



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – March 4, 2026
 City Council – March 16, 2026

Item 3-1 (Final) – Plat Request	
Title: Grand Reserve First Addition, with street and highway ordinance dedication	
Location: 1400-1900 Block of 32 nd 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
Recommend City Council postpone final approval until May 18 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: Motion by Berg, second by Sande to approve as recommended. Motion passed unanimously on consent agenda.
March 4, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Budke to postpone item until May's meeting. Motion carried unanimously.
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

