



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – April 1, 2026
 City Council – April 20, 2026

Item 4-1 (Preliminary) - Rezone Request	
Title: Ordinance to amend zoning map to rezone from Crary's Second PUD Amendment No. 6 to Crary's Second PUD Amendment No. 7	
Location: 1000-1100 Block of 60 th Avenue South	
Current Legal Description: Crary's Second PUD Amendment No. 6	
Proposed Legal Description: Crary's Second PUD Amendment No. 7	
Applicant: CPS, Ltd.	Owner: Crary Properties
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 for 12 new single family attached units.	

Staff Recommendation
Staff recommends approval of the Ordinance to amend the zoning map to rezone from Crary's Second PUD Amendment No. 6 to Crary's Second PUD Amendment No. 7, located at 1000-1100 Block of 60th Avenue South.

Application Status
April 1, 2026 – Planning and Zoning Commission Recommended Action:
April 20, 2026 – City Council Action:
May 6, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action:
May 18, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: Vacant	Land Use: R-2, R4 & B3
Zoning: Crary's Second PUD Amendment No. 6 R-2-R-4 & B-3	Zoning: Desoto PUD Amendment No. 7 R-2-R-4 & B-3
Uses Permitted: All uses permitted in R-2-R-4 & B-3 district	Uses Permitted: No Change

Context

Adjacent Zoning Districts: Crary's Second PUD

Adjacent Streets: 60th Ave S, Cherry St & Lou Ann St

Adjacent Bike/Ped Facilities: Shared use path along Cherry St & S Washington St

Adjacent CAT Routes: None

Consistency with 2050 Land Use Plan

Request and proposed land use aligns with the City's 2050 Land Use Plan.

Background and Discussion

(Same background for plat and rezoning)

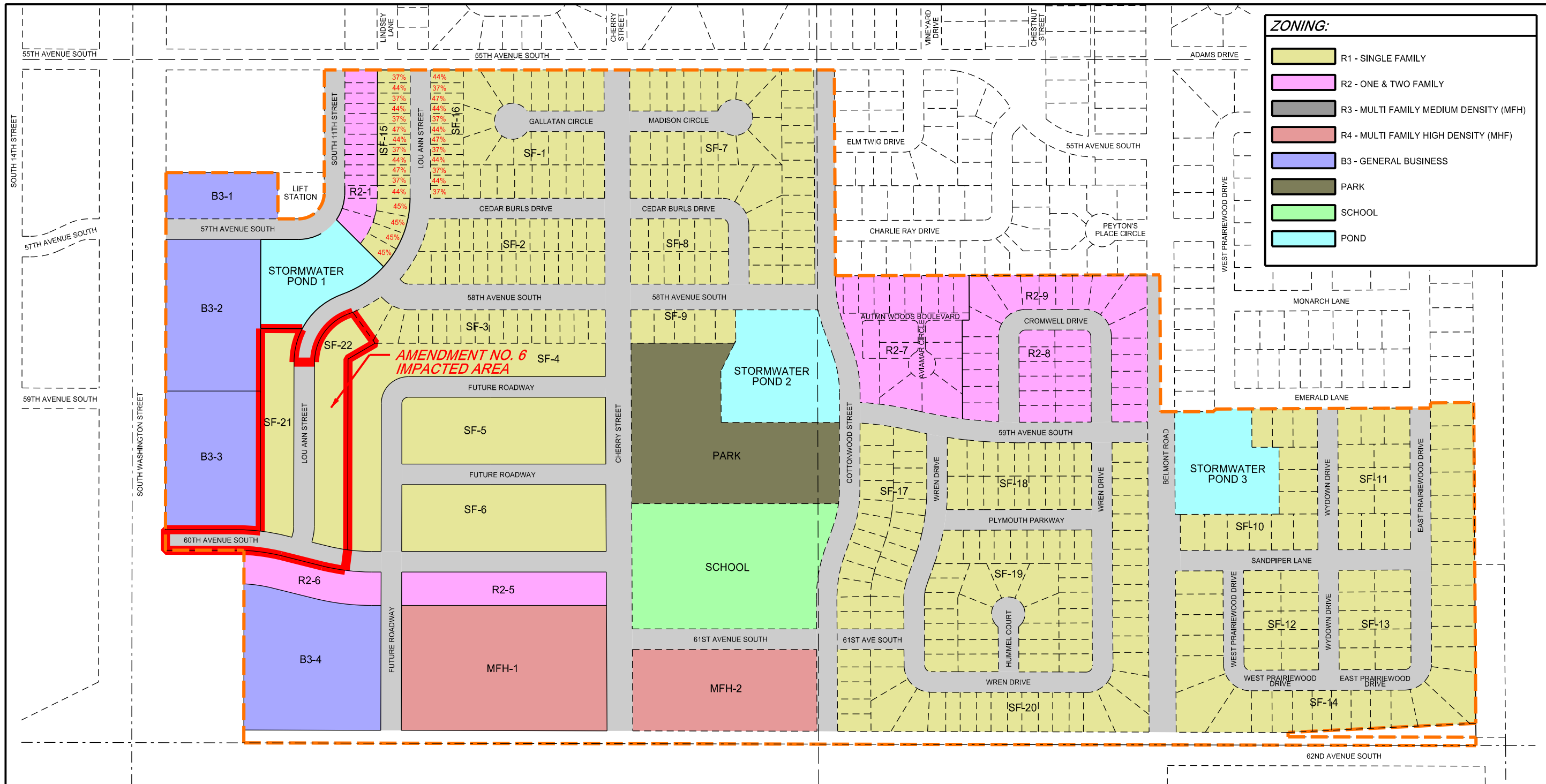
- This rezone coincides with the plat requests.
- The rezone is requested by CPS, Ltd. on behalf of Crary Properties. The purpose of this request is to plat 12 new single family attached lots for a new development. The lots will remain R-2, however the PUD is requesting 5ft sideyard setbacks for the R-2 area, which has been previously approved elsewhere in the neighborhood, and the PUD is updated to reflect the removal of David Drive continuing south. 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 the area of future roadway from David Drive to 62nd Ave S.
- 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 6. Map (current zoning)
- PUD Amendment No. 7 Map (proposed zoning)
- Rezoning Ordinance



ZONING:

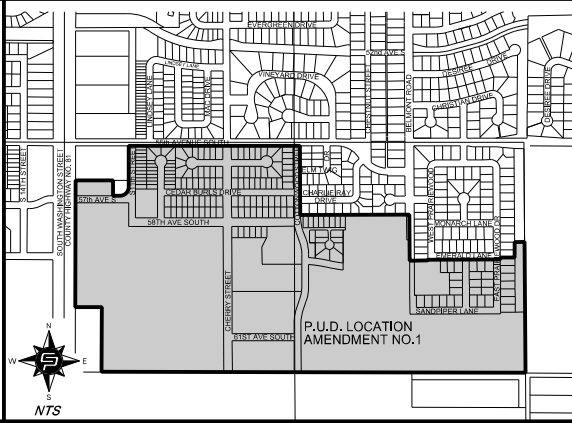
[Light Green Box]	R1 - SINGLE FAMILY
[Pink Box]	R2 - ONE & TWO FAMILY
[Grey Box]	R3 - MULTI FAMILY MEDIUM DENSITY (MFH)
[Red Box]	R4 - MULTI FAMILY HIGH DENSITY (MHF)
[Blue Box]	B3 - GENERAL BUSINESS
[Brown Box]	PARK
[Light Green Box]	SCHOOL
[Light Blue Box]	POND

LEGEND / NORTH ARROW / SCALE

LEGEND

- P.U.D. BOUNDARY
- - - POTENTIAL FUTURE LOT LINE
- - - EXISTING LOT LINE
- - - SECTION LINE
- - - QUARTER LINE
- - - ACCESS CONTROL
- AMENDMENT BOUNDARY

VICINITY MAP



GENERAL NOTES

- 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 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.
- Residential developments shall conform to the development regulations of the equivalent conventional residential zoning district as provided in the Land Development Code except as noted otherwise.

LEGAL DESCRIPTION

Being a part of the Southwest Quarter of Section 27, Township 151 North, Range 50 West of the Fifth Principal Meridian, Grand Forks County, North Dakota.

APPROVAL

- Amendment No.6 Approval by Planning & Zoning Commission on: 05/02/18
- Amendment No.6 Approval by City Council on: 05/21/18
- Amendment No.6 Ordinance Approving Plan: 4667
- Amendment No.5 Approval by Planning & Zoning Commission on: 03/07/2018
- Amendment No.5 Approval by City Council on: 03/19/2018
- Amendment No.5 Ordinance Approving Plan: _____
- Amendment No.4 Approval by Planning & Zoning Commission on: 11/01/2017
- Amendment No.4 Approval by City Council on: 11/20/2017
- Amendment No.4 Ordinance Approving Plan: 4646
- Amendment No.3 Approval by Planning & Zoning Commission on: 10/04/2017
- Amendment No.3 Approval by City Council on: 10/16/2017
- Amendment No.3 Ordinance Approving Plan: 4640
- Amendment No.2 Approval by Planning & Zoning Commission on: 08/02/2017
- Amendment No.2 Approval by City Council on: 08/21/2017
- Amendment No.2 Ordinance Approving Plan: 4630

- Amendment No.1 Approval by Planning & Zoning Commission on: 04/05/2017
- Amendment No.1 Approval by City Council on: 04/17/2017
- Amendment No.1 Ordinance Approving Plan: 4608
- Approval by Planning & Zoning Commission on: 03/05/2014
- Approval by City Council on: 03/17/2014
- Ordinance Approving Plan: 4462

CRARY'S SECOND P.U.D. AMENDMENT NO.6

Designed By: MPS		Sheet 1 of 2
Drawn By: MPS		
Checked By: MKK		
Date: 03/27/2018		
File: As Shown		
Scale: As Shown	CIVIL ENGINEERING / PLANNING / SURVEYING 308 2nd Avenue North Grand Forks, North Dakota 58203 Phone 701-746-7459 Fax 701-746-8948	

Data Summary Chart

Urban Land Use	Parcel ID	Acreage (Net)	Residence Unit / Acre	Max. No. of Res. Units	Comments
R-1 TYPE USES	SF-1	5.40	7	37	Amendment No.3 - Allows a 5' Side Yard Setback Line for Lots that front Cedar Buris Drive. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 40%.
R-1 TYPE USES	SF-2	4.26	7	29	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the impervious surface area established in Amendment No.2 to 42% and allows a 5' Side Yard Setback Line for Lots that front Cedar Buris Drive.
R-1 TYPE USES	SF-3	2.90	7	20	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 38%.
R-1 TYPE USES	SF-4	4.99	7	34	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%.
R-1 TYPE USES	SF-5	4.73	7	33	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%.
R-1 TYPE USES	SF-6	4.74	7	33	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%.
R-1 TYPE USES	SF-7	9.25	7	64	Amendment No.3 - Allows a 5' Side Yard Setback Line for Lots that front Cedar Buris Drive and Cottonwood Street. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 40% and allows a 5' Side Yard Setback Line for Lots that front Cottonwood Street.
R-1 TYPE USES	SF-8	2.22	7	15	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 40% and allows a 5' Side Yard Setback Line for Lots that front Cedar Buris Drive.
R-1 TYPE USES	SF-9	1.22	7	8	Amendment No.3 - Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 40%.
R-1 TYPE USES	SF-10	3.49	7	24	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 35%.
R-1 TYPE USES	SF-11	3.53	7	24	
R-1 TYPE USES	SF-12	2.57	7	18	
R-1 TYPE USES	SF-13	2.48	7	17	
R-1 TYPE USES	SF-14	10.52	7	73	Amendment No.2 - Changed R2-2 from R-2 Type Uses to SF-16, R-1 Type Uses, Reduced the Impervious Surface area from 60% to 50% Impervious and Allows a 5' Side Yard Setback Line. Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 35%.
R-1 TYPE USES	SF-15	2.16	8	17	Amendment No.2 - Changed 1/2 of R2-1 from R-2 Type Uses to SF-15, R-1 Type Uses and changed R2-2 from R-2 Type Uses to SF-16, R-1 Type Uses, Reduced the Impervious Surface area from 60% to 50% Impervious and Allows a 5' Side Yard Setback Line. Minimum lot widths for SF-15 and SF-16 shall be 40 feet respectively.
R-1 TYPE USES	SF-16	1.46	9	13	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to as shown on sheet 1.
R-1 TYPE USES	SF-17	4.75	6	28	Amendment No.4 - Replaced R2-4 and MF-3 through MF-5 with SF-17 through SF-20 with a Zoning of R-1 Type Uses and a Side Yard Setback of 6 Feet, excluding Lot 35, Block 3, Crary's Seventh Addition, Lot 35, Block 3, Crary's Seventh Addition shall have a 5' Side Yard Setback.
R-1 TYPE USES	SF-18	3.39	6	20	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 43%.
R-1 TYPE USES	SF-19	7.42	5	37	
R-1 TYPE USES	SF-20	8.45	5	42	
R-1 TYPE USES	SF-21	2.41	8	19	Amendment No.6 changed MFM-1 & MFM-2, R-3 Type Uses to SF-21 & SF-22, R-1 Type Uses, allows a minimum lot width of 38 feet, changes the density to 8 units/acre, maximum impervious lot coverage of 45%, and a minimum side yard setback of 5 feet.
R-1 TYPE USES	SF-22	2.80	8	22	
R-2 TYPE USES	R2-1	1.88	8	15	Amendment No.2 - Reduced the Acreage of R2-1 from 4.04 Acres to 1.88 Acres.
R-2 TYPE USES	R2-2	1.46	10	14	Amendment No.2 - Changed R2-2 from R-2 Type Uses to SF-16, R-1 Type Uses.
R-2 TYPE USES	R2-3	14.70	10	144	Amendment No.4 - Changed the Acreage of R2-3 from 14.42 Acres to 14.70 Acres. Amendment No.5 changes R2-3 to R2-7, R2-8 & R2-9 and modifies the Impervious surface area established in Amendment No.2 to 40% for R2-8 & R2-9.
R-2 TYPE USES	R2-4	5.70	10	57	Amendment No.4 - Changed R2-4, R-2 Type Uses to SF-17, SF-18, SF-19, and SF-20, R-1 Type Uses.
R-2 TYPE USES	R2-5	2.37	10	23	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%.

Data Summary Chart (Continued)

Urban Land Use	Parcel ID	Acreage (Net)	Residence Unit / Acre	Max. No. of Res. Units	Comments
R-2 TYPE USES	R2-6	1.61	10	16	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%.
R-2 TYPE USES	R2-7	5.40	10	54	Amendment No.5 changes a portion of R2-3 to R2-7, changed the acreage to 5.40.
R-2 TYPE USES	R2-8	2.30	10	23	Amendment No.5 changes R2-3 to R2-7, R2-8 & R2-9 and modifies the Impervious surface area established in Amendment No.2 to 40% for R2-8 & R2-9.
R-2 TYPE USES	R2-9	5.00	10	50	Amendment No.5 changes R2-3 to R2-7, R2-8 & R2-9 and modifies the Impervious surface area established in Amendment No.2 to 40% for R2-8 & R2-9.
R-3 TYPE USES	MFM-1	2.41	16	38	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%. Amendment No.6 changed MFM-1 & MFM-2, R-3 Type Uses to SF-21 & SF-22, R-1 Type Uses.
R-3 TYPE USES	MFM-2	2.80	16	44	
R-3 TYPE USES	MFM-3	5.10	16	81	Amendment No.4 - Replaced MFM-3 with SF-17 through SF-20 with Zoning of R-1 Type Uses.
R-3 TYPE USES	MFM-4	8.09	16	129	
R-3 TYPE USES	MFM-5	8.17	16	130	
R-4 TYPE USES	MFH-1	8.93	20	178	
R-4 TYPE USES	MFH-2	5.22	20	104	
B-3 TYPE USES	B3-1	1.79	-		
B-3 TYPE USES	B3-2	5.00	-		
B-3 TYPE USES	B3-3	4.57	-		
B-3 TYPE USES	B3-4	6.36	-		
-	POND 1	2.87	-		
-	POND 2	4.14	-		
-	POND 3	3.41	-		
-	PARK	8.41	-		
-	SCHOOL	8.34	-		
-	ROW	63.22	-		Amendment No.4 - Increased the ROW Acreage from 58.45 Acres to 61.22 Acres. Amendment No.5 - Increased the ROW Acreage from 61.22 Acres to 63.22 Acres.
TOTAL		235.96		1,090	Amendment No.6 changed the maximum number of Residential Units from 1,131 to 1,090.

Amendment

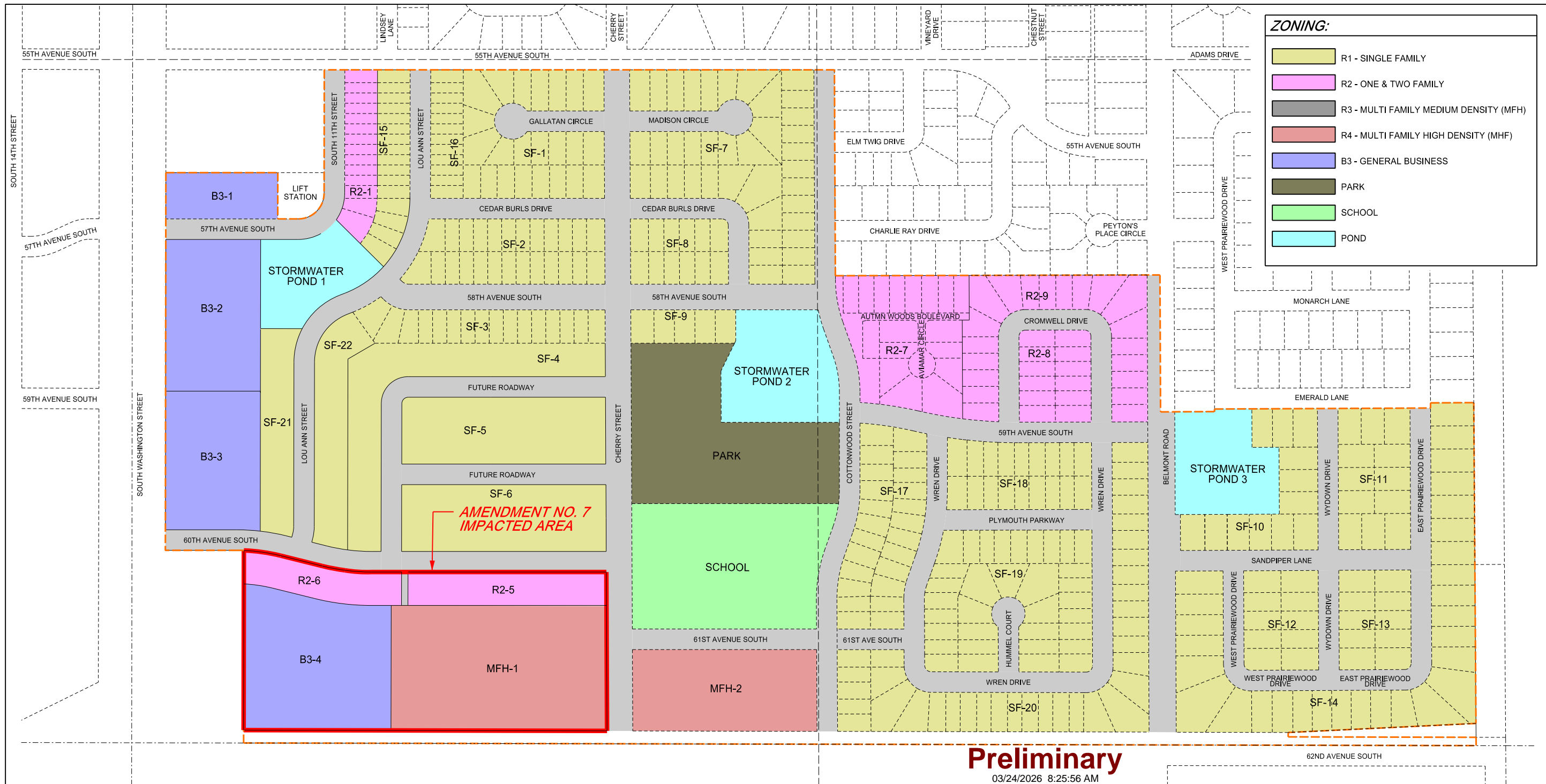
Number	Approved Date	Description
1	04/17/17	Major changes see P.U.D. Amendment No.1.
2	06/21/17	Changed R2 zoning to R-1 zoning on Lou Ann Street from 55th Avenue South to 58th Avenue South. Reduced Impervious to 50% and reduced building side yard setbacks to 5 feet.
3	08/29/17	Allows a 5' side yard setback line for lots fronting Cedar Buris Drive for SF-1 & SF-7 and all of SF-2, SF-3, SF-4, SF-5, SF-6, SF-8 and SF-9. ⓐ Increases the Impervious surface area from 35% to 40% for Lots 2, 3, 8 and 10, Block 1, Crary's Sixth Resubdivision.
4	09/25/17	Allows a 6' side yard setback line for SF-17 through SF-20, excluding Lot 35, Block 3, Crary's Seventh Addition. Lot 35, Block 3, Crary's Seventh Addition shall have a 5' side yard setback line. Changed the lot layout and zoning between Cottonwood Street to Belmont Road, and & 59th to 62nd Avenue South. Changed R2-3 acreage.
5	01/22/18	Amendment No.5 modifies the right of way acreage from 61.22 acres to 63.22 acres, modifies the maximum units per acre from 1,148 to 1,131 and changed R2-3 - R-2 Type Uses to R2-7, R2-8 and R2-9 - R-2 Type Uses. Amendment No.5 modifies the Impervious surface areas established in Amendment No.2 for SF-1 through SF-20, R2-5, R2-6, R2-8, R2-9, MFM-1 and MFM-2.
6	03/27/18	Amendment No.6 changed MFM-1 & MFM-2, R-3 Type Uses to SF-21 & SF-22, R-1 Type Uses, allows a minimum lot width of 38 feet, changed the density to 8 units/acre, changed the maximum number of Residential Units from 1,131 to 1,090, allows a maximum impervious lot coverage of 45%, and a 5 foot side yard setback.

CRARY'S SECOND P.U.D. AMENDMENT NO.6

Designed By: MPS
 Drawn By: MPS
 Checked By: MKK
 Date: 01/27/2018
 File: As Shown
 Scale: As Shown



Sheet
2 of 2

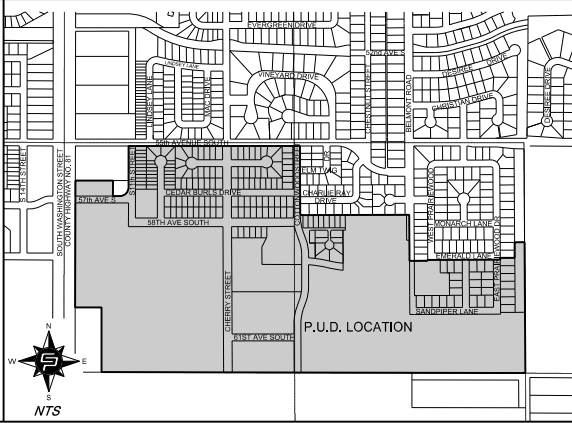


LEGEND / NORTH ARROW / SCALE

LEGEND

- P.U.D. BOUNDARY
- POTENTIAL FUTURE LOT LINE
- EXISTING LOT LINE
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- QUARTER LINE
- ACCESS CONTROL
- AMENDMENT BOUNDARY

VICINITY MAP



GENERAL NOTES

- 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 sewermain, storm sewermain, street lighting, etc. that will be prepared by others.
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LEGAL DESCRIPTION

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APPROVAL

Amendment No.7 Approval by Planning & Zoning Commission on: _____	Amendment No.1 Approval by Planning & Zoning Commission on: _____
Amendment No.7 Approval by City Council on: _____	Amendment No.1 Approval by City Council on: 04/17/2017
Amendment No.7 Ordinance Approving Plan: _____	Amendment No.1 Ordinance Approving Plan: 4608
Amendment No.6 Approval by Planning & Zoning Commission on: 05/02/2018	Approval by Planning & Zoning Commission on: 03/05/2014
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Amendment No.4 Approval by City Council on: 11/20/2017	
Amendment No.4 Ordinance Approving Plan: 4646	
Amendment No.3 Approval by Planning & Zoning Commission on: 10/04/2017	
Amendment No.3 Approval by City Council on: 10/16/2017	
Amendment No.3 Ordinance Approving Plan: 4640	
Amendment No.2 Approval by Planning & Zoning Commission on: 08/02/2017	
Amendment No.2 Approval by City Council on: 08/21/2017	
Amendment No.2 Ordinance Approving Plan: 4630	

Designed By: MPS	Drawn By: MPS	Checked By: MKK	Date: 03/23/26	File: As Shown	Scale: As Shown
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CRARY'S SECOND P.U.D. AMENDMENT NO.7

Sheet 1 of 2

CIVIL ENGINEERING / PLANNING / SURVEYING
308 2nd Avenue North Grand Forks, North Dakota 58203
Phone 701-746-7459 Fax 701-746-8948

Data Summary Chart					
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R-2 TYPE USES	R2-2	1.46	10	14	Amendment No.2 - Changed R2-2 from R-2 Type Uses to SF-16, R-1 Type Uses.
R-2 TYPE USES	R2-3	14.70	10	144	Amendment No.4 - Changed the Acreage of R2-3 from 14.42 Acres to 14.70 Acres. Amendment No.5 changes R2-3 to R2-7, R2-8 & R2-9 and modifies the impervious surface area established in Amendment No.2 to 40% for R2-8 & R2-9.
R-2 TYPE USES	R2-4	5.70	10	57	Amendment No.4 - Changed R2-4, R-2 Type Uses to SF-17, SF-18, SF-19, and SF-20, R-1 Type Uses.
R-2 TYPE USES	R2-5	2.30	10	23	Amendment No.5 modifies the impervious surface area established in Amendment No.2 to 45%. Amendment No.7 - Allows a 5' Side Yard Setback Line and decreased the acreage from 2.37 acres to 2.30 acres.

Data Summary Chart (Continued)					
Urban Land Use	Parcel ID	Acreege (Net)	Residence Unit / Acre	Max. No. of Res. Units	Comments
R-2 TYPE USES	R2-6	1.85	10	18	Amendment No.5 modifies the Impervious surface area established in Amendment No.2 to 45%. Amendment No.7 - Allows a 5' Side Yard Setback Line and increased the acreage from 1.61 acres to 1.85 acres.
R-2 TYPE USES	R2-7	5.40	10	54	Amendment No.5 changes a portion of R2-3 to R2-7, changed the acreage to 5.40.
R-2 TYPE USES	R2-8	2.30	10	23	Amendment No.5 changes R2-3 to R2-7, R2-8 & R2-9 and modifies the impervious surface area established in Amendment No.2 to 40% for R2-8 & R2-9.
R-2 TYPE USES	R2-9	5.00	10	50	Amendment No.5 changes R2-3 to R2-7, R2-8 & R2-9 and modifies the Impervious surface area established in Amendment No.2 to 40% for R2-8 & R2-9.
R-3 TYPE USES	MFM-1	2.41	16	38	Amendment No.5 modifies the impervious surface area established in Amendment No.2 to 45%.
R-3 TYPE USES	MFM-2	2.80	16	44	Amendment No.6 changed MFM-1 & MFM-2, R-3 Type Uses to SF-21 & SF-22, R-1 Type Uses.
R-3 TYPE USES	MFM-3	5.10	16	81	Amendment No.4 - Replaced MFM-3 with SF-17 through SF-20 with Zoning of R-1 Type Uses.
R-3 TYPE USES	MFM-4	8.09	16	129	
R-3 TYPE USES	MFM-5	8.17	16	130	
R-4 TYPE USES	MFH-1	9.35	20	187	Amendment No.7 increased the acreage from 8.93 acres to 9.35 acres
R-4 TYPE USES	MFH-2	5.22	20	104	
B-3 TYPE USES	B3-1	1.79	-		
B-3 TYPE USES	B3-2	5.00	-		
B-3 TYPE USES	B3-3	4.57	-		
B-3 TYPE USES	B3-4	6.81	-		Amendment No.7 increased the acreage from 6.36 acres to 6.81 acres
-	POND 1	2.87	-		
-	POND 2	4.14	-		
-	POND 3	3.41	-		
-	PARK	8.41	-		
-	SCHOOL	8.34	-		
-	ROW	62.18	-		Amendment No.5 - Increased the ROW Acreage from 61.22 Acres to 63.22 Acres. Amendment No.7 - Decreased the ROW Acreage from 63.22 Acres to 62.18 Acres.
TOTAL		235.96		1,101	Amendment No.7 changed the maximum number of Residential Units from 1,090 to 1,101.

Amendment		
Number	Approved Date	Description
1	04/17/17	Major changes see P.U.D. Amendment No.1.
2	06/21/17	Changed R2 zoning to R-1 zoning on Lou Ann Street from 55th Avenue South to 58th Avenue South. Reduced Impervious to 50% and reduced building side yard setbacks to 5 feet.
3	08/29/17	Allows a 5' side yard setback line for lots fronting Cedar Buris Drive for SF-1 & SF-7 and all of SF-2, SF-3, SF-4, SF-5, SF-6, SF-8 and SF-9. Ⓐ Increases the impervious surface area from 35% to 40% for Lots 2, 3, 8 and 10, Block 1, Crary's Sixth Resubdivision.
4	09/25/17	Allows a 6' side yard setback line for SF-17 through SF-20, excluding Lot 35, Block 3, Crary's Seventh Addition. Lot 35, Block 3, Crary's Seventh Addition shall have a 5' side yard setback line. Changed the lot layout and zoning between Cottonwood Street to Belmont Road, and & 59th to 62nd Avenue South. Changed R2-3 acreage.
5	01/22/18	Amendment No.5 modifies the right of way acreage from 61.22 acres to 63.22 acres, modifies the maximum units per acre from 1,148 to 1,131 and changed R2-3 - R-2 Type Uses to R2-7, R2-8 and R2-9 - R-2 Type Uses. Amendment No.5 modifies the impervious surface areas established in Amendment No.2 for SF-1 through SF-20, R2-5, R2-6, R2-8, R2-9, MFM-1 and MFM-2.
6	03/27/18	Amendment No.6 changed MFM-1 & MFM-2, R-3 Type Uses to SF-21 & SF-22, R-1 Type Uses, allows a minimum lot width of 38 feet, changed the density to 8 units/acre, changed the maximum number of Residential Units from 1,131 to 1,090, allows a maximum impervious lot coverage of 45%, and a 5 foot side yard setback. Changed the impervious lot coverage for Lot 5, Block 2, Crary's Sixth Resubdivision from 37% to 44%. Changed the impervious lot coverage for Lot 6, Block 2, Crary's Sixth Resubdivision from 44% to 37%.
7	05/18/26	Amendment No.7 increased the acreages of R2-6, B3-4 and MFH-1. Decreased the acreage of R2-5 and eliminated the extension of David Drive, between 60th Avenue South and 62nd Avenue South. Allows a 5' Side Yard Setback Line for R2-5 and R2-6.

Preliminary
03/24/2026 8:43:18 AM

**CRARY'S SECOND P.U.D.
AMENDMENT NO.7**

Designed By: MPS		Sheet 2 of 2
Drawn By: MPS		
Checked By: MKK		
Date: 03/23/26		
File: As Shown		
Scale: As Shown	CIVIL ENGINEERING PLANNING SURVEYING 308 2nd Avenue North Grand Forks, North Dakota 58203 Phone 701-746-7459 Fax 701-746-8848	

ORDINANCE NO. _____

An ordinance to amend the zoning map to rezone and exclude from the Crary's Second Planned Unit Development (PUD) Concept Development Plan Amendment No. 6, and to **include within Crary's Second PUD (Planned unit Development), Concept Development Plan Amendment No. 7, all of Crary 1st Addition, Crary's 3rd Resubdivision, Crary's 5th Resubdivision, Crary's 6th Resubdivision, Crary's 7th Addition, Crary's Eighth Resubdivision, Crary's Ninth Addition, Crary's Eleventh Addition, Crary's Twelfth Addition, Prairiewood 2nd Addition, Prairiewood 3rd Addition, and Prairiewood 4th Addition, TJ 3rd Addition to the City of Grand Forks, North Dakota and those remaining unplatted areas outside of city limits between South Washington, Belmont Road, 62nd Avenue South and 55th Avenue South.**

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 Crary's Second Planned Unit Development (PUD) Concept Development Plan Amendment No. 6, and to **include within Crary's Second PUD (Planned unit Development), Concept Development Plan Amendment No. 7, all of Crary 1st Addition, Crary's 3rd Resubdivision, Crary's 5th Resubdivision, Crary's 6th Resubdivision, Crary's 7th Addition, Crary's Eighth Resubdivision, Crary's Ninth Addition, Crary's Eleventh Addition, Crary's Twelfth Addition, Prairiewood 2nd Addition, Prairiewood 3rd Addition, and Prairiewood 4th Addition, TJ 3rd Addition to the City of Grand Forks, North Dakota and those remaining unplatted areas outside of city limits between South Washington, Belmont Road, 62nd Avenue South and 55th Avenue South.**

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 **Crary's Second PUD (Planned Unit Development), Concept Development Plan Amendment No. 7, 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.