



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

Item 4-3 (Preliminary) – Rezone Request	
Title: Ordinance to amend the zoning map to rezone from JR's PUD Amendment No. 5 (PUD AG Uses) to JR's PUD Amendment No. 6 (PUD R-1 & R-2 Uses)	
Location: 3200-3400 Blocks of 46 th Ave S	
Current Legal Description: Unplatted; PT W ½ SE ¼ NOT PREVIOUSLY, ANNEXED OR PLATTED 20-151-50	
Proposed Legal Description: Southern Estates Thirteenth Addition	
Applicant: CPS, Ltd.	Owner: Guy Useldinger, LLLP
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Plat, annex, and rezone in order to develop the area into single family attached and detached residential.	

Staff Recommendation
Staff recommends approval of the ordinance to amend the zoning map to rezone from JR's PUD Amendment No. 5 to JR's PUD Amendment No. 6, located at the 3200-3400 Blocks of 46th Avenue South. Recommend City Council grant approval and set public hearing for May 18, 2026.

Application Status
April 1, 2026 – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Matson for approval of request. Motion carried unanimously.
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: One & two family residential
Zoning: JR's PUD Amendment No. 5; PUD – Ag uses	Zoning: JR's PUD Amendment No. 6; R-1 & R-2 uses

Uses Permitted: All uses permitted in A-1 district	Uses Permitted: All uses permitted in the R-1 & R-2 districts.
---	---

Context
Adjacent Zoning Districts: JR's PUD – Ag & R-1 single-family residential uses
Adjacent Streets: S 34 th St
Adjacent Bike/Ped Facilities: Off road shared-use paths along S 34 th St & S 32 nd St
Adjacent CAT Routes: None.

Consistency with 2050 Land Use Plan
<p>This request and coinciding requests align with the following Land Use goal and objective:</p> <ul style="list-style-type: none"> • 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.”

Background and Discussion
<ul style="list-style-type: none"> • This request is to rezone the next phase of housing in Southern Estates area, south of Discovery School. This area is currently undeveloped, unannexed, and unplatted property that is intended to be developed into single-family attached and detached residential homes. It coincides with the plat and annexation requests. • The proposed development consists of 10 single-family detached lots on the north side of 46th Avenue south and 9 lots for the development of single family attached and detached units (R-2) on the south side of 46th Avenue South. • The PUD amendment rezones the north lots from PUD Agricultural uses to PUD R-1 Single Family Residential and the south lots from PUD Agricultural uses to R-2 One- and Two-Family Residential uses. • Staff is recommending approval of the request.

Findings of Fact
<ul style="list-style-type: none"> • Rezone is requested to develop the area into single family detached (R1) and single family attached (R2) residential uses. • Rezoning Ordinances require two actions by both the Planning and Zoning Commission and the City Council and subsequent public hearings.

Attachments
<ul style="list-style-type: none"> • JR's PUD Amendment No.6 Map • Rezoning Ordinance

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO REZONE AND EXCLUDE FROM JR'S PUD (PLANNED UNIT DEVELOPMENT), CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 5 AND TO **INCLUDE WITHIN JR'S PUD (PLANNED UNIT DEVELOPMENT, CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 6, ALL OF SOUTHERN ESTATES EIGHTH RESUBDIVISION, SOUTHERN ESTATES NINTH RESUBDIVISION, SOUTHERN ESTATES TENTH ADDITION, SOUTHERN ESTATES ELEVENTH ADDITION, AND SOUTHERN ESTATES THIRTEENTH 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:

REZONE AND EXCLUDE FROM JR'S PUD (PLANNED UNIT DEVELOPMENT), CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 5 AND TO **INCLUDE WITHIN JR'S PUD (PLANNED UNIT DEVELOPMENT, CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 6, ALL OF SOUTHERN ESTATES EIGHTH RESUBDIVISION, SOUTHERN ESTATES NINTH RESUBDIVISION, SOUTHERN ESTATES TENTH ADDITION, SOUTHERN ESTATES ELEVENTH ADDITION, AND SOUTHERN ESTATES THIRTEENTH 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 **JR'S PUD (PLANNED UNIT DEVELOPMENT) AMENDMENT NO. 6** 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.