



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

Item 4-6 (Preliminary) – Rezone Request	
Title: Ordinance to amend the zoning map to rezone from R-2 One- and Two-Family Residence District to Knutson Printing PUD with B-1 Limited Business District uses.	
Location: 1323 University Avenue	
Legal Description: Lots 11 & 12, Block 4, Budge & Eshelman’s 3 rd Addition	
Applicant: Phil Knutson, Knutson Printing	Owner: JPK Enterprises, Inc
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Rezone lot to allow Knutson Printing to rebuild on same site.	

Staff Recommendation
Staff recommends approval of the ordinance to amend the zoning map to rezone from R-2 One- and Two-Family Residence District to Knutson Printing PUD, located at 1323 University Avenue. 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 Sande, second by Reichert 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: Print shop	Land Use: No change
Zoning: R-2 One-and Two-Family Residential	Zoning: Knutson Printing PUD
Uses Permitted: All uses permitted in R-2 district	Uses Permitted: All uses permitted in B-1 Limited Business District + print shop uses

Context
Adjacent Zoning Districts: R-2 One- and Two-Family Residence District

Adjacent Streets: University Ave, N 14th St

Adjacent Bike/Ped Facilities: Sharrows along University Ave

Adjacent CAT Routes: Routes 1, 2, & 5

Consistency with 2050 Land Use Plan

This request and coinciding requests align with the following Land Use goal and objective:

- Housing Goal 1, Objective B: “Maintain and strengthen the unique identity of existing neighborhoods and establish neighborhood identity in new areas.”
 - Knutson Printing has operated at this location and has been a fixture of the neighborhood for decades. Rezoning the property would allow for Knutson Printing to rebuild on the same lot and maintain part of the unique identity of the neighborhood.

Background and Discussion

- In January 2026, the property located at 1323 University Avenue caught fire and sustained significant damage to the point that the structure is unsalvageable. The building housed Knutson Printing on the first floor and apartment units on the second floor.
- Knutson Printing would like to rebuild on the site in order to continue business operations. However, the property is currently zoned as R-2 One- and Two-Family Residential District which does not allow any business uses.
- The request is to rezone the property from R-2 to Knutson Printing PUD. The PUD includes a base zoning of B-1 Limited Business District with an additional permitted use of print shop. The print shop use is not explicitly listed in the B-1 permitted uses, but staff feels this use fits within Limited Business uses. Additionally, the proposed B-1 + print shop uses limits the permitted uses on the property in the future. General retail is not permitted in B-1.
- The PUD also includes the following development standards to match existing conditions and/or allow for site re-development:
 - 90% allowable impervious surface area
 - 6-foot frontyard setback
 - 0-foot second front yard setback
 - One employee per max shift plus one customer stall = 4 required parking stalls
- Staff is recommending approval of the request.

Findings of Fact

- Rezone is requested to allow Knutson Printing to rebuild on the same site.
- Request is to rezone from R-2 One- and Two-Family Residence District to Knutson Printing Mirco PUD with B-1 Limited Business + print shop uses.
- The PUD includes 90% allowable impervious area, a 6-foot frontyard setback, a 0-foot second frontyard setback, and a total of 4 required parking stalls on site.
- 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"><li data-bbox="196 178 620 220">• Knutson Printing PUD Map<li data-bbox="196 220 620 262">• Rezoning Ordinance

Knutson Printing PUD

- B-1 Limited Business District
Uses + Print Shop Uses

- 90% impervious surface area

- Setbacks:

- Frontyard: 6-feet

- Second Frontyard: 0-foot

- Parking Formula: One
employee per max shift plus one
customer stall

- 4 stalls required



AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO REZONE AND EXCLUDE FROM R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT AND TO **INCLUDE WITHIN KNUTSON PRINTING PUD (PLANNED UNIT DEVELOPMENT, CONCEPT DEVELOPMENT PLAN, LOTS 11 AND 12, BLOCK 4, BUDGE & ESHELMAN'S THIRD 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:

TO REZONE AND EXCLUDE FROM R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT AND TO **INCLUDE WITHIN KNUTSON PRINTING PUD (PLANNED UNIT DEVELOPMENT, CONCEPT DEVELOPMENT PLAN, LOTS 11 AND 12, BLOCK 4, BUDGE & ESHELMAN'S THIRD ADDITION** TO THE CITY OF GRAND FORKS, NORTH DAKOTA. 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 **KNUTSON PRINTING PUD (PLANNED UNIT DEVELOPMENT)** 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.