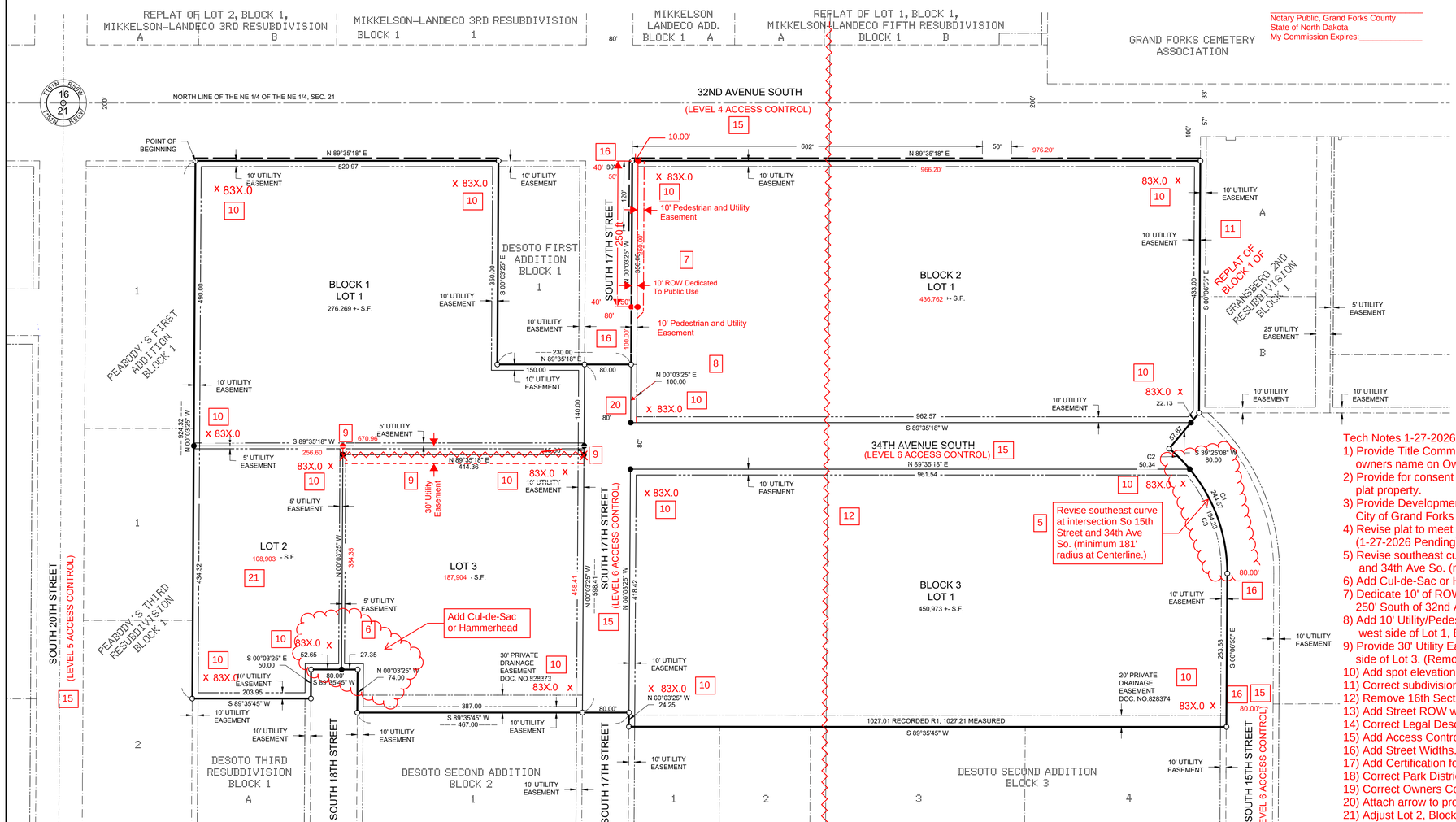
is map is a true and complete survey made by me or under my direct supervision
___, 2026, and that all dimensions, angles and bearings are correct as shown, and
ill be set as shown.

ota Registered
rveyor No. 7590

DAKOTA)
SS
D FORKS)

y of _____, 2026, before me a Notary Public, personally
and acknowledged the execution and signing of the above certificate of
nal Surveyor to be his voluntary act and deed.

Forks County
res:_____



Revise southeast curve at intersection So 15th Street and 34th Ave So. (minimum 181' radius at Centerline.)

Tech Notes 1-27-2026
1) Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.
2) Provide for consent of others holding interest in plat property.
3) Provide Development Master Utility Plan approved by City of Grand Forks Engineering.
4) Revise plat to meet requirements from NDDOT. (1-27-2026 Pending)
5) Revise southeast curve at intersection So 15th Street and 34th Ave So. (minimum 181' radius at Centerline.)
6) Add Cul-de-Sac or Hammerhead at north end of So.18th St.
7) Dedicate 10' of ROW on east side of So 17th St for 250' South of 32nd Ave So ROW line. (Pending Traffic Study)
8) Add 10' Utility/Pedestrian Easement along the west side of Lot 1, Block 2.
9) Provide 30' Utility Easement up to Lot 2, Block 1 along north side of Lot 3. (Remove Lot Line to Lot 2 in this area.)
10) Add spot elevations at lot corners.
11) Correct subdivision name.
12) Remove 16th Section Line.
13) Add Street ROW width.
14) Correct Legal Description.
15) Add Access Control Levels to streets.
16) Add Street Widths.
17) Add Certification for City Engineer.
18) Correct Park District Acknowledgement.
19) Correct Owners Consent and Dedication.
20) Attach arrow to property line.
21) Adjust Lot 2, Block 1 to fit Storm Pond requirements Pending Report.
22) Sanitary Sewer capacity is under review and may impact zoning.

Preliminary

1/23/2026 P:\Plat\PLAT25509_GrandReserve1\Drawings\251222_GrandReservePlat.dwg

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE STREET AND HIGHWAY PLAN OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO INCLUDE THE PUBLIC RIGHTS-OF-WAY SHOWN AS DEDICATED ON THE **PLAT OF GRAND RESERVE 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 Street and Highway Plan of the City of Grand Forks, as established by Section 18-0802, Subsection 2 of the Grand Forks City Code of 1987, as amended, is hereby amended to include the public rights-of-way, shown as dedicated on the **PLAT OF GRAND RESERVE FIRST ADDITION** to the city of Grand Forks, North Dakota.

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.