



City of Grand Forks

Staff Report

Planning & Zoning Commission – February 4, 2026

City Council – February 17, 2026

Item 4-2 (Preliminary) - Rezone Request

Title: Ordinance to amend zoning map to rezone from Desoto PUD Amendment 2 to Desoto PUD Amendment 3, located at 1400-1900 Blocks of 32nd Avenue South.

Location: 1400-1900 Blocks of 32nd Avenue South

Current Legal Description: Desoto PUD Amendment 2

Proposed Legal Description: Desoto PUD Amendment 3

Applicant: CPS, Ltd.

Owner: GHS Development, LLC

Prepared By: Haylie Grasser, Planner

Submitted By: Ryan Brooks, Director of Planning & Community Development

Purpose: Rezoning is requested is to align with the proposed development plans

Staff Recommendation

Staff recommends approval of the Ordinance to amend zoning map to rezone from Desoto PUD Amendment 2 to Desoto PUD Amendment 3, located at 1400-1900 Blocks of 32nd Avenue South.

Application Status

February 4, 2026 – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Matson 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: Desoto PUD Amendment No. 2 B-3	Zoning: Desoto PUD Amendment No. 3 R-4 & B-3
Uses Permitted: All uses permitted in B-3 district	Uses Permitted: All uses permitted in R-4 & B-3 districts

Context

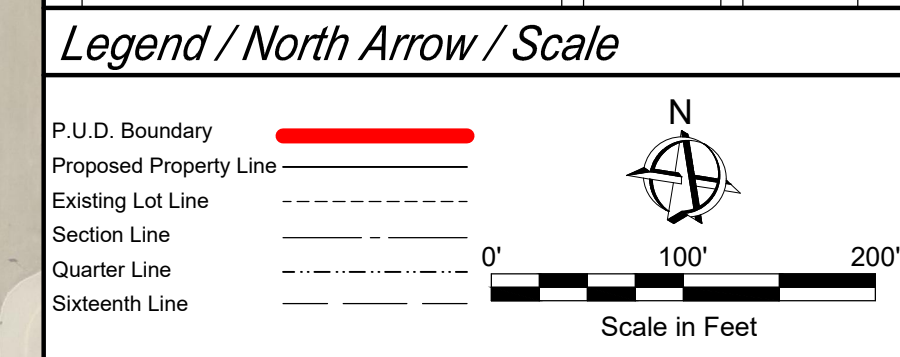
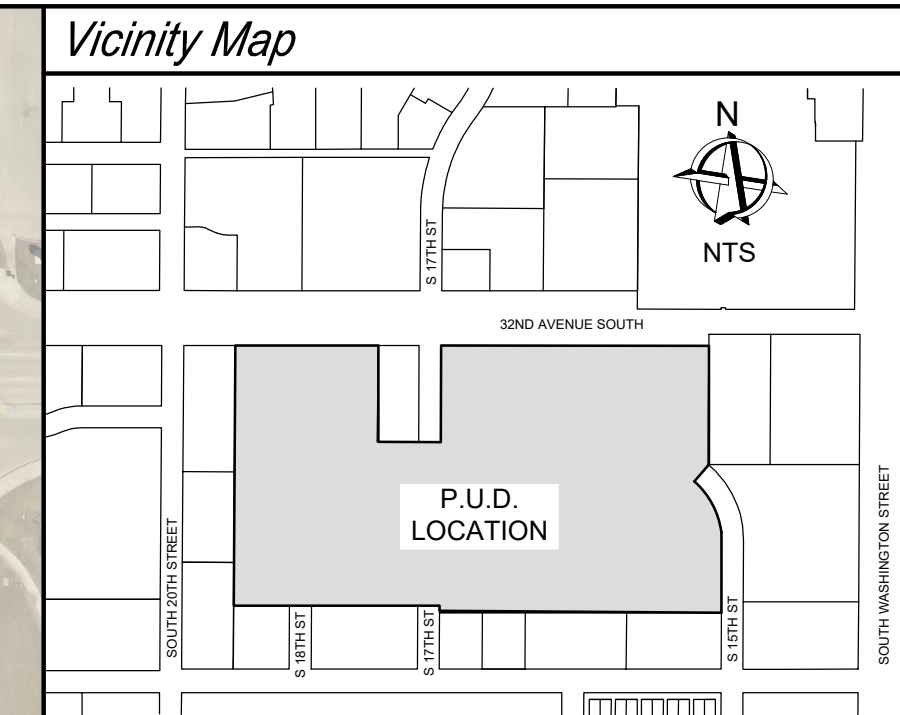
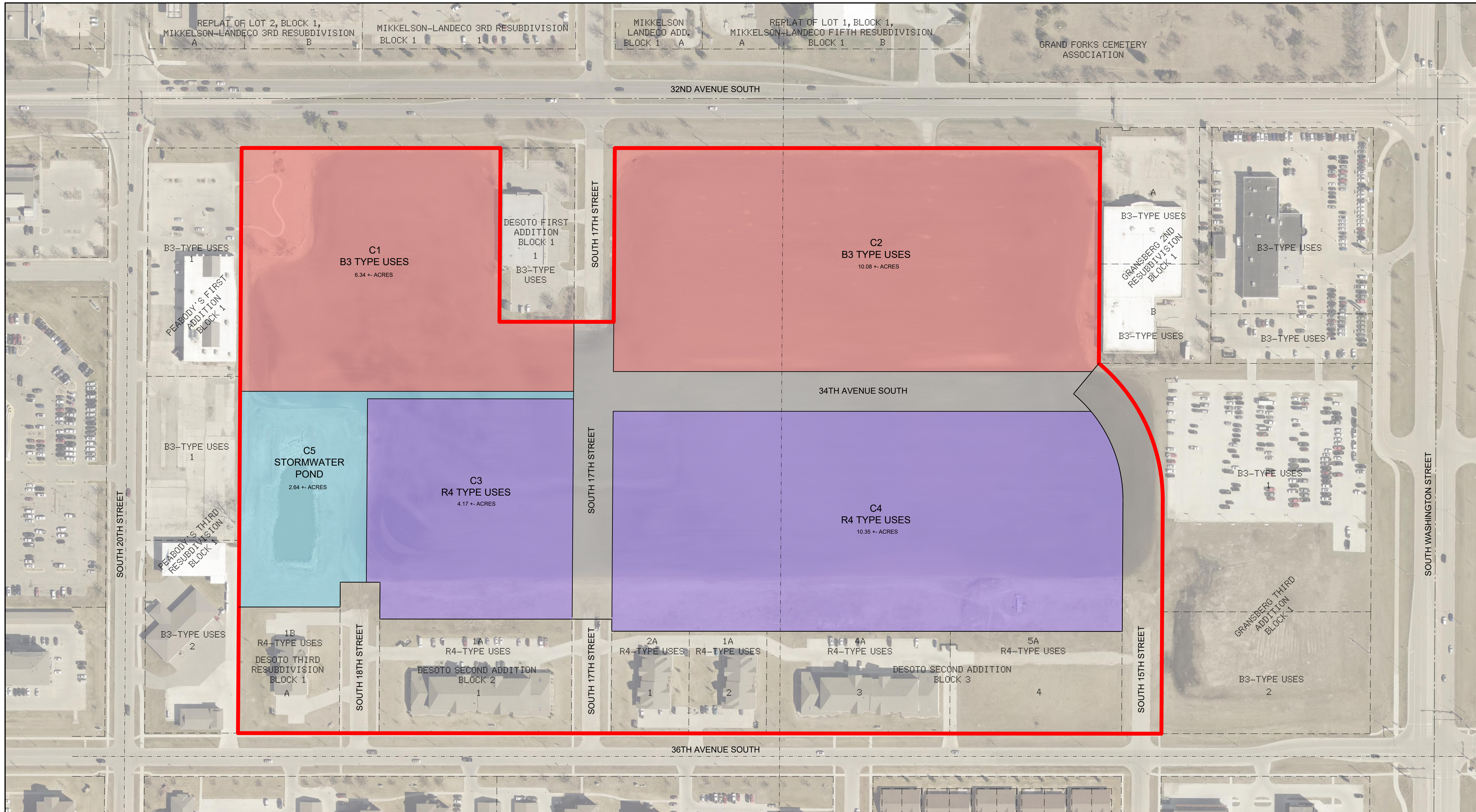
Adjacent Zoning Districts: B-3 General Business, Desoto PUD
Adjacent Streets: 32 nd Ave S, S 18 th St, S 15 th St
Adjacent Bike/Ped Facilities: Shared use path along 32 nd Ave S
Adjacent CAT Routes: 5 & 10

Consistency with 2050 Land Use Plan
Request and proposed land use aligns with the following: <ul style="list-style-type: none"> 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
<i>(Same background for plat and rezoning)</i> <ul style="list-style-type: none"> 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 a new 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
<ul style="list-style-type: none"> Rezone is requested to change allowable uses from PUD Commercial (B-3) type uses to PUD General Commercial (B-3) & High Density Residential Uses (R-4) 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
<ul style="list-style-type: none"> PUD Amendment No. 3 Map Rezoning Ordinance



- General Notes:**
- Final Approval of Planned Unit Development Project - as per Grand Forks City Code Section 18-0203.
 - Approval subject to submission to and approval by the Grand Forks Engineering Department of detailed construction plans for watermain, sewermain, storm sewermain, street lighting, etc. that will be prepared by others.
 - All underground utility work within the City right of way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. The detailed development plan is subject to approval by the Grand Forks Planning Department.
 - It shall be the responsibility of the Developer to display signs within the P.U.D. that depict the overall intent of the development, to include the approved future land uses and road network.
 - The building requirements shall follow the land use designation. However, the data summary chart provides different standards for both residential units and impervious lot coverage for each area. In no case shall the residential units allowed for each area exceed the amount on the data summary chart.

Preliminary
01/23/2026 10:27:39 AM

Legal Description:
DESCRIPTION
Lot 1, Block 1, Lot 1, Block 2, Lots 1, 2, 3, and 4, Block 3, Desoto Second Addition to the City of Grand Forks, North Dakota and the Unplatted portions of the North Half of the Northeast Quarter of Section 21, Township 151 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota.

Proposed Future Urban Land Use	Parcel Number	Acreage (Net)	Residence Unit / Acre	Max. No. of Res. Units	Max. Impervious Lot Coverage	Comments
Multi-Family Residence District R4 Type Uses	1A	2.04	20	40	55%	Original PUD
Multi-Family Residence District R4 Type Uses	2A	0.74	20	14	55%	Original PUD
Multi-Family Residence District R4 Type Uses	3A	0.74	20	14	55%	Original PUD
Multi-Family Residence District R4 Type Uses	4A	1.74	20	34	55%	Original PUD
Multi-Family Residence District R4 Type Uses	5A	1.63	20	32	55%	Original PUD
Multi-Family Residence District R4 Type Uses	1B	1.24	20	24	55%	Original PUD
General Business District B-3 Type Uses	1C	6.34	-	-	85%	Amendment No.1
General Business District B-3 Type Uses	2C	10.08	-	-	85%	Amendment No.1
Multi-Family Residence District R4 Type Uses	3C	4.17	30	125	65%	Amendment No.1
Multi-Family Residence District R4 Type Uses	4C	10.35	30	310	65%	Amendment No.1
Stormwater Pond	5C	2.64				Amendment No.1
Right of Way		5.18				Amendment No.1
Total		46.89		593		Amendment No.1

Parcel Number	Acreage (Net)	Residence Unit / Acre	Max. No. of Res. Units	Max. Impervious Lot Coverage	Comments
1	6.34	-	-	85%	DESOTO FIRST ADDITION BLOCK 1 B3-TYPE USES
2	10.08	-	-	85%	C2 B3 TYPE USES 10.08 +- ACRES
3	4.17	30	125	65%	C3 R4 TYPE USES 4.17 +- ACRES
4	10.35	30	310	65%	C4 R4 TYPE USES 10.35 +- ACRES
5	2.64				C5 STORMWATER POND 2.64 +- ACRES

Number	Date	Description
1	01/22/2026	Amendment No.1: Changed the unplatted portion of the N 1/2 of the NE 1/4 from B3 Commercial Type Uses to R4 Type Uses (Multi-Family Residence), B3 Type Uses (General Business District), and a Stormwater Pond. Amendment No.1 revised the Data Summary Chart.

AMENDMENT NUMBER	ORDINANCE NUMBER	P & Z	COUNCIL
ORIGINAL	4410	03/06/2013	03/19/2013

DESOTO P.U.D. AMENDMENT NO. 1

APPROVED BY GRAND FORKS PLANNING DEPARTMENT
ON: _____ BY: _____

Designed By: MPS Date: 01/23/26	Drawn By: MPS File: As Shown	Checked By: MKK Scale: As Shown
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SHEET
1 OF 1

CPS
CIVIL ENGINEERING | PLANNING | SURVEYING
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ORDINANCE NO. _____

An ordinance to amend the zoning map to rezone and exclude from the Desoto PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 **and to include within the Desoto PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, all of Lot A, Block 1, Desoto Third Resubdivision to the City of Grand Forks North Dakota, Lot 1, Block 2, and Lots 1,2,3, and 4, Block 3 Desoto Second Addition to the City of Grand Forks, North Dakota and all those Unplatted portions of the North Half of the Northeast Quarter of the Section 21, Township 151 North, Range 50 West of the 5th Principal Meridian, 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 Desoto PUD (Planned Unit Development), Concept Development Plan, Amendment No. 2 **and to include within the Desoto PUD (Planned Unit Development), Concept Development Plan, Amendment No. 3, all of Lot A, Block 1, Desoto Third Resubdivision to the City of Grand Forks North Dakota, Lot 1, Block 2, and Lots 1,2,3, and 4, Block 3 Desoto Second Addition to the City of Grand Forks, North Dakota and all those Unplatted portions of the North Half of the Northeast Quarter of the Section 21, Township 151 North, Range 50 West of the 5th Principal Meridian, 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 **Desoto 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.