



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

Item 3-2 (Final) - 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 32 nd Avenue South.	
Location: 1400-1900 Blocks of 32 nd 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
Recommend City Council postpone final approval until May 18 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: Motion by Berg, second by Sande to approve as recommended. Motion passed unanimously.
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: Motion by Berg, second by Fridolfs to approve postponing until May 18, 2026 City Council as recommended. Motion carried unanimously.

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: 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

Request and proposed land use aligns with the following:

- 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

(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 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

- 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

- PUD Amendment No. 3 Map
- Rezoning Ordinance