



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

**APPROVED & ACCEPTED**  
*by City Council*  
  
 04/20/2026  
 Maureen Storstad  
 City Auditor

Item 4-2 (Preliminary) – Plat Request	
<b>Title:</b> Plat of Southern Estates Thirteenth Addition with Street & Highway Ordinance Dedication	
<b>Location:</b> 3200-3400 Blocks of 46 <sup>th</sup> Avenue South	
<b>Current Legal Description:</b> Unplatted; PT W ½ SE ¼ NOT PREVIOUSLY, ANNEXED OR PLATTED 20-151-50	
<b>Proposed Legal Description:</b> Southern Estates Thirteenth Addition	
<b>Applicant:</b> CPS, Ltd.	<b>Owner:</b> Guy Useldinger, LLLP
<b>Prepared By:</b> Sierra Johnson, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Plat, annex, and rezone in order to develop the area into single family attached and detached residential.	

Staff Recommendation
<b>Recommending preliminary approval of the Plat of Southern Estates Thirteenth Addition with Street &amp; Highway ordinance, located at 3200-3400 Blocks of 46th Avenue South, subject to conditions shown on attached review copy. Recommend city council set and hold a public hearing for May 18, 2026.</b>

Application Status
<b>April 1, 2026 – Planning and Zoning Commission Recommended Action:</b> Motion by Sande, second by Reichert for approval of request. Motion carried unanimously.
<b>April 20, 2026 – City Council Action:</b> Motion by Sande, second by Lunski to give preliminary approval. Motion passed unanimously on consent agenda.
<b>May 6, 2026 (Public Hearing) – Planning and Zoning Commission Recommended Action:</b>
<b>May 18, 2026 (Public Hearing) – City Council Action:</b>

Existing	Proposed
<b>Land Use:</b> Vacant	<b>Land Use:</b> One & two family residential
<b>Zoning:</b> JR’s PUD Amendment No. 5; PUD – Ag uses	<b>Zoning:</b> JR’s PUD Amendment No. 6; R-1 & R-2 uses
<b>Uses Permitted:</b> All uses permitted in A-1 district	<b>Uses Permitted:</b> 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<sup>th</sup> St

**Adjacent Bike/Ped Facilities:** Off road shared-use paths along S 34<sup>th</sup> St & S 32<sup>nd</sup> St

**Adjacent CAT Routes:** None.

### Consistency with 2050 Land Use Plan

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

- 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

- This request is to plat the next phase of housing in the Southern Estates area, south of Discovery School. The area is currently undeveloped, unannexed, and unplatted property that is intended to be developed into single-family (R1) and single-family attached (R2) residential homes. It coincides with the following rezoning and annexation requests.
- The plat establishes right-of-way for 46<sup>th</sup> Avenue South as well as 19 lots for residential development.
- The proposed development consists of 10 single-family detached lots on the north side of 46<sup>th</sup> Avenue south and 9 lots for the development of attached single family homes (R-2) on the south side of 46<sup>th</sup> Avenue South.
- Staff is recommending approval of the request.

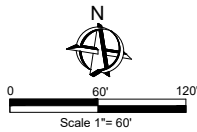
### Findings of Fact

- Plats, and street and highway ordinances dedicating right of way, require two approvals from Planning & Zoning Commission and City Council.
- Plat meets subdivision regulations.

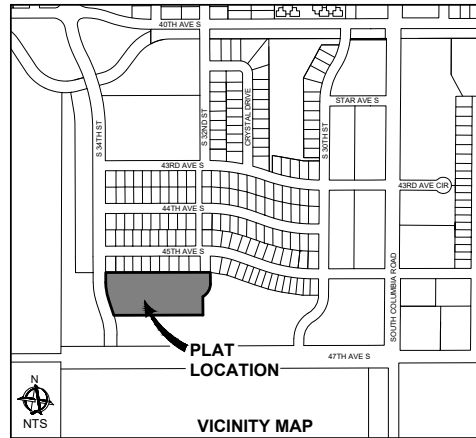
### Attachments

- Proposed replat with Tech Changes noted.
- Street & Highway Ordinance Dedication

# PLAT OF SOUTHERN ESTATES THIRTEENTH ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



- LEGEND**
- PLAT BOUNDARY LINE
  - PROPERTY LINE
  - EXISTING LOT LINE
  - EXISTING EASEMENT LINE
  - EASEMENT BY PLAT LINE
  - SIXTEENTH LINE
  - MONUMENT FOUND  5/8" Dia. 18" Min. Length Rebar W/ Cap Stamped 7550
  - ACCESS CONTROL LINE
  - SPOT GROUND ELEVATION (NAVD '88)



- NOTES:**
- BASIS OF BEARING IS BASED ON THE PLAT OF SOUTHERN ESTATES ELEVENTH ADDITION.
  - ALL DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY BY 0.99990204 TO CONVERT PLATTED DISTANCES SHOWN TO STATE PLANE GRID DISTANCES.

- REFERENCE RECORDED DOCUMENTS:**
- R1 SOUTHERN ESTATES ELEVENTH ADDITION, DOC. NO. 784152.
  - R2 47TH AVENUE SOUTH ADDITION, DOC. NO. 850728.

**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.93	100.00	66°25'02"	S 32°42'09" W	109.54
C2	4.81	505.00	0°32'45"	S 18°21'47" E	4.81
C3	128.21	405.00	18°08'17"	S 09°34'04" E	127.68
C4	77.85	405.00	11°00'47"	S 13°07'44" E	77.72
C5	50.36	405.00	7°07'30"	S 04°03'36" E	50.33
C6	31.43	20.00	90°02'35"	N 44°30'47" E	28.29
C7	10.09	100.00	5°46'56"	N 86°38'37" E	10.09

**OWNERS CONSENT AND DEDICATION:**

We the undersigned, being all the owners and lien holders of the land platted herein as Southern Estates Thirteenth Addition, to the City of Grand Forks, do hereby voluntarily consent to the execution of said plat and do dedicate the streets, alleys, park, open spaces, bikeways and pedestrian walk-ways, drainage ditches and public grounds, as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks, and public grounds, whether such improvements are shown or not to the public use forever. We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, sidewalk, drainage or other public utility lines or services under, on or over these certain strips of land designated hereon as "Drainage & Utility Easements", "Sidewalk and Utility Easements", "Drainage Easements" and "Utility Easements". We consent to any access control to the property designated on said plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". Said Southern Estates Thirteenth Addition is described as follows:

That part of the Southeast Quarter of Section 20, Township 151 North, Range 50 West of the 5th Principal Meridian, lying southerly of Southern Estates Eleventh Addition to the City of Grand Forks, North Dakota according to the plat thereof on file and of record in the Office of the County Recorder, Grand Forks County, North Dakota described as follows:

Beginning at southwest corner of Lot 1, Block 3, of said Southern Estates Eleventh Addition; thence easterly along the south line of said Block 3 having a platted bearing of thence North 89 degrees 32 minutes 05 seconds East a distance of 832.50 feet to the easterly Right of Way of South 32nd Street; thence South 00 degrees 30 minutes 30 seconds East along the southerly extension of said South 32nd Street a distance of 109.92 feet; thence a distance of 115.92 feet along a tangential curve concave to the northwest having a radius of 100.00 feet and a delta angle of 66 degrees 25 minutes 02 seconds and the chord of said curve bears South 32 degrees 42 minutes 09 seconds West; thence South 00 degrees 30 minutes 30 seconds East a distance of 138.38 feet; thence South 89 degrees 32 minutes 05 seconds West a distance of 708.48 feet to the easterly Right of Way of South 34th Street; thence a distance of 4.81 feet along a non-tangential curve and said easterly Right of Way concave to the west having a radius of 505.00 feet and a delta angle of 00 degrees 32 minutes 45 seconds and the chord of said curve bears North 18 degrees 21 minutes 51 seconds West; thence North 18 degrees 38 minutes 12 seconds West along said easterly Right of Way a distance of 136.39 feet; thence a distance of 128.21 feet along a tangential curve and said easterly Right of Way concave to the east having a radius of 405.00 feet and a delta angle of 18 degrees 08 minutes 17 seconds and the chord of said curve bears North 09 degrees 34 minutes 04 seconds West; thence North 00 degrees 30 minutes 30 seconds West a distance of 79.77 feet to the point beginning. Containing 6.12 acres more or less.

Guy A. Useldinger, LLLP, Timothy J. Useldinger, LLLP and Kevin J. Useldinger, LLLP

By: Useldinger Properties, LLLP  
Their: General Partner

By: Guy A. Useldinger, Trustee and Co-Trustee, respectively of the Guy A. Useldinger Voting Trust Agreement dated April 1, 2016 and Timothy J. Useldinger Voting Trust dated April 1, 2016, General Partners.

By: Guy A. Useldinger as appointed Agent for Kevin J. Useldinger, Trustee and Co-Trustee, respectively of the Kevin J. Useldinger Voting Trust Agreement dated April 1, 2016 and the Timothy J. Useldinger Voting Trust dated April 1, 2016, General Partners

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Guy A. Useldinger, individually and as appointed agent for Kevin J. Useldinger, known to me to be the Trustees and Co-Trustees of the Guy A. Useldinger Voting Trust Agreement dated April 1, 2016, the Kevin J. Useldinger Voting Trust Agreement dated April 1, 2016 and the Timothy J. Useldinger Voting Trust Agreement dated April 1, 2016, the General Partner of Useldinger Properties, LLLP, the General Partner of Guy A. Useldinger, LLLP, Timothy J. Useldinger, LLLP and Kevin J. Useldinger, LLLP, and who executed the within and foregoing instrument, and severally acknowledged that they executed the same on behalf of said entities.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

- Tech Notes 3/23/2026**
- Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.
  - Provide for consent of others holding interest in plat property.
  - Execute Drainage Easements along south side of plat

**CITY ENGINEER APPROVAL:**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, I, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

TBD, City Engineer

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared TBD, City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL:**

The subdivision of land shown herein has been approved by the Planning and Zoning Commission of the City of Grand Forks on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness whereof are set the hands and seals of the President and the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

President: Steve Wasvick Secretary: Meggen Sande

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning and Zoning Commission.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**CITY COUNCIL APPROVAL:**

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this \_\_\_\_\_ day of \_\_\_\_\_, 2026; has accepted the dedication of all streets, alleys, and other public ways shown hereon. Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. \_\_\_\_\_ passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Maureen Storstad, City Auditor of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, and that all dimensions, angles and bearings are correct as shown, and that all monuments will be set as shown.

Ryan Link, North Dakota Registered Professional Land Surveyor No. 7590

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me a Notary Public, personally appeared Ryan Link, and acknowledged the execution and signing of the above certificate of Registered Professional Surveyor to be his voluntary act and deed.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE STREET AND HIGHWAY PLAN OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO INCLUDE THE PUBLIC RIGHTS-OF-WAY SHOWN AS DEDICATED ON THE **PLAT OF 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 Street and Highway Plan of the City of Grand Forks, as established by Section 18-0802, Subsection 2 of the Grand Forks City Code of 1987, as amended, is hereby amended to include the public rights-of-way, shown as dedicated on the **PLAT OF SOUTHERN ESTATES THIRTEENTH ADDITION** to the city of Grand Forks, North Dakota.

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.