

ORDINANCE NO. 4944

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.

Danny Weigel, Council Vice President

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading: 01/20/2026
Public Hearing: 02/17/2026
Second Reading and final passage: 02/17/2026
Approved: 02/17/2026
Published: Not required by law.



City of Grand Forks

Staff Report

Planning & Zoning Commission – February 4, 2026

City Council – February 17, 2026

APPROVED & ACCEPTED
by City Council

02/17/2026

Maureen Storstad
Maureen Storstad
City Auditor

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

Staff Recommendation
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 20th Street. Recommend City Council grant approval and set public hearing for February 17, 2026.

Application Status
January 7, 2026 – Planning and Zoning Commission Recommended Action: Motion by Matson, second by Sande for approval of request. Motion carried 5-1 with Budke dissenting.
January 20, 2026 – City Council Action: Motion by Berg, second by Fridolfs for approval of request. 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 7-1 with Budke dissenting.
February 17, 2026 (Public Hearing) – City Council Action: Motion by Berg, second by Lunski to approve as recommended. Motion passed unanimously

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

Context

Adjacent Zoning Districts: A-2 Agricultural Urban Reserve District, Grand Valley PUD – R-1 uses

Adjacent Streets: S 20th St & 69th Ave S

Adjacent Bike/Ped Facilities: Off road shared use path along S 20th St

Adjacent CAT Routes: None

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 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.”
- 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, rezoning, and annexation)

- This rezoning request coincides with the annexation and plat requests.
- 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.
- The developer is requesting an increase of maximum impervious surface to 50% of the lot, and for 5 foot side yard setbacks.
- Staff is recommending approval.

Notices

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

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

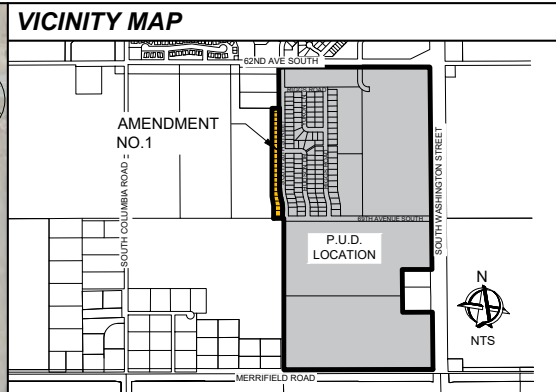
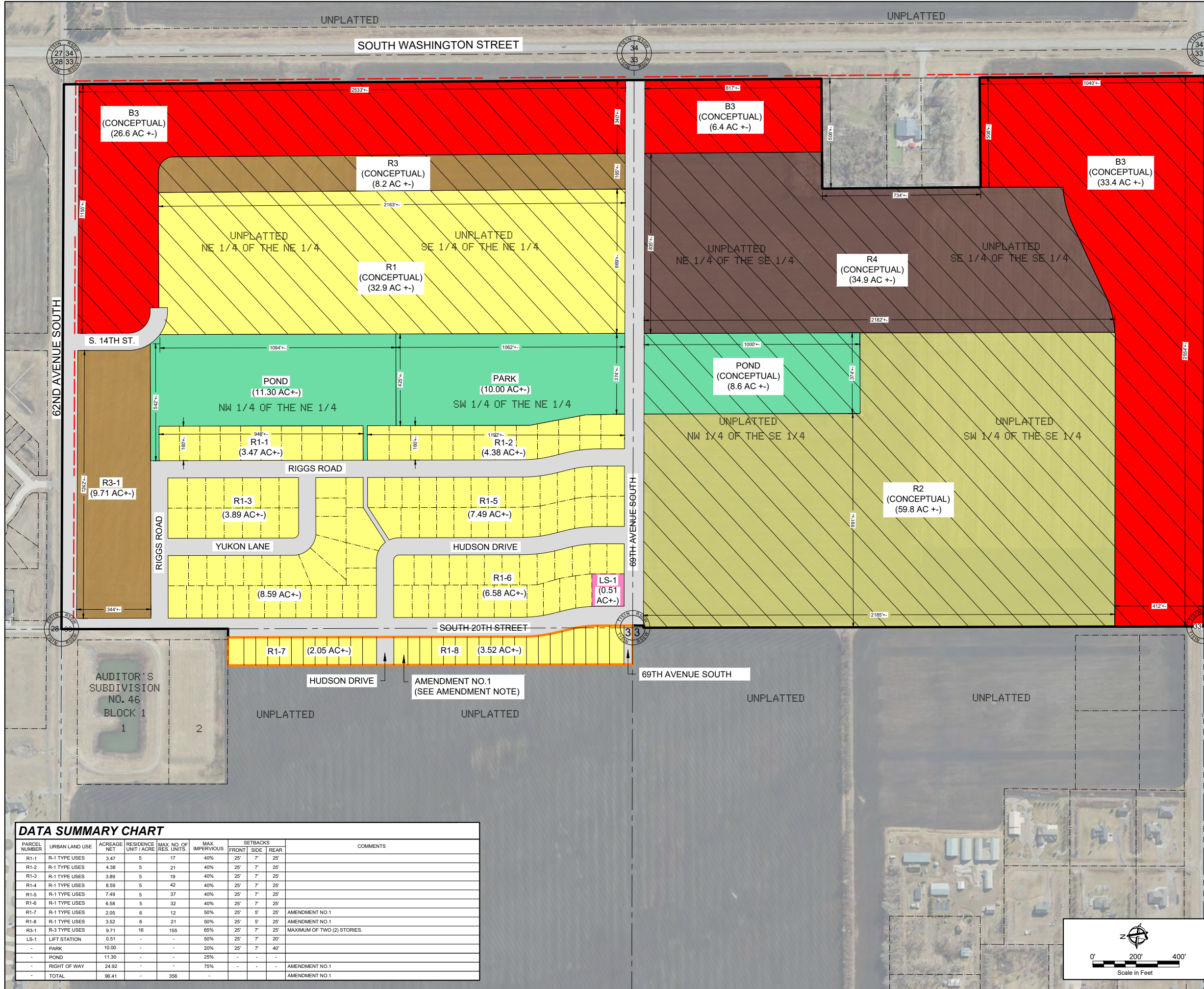
Comments Received: None at time of posting.

Findings of Fact

- Rezone is requested to develop the area into single-family residential.
- Rezoning Ordinances require two actions by both the Planning and Zoning Commission and the City Council and subsequent public hearings.

Attachments

- Grand Valley PUD Amendment No. 1 Map
- Rezoning Ordinance



LEGEND

P.U.D. BOUNDARY	ACCESS CONTROL
AMENDMENT BOUNDARY	
PROPERTY LINE	
EXISTING LOT LINE	
SECTION LINE	
QUARTER LINE	

ZONING LEGEND

R-1 SINGLE FAMILY RESIDENCE DISTRICT	RIGHT OF WAY
R-2 SINGLE FAMILY RESIDENCE DISTRICT	PARK/POND
R-3 MULTI FAMILY RESIDENCE DISTRICT	LIFT STATION
R-4 MULTI FAMILY RESIDENCE DISTRICT	CONCEPTUAL ZONING
B-3 TYPE USES	

- GENERAL NOTES**
- Grand Valley P.U.D. changes the current zoning from A-2 agricultural urban reserve district to R-1 single family residence district, R-3 multiple-family residence, medium density district and MU-1 mixed uses, R-3 multiple-family residence and B-3 general business district.
 - Final Approval of Planned Unit Development Project - as per Grand Forks City Code Section 18-0223.
 - Approval subject to submission to and Approval by the Grand Forks City Engineering Department of Detailed Construction Plans for watermain, sanitary sewer, storm sewermain, street lighting, ect. 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 Networks.

DESCRIPTION

Part of the East Half of Section 33 and part of the Northwest Quarter of Section 33, Township 151 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County to the City of Grand Forks, North Dakota and part of the East Half of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 33, Township 151 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County to the City of Grand Forks, North Dakota.

AMENDMENT NOTES

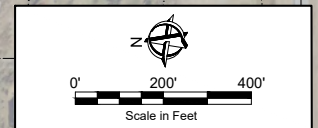
AMENDMENT NO.1: Expanded the P.U.D. boundary and changed the description. Creates parcels R1-7 and R1-8, single family residence districts. Increased the right of way acreage from 24.52 acres to 24.92 acres. Increased the maximum number of residential units from 323 units to 356 units. Increased the over all P.U.D. acreage from 90.44 acres to 96.41 acres.

APPROVAL

AMENDMENT NUMBER	ORDINANCE NUMBER	APPROVAL P & Z	APPROVAL COUNCIL
ORIGINAL	4834	06/01/2022	06/06/2022

DATA SUMMARY CHART

PARCEL NUMBER	URBAN LAND USE	ACREAGE NET	RESIDENCE UNIT / ACRE	MAX. NO. OF RES. UNITS	MAX. IMPERVIOUS	SETBACKS			COMMENTS
						FRONT	SIDE	REAR	
R1-1	R-1 TYPE USES	3.47	5	17	40%	25'	7'	25'	
R1-2	R-1 TYPE USES	4.38	5	21	40%	25'	7'	25'	
R1-3	R-1 TYPE USES	3.89	5	19	40%	25'	7'	25'	
R1-4	R-1 TYPE USES	8.59	5	42	40%	25'	7'	25'	
R1-5	R-1 TYPE USES	7.49	5	37	40%	25'	7'	25'	
R1-6	R-1 TYPE USES	6.58	5	32	40%	25'	7'	25'	
R1-7	R-1 TYPE USES	2.05	6	12	50%	25'	5'	25'	AMENDMENT NO.1
R1-8	R-1 TYPE USES	3.52	6	21	50%	25'	5'	25'	AMENDMENT NO.1
R3-1	R-3 TYPE USES	9.71	16	155	65%	25'	7'	25'	MAXIMUM OF TWO (2) STORIES.
LS-1	LIFT STATION	0.51	-	-	50%	25'	7'	20'	
-	PARK	10.00	-	-	20%	25'	7'	40'	
-	POND	11.30	-	-	25%	-	-	-	
-	RIGHT OF WAY	24.92	-	-	75%	-	-	-	AMENDMENT NO.1
-	TOTAL	96.41	-	356	-	-	-	-	AMENDMENT NO.1



GRAND VALLEY P.U.D. AMENDMENT NO.1
GRAND FORKS, NORTH DAKOTA

Designed By: MKK	 CIVIL ENGINEERING PLANNING SURVEYING 308 2nd Avenue North Grand Forks, ND 58203 P: 701.746.7459 F: 701.746.8948 www.cpsengineering.net	SHEET
Drawn By: MPS		1 of 1
Checked By: MKK		
Date: 12/22/2025		
File: As Shown		
Scale: As Shown		