



City of Grand Forks

Staff Report

Planning & Zoning Commission – March 4, 2026

City Council – March 16, 2026

Item 3-3 (Final) – Resolution to Amend Access Control	
Title: Resolution to Amend Platted Access Control as Shown on the Plat of Peony First Resubdivision, located at 3600 27th Avenue North	
Prepared By: Ryan Brooks, Director of Planning & Community Development	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Amend platted access control along 27 th Ave N to shift existing driveway access and allow additional driveway access	

Staff Recommendation
Staff recommends approval of a resolution amending the platted access control restrictions, on Lot 2, Block 1 of Peony First Resubdivision, located at 3600 27th Avenue North.

Application Status
March 4, 2026 (Final) – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Holt to approve resolution. Motion carried unanimously.
March 16, 2026 (Final) – City Council Action:

Consistency with 2050 Land Use Plan
<ul style="list-style-type: none"> • This site is one of the most suitable locations in the City for industrial development according to the Industrial Suitability Assessment (Figure 2). • The development aligns with the Industrial Focus described in the Enhance Economic Competitiveness Livability Principle.

Background and Discussion
<ul style="list-style-type: none"> • This property is the future site of the Agristo industrial development located at 3600 27th Ave N. As part of the development, a resolution to amend the platted access control along 27th Ave N has been requested. The current platted access control restricts access along 27th Ave N besides driveway accesses at the intersection of N 39th St, the intersection of N 36th St, and another driveway access opening just east of N 39th St. • This access control was platted as part of a previous development that did not move forward, so the current owners are proposing different driveway locations along 27th Ave N, requiring an amendment to the platted access control.

- Specifically, a driveway access is proposed at the intersection of N 39th St, and two more driveway accesses are proposed between N 39th St and N 36th St. Therefore, the request is to remove the access control along 27th Ave N from N 36th St to N 39th St.
- This request complies with the subdivision regulations for Level 5 accessed controlled streets detailed in section 18-0907(4)(L)(b), so a variance to subdivision regulations is not required in this case – just an amendment to platted access control.

Findings of Fact

- Request is to amend the access control to remove access control from N 36th St to N 39th St.
- Amendment request complies with subdivision regulations for Level 5 accessed controlled streets detailed in section 18-0907(4)(L)(b).
- Amendments to platted access control require action by both the Planning and Zoning Commission and the City Council.
- Resolutions are recorded and run with the property.

Attachments

- Proposed driveway access locations
- Plat of Peony First Resubdivision showing access control
- Resolution to amend access control

PROJECT INFORMATION

CIVIL, ELECT. SITE, & FIRE PROTECTION PLANS FOR:
AGRISTO
 3600 27TH AVE. N. • GRAND FORKS, ND 58203

PROFESSIONAL SEAL

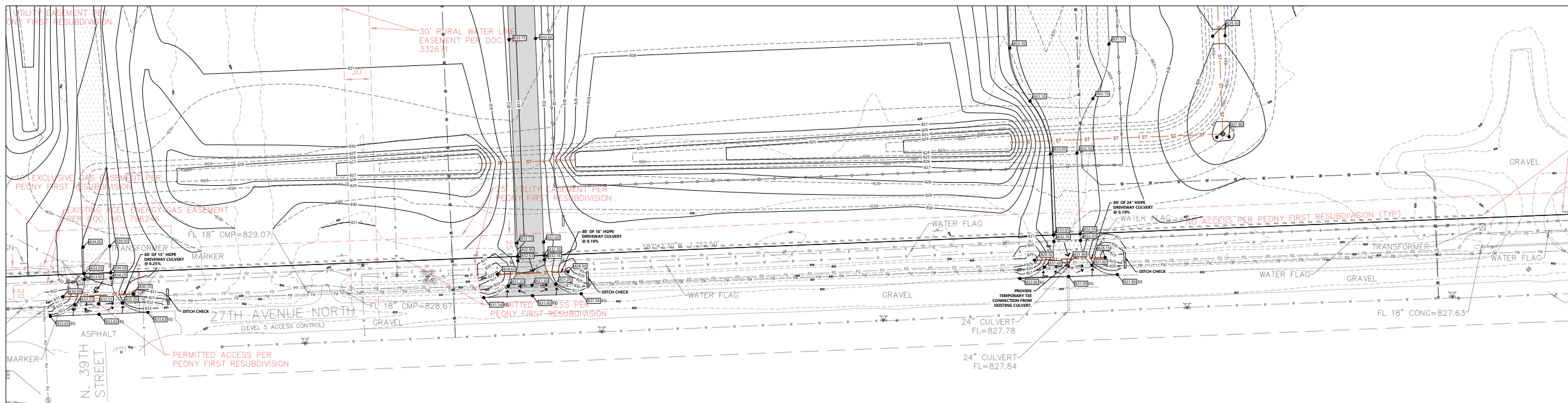
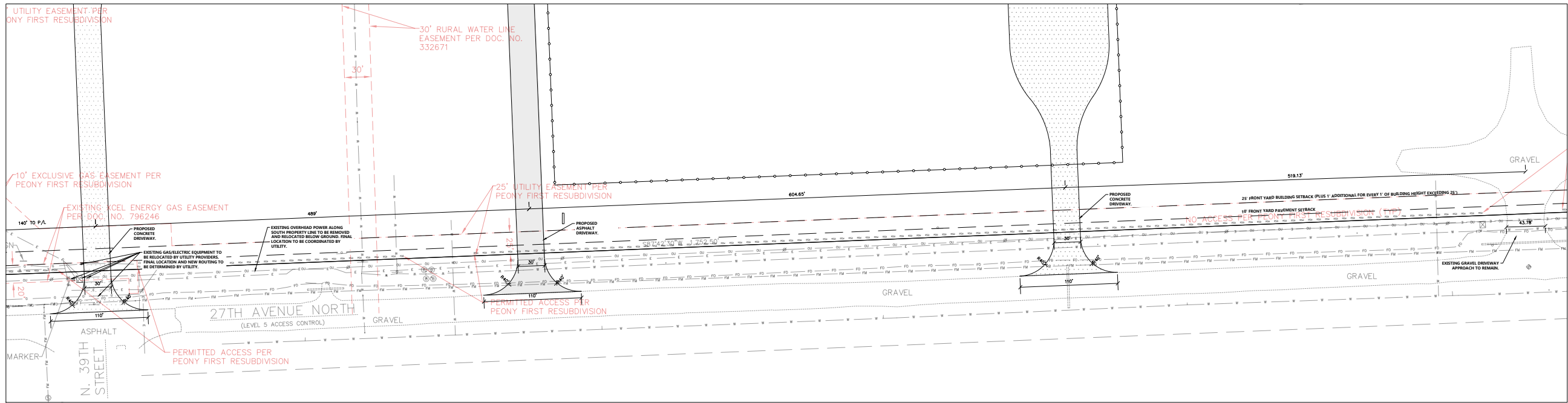
PRELIMINARY DATES
 FEB. 6, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
 250160900

SHEET NUMBER

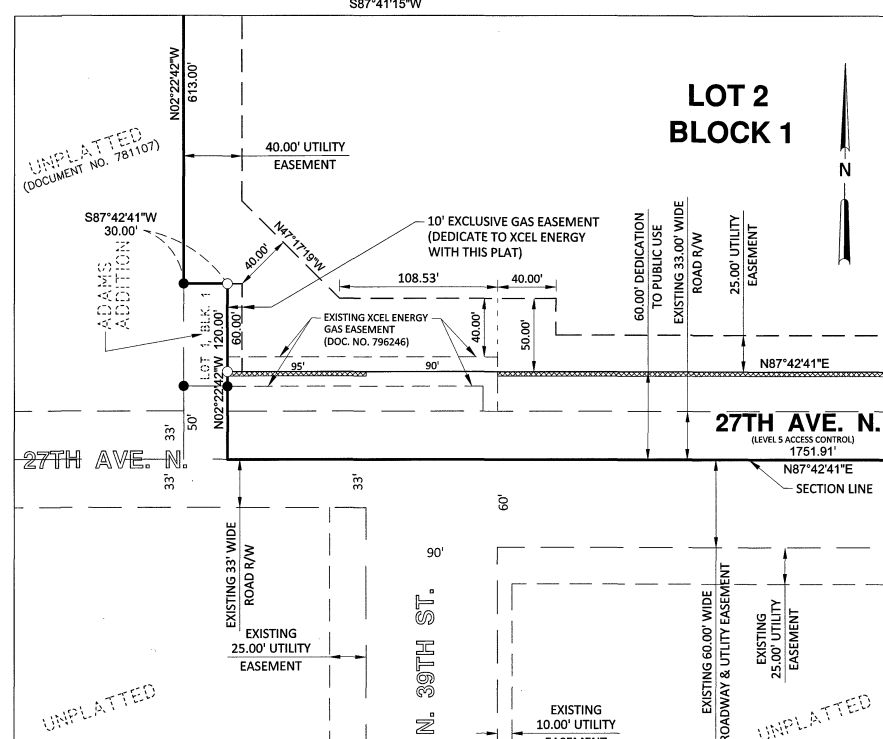
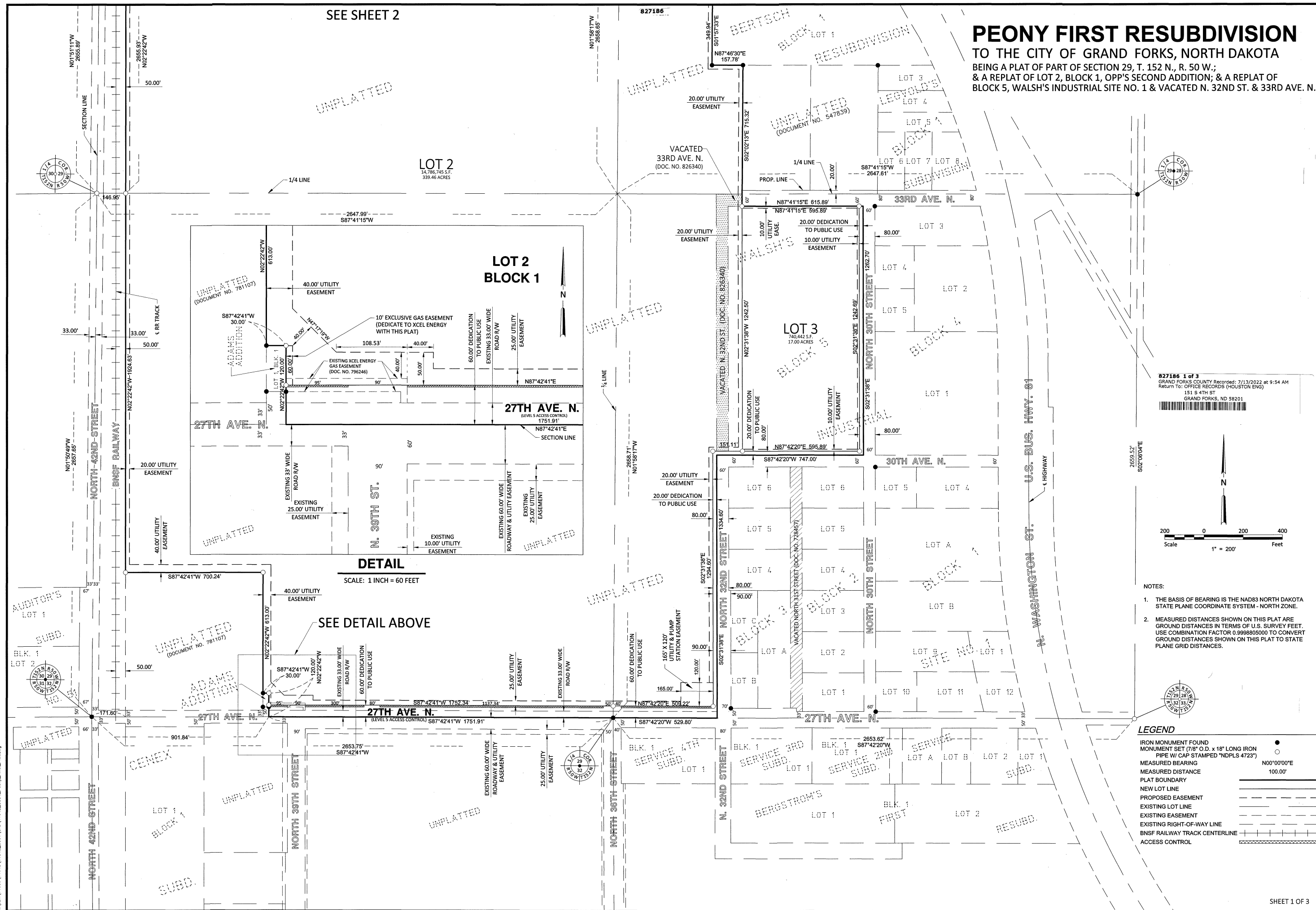
C1.1



SEE SHEET 2

PEONY FIRST RESUBDIVISION

TO THE CITY OF GRAND FORKS, NORTH DAKOTA
BEING A PLAT OF PART OF SECTION 29, T. 152 N., R. 50 W.;
& A REPLAT OF LOT 2, BLOCK 1, OPP'S SECOND ADDITION; & A REPLAT OF
BLOCK 5, WALSH'S INDUSTRIAL SITE NO. 1 & VACATED N. 32ND ST. & 33RD AVE. N.

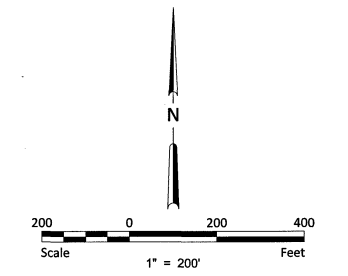


DETAIL

SCALE: 1 INCH = 60 FEET

SEE DETAIL ABOVE

827186 1 of 3
GRAND FORKS COUNTY Recorded: 7/13/2022 at 9:54 AM
Return To: OFFICE RECORDS (HOUSTON ENG)
151 S 4TH ST
GRAND FORKS, ND 58201



- NOTES:
1. THE BASIS OF BEARING IS THE NAD83 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NORTH ZONE.
 2. MEASURED DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR 0.9998805000 TO CONVERT GROUND DISTANCES SHOWN ON THIS PLAT TO STATE PLANE GRID DISTANCES.

LEGEND

IRON MONUMENT FOUND	●
MONUMENT SET (7/8" O.D. x 18" LONG IRON PIPE W/ CAP STAMPED 'NDPLS 4723')	○
MEASURED BEARING	N00°00'00"E
MEASURED DISTANCE	100.00'
PLAT BOUNDARY	—————
NEW LOT LINE	—————
PROPOSED EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING EASEMENT	- - - - -
EXISTING RIGHT-OF-WAY LINE	—————
BNSF RAILWAY TRACK CENTERLINE	—————
ACCESS CONTROL	—————

H:\JBA\11000\11045\11045_0001\CAD\11045_0001_Peony_Plat.dwg

Houston Eng. 2020

**RESOLUTION AMENDING
ACCESS CONTROL RESTRICTIONS**

WHEREAS, the plat of Peony First Resubdivision has been approved by the Grand Forks Planning and Zoning Commission on July 11th, 2022, and by the Grand Forks City Council on July 5th, 2022;

WHEREAS, said plat was recorded as Document No.827186 at the Grand Forks County Recorder's office on July 13th, 2022;

WHEREAS, said plat does depict access control restrictions and designation along the north side of 27th Avenue North adjacent to Lot 2, Block 1, Peony First Resubdivision;

WHEREAS, the City of Grand Forks deems it appropriate to amend the existing access control.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF GRAND FORKS, NORTH DAKOTA, AS FOLLOWS:

1. The access control line depicted on Lot 2, Block 1, Peony First Resubdivision as described above is hereby removed with level 5, local road access control requirements remaining.

The foregoing Resolution having been adopted by a majority of the Grand Forks City Council on the _____ day of _____, 2026.

Brandon Bochenski, Mayor

ATTEST:

Maureen Storstad, Director of Finance and Administrative Services

STATE OF NORTH DAKOTA)

) SS

COUNTY OF GRAND FORKS)

On this _____ day of _____, 2026, before me, a Notary Public within and for said County and State, personally appeared Brandon Bochenski and Maureen Storstad, Mayor and Director of Finance and Administrative Services, respectively, of the City of Grand Forks, known to me to be the persons named herein and who executed the foregoing Resolution.

Notary Public

The foregoing having been approved by the Grand Forks Planning and Zoning Commission on the _____ day of _____, 2026.

President – Steve Wasvick

Secretary – Meggen Sande

STATE OF NORTH DAKOTA)
) SS
COUNTY OF GRAND FORKS)

On this _____ day of _____, 2026, before me, a Notary Public within and for said County and State, personally appeared Steve Wasvick and Meggen Sande, the President and Secretary, respectively, of the Grand Forks Planning & Zoning Commission, known to me to be the persons named herein and who executed the foregoing Resolution.

Notary Public