



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
Maureen Storstad
City Auditor

Item 4-5 (Preliminary) – Rezoning Request

Title: Ordinance to amend the zoning map to rezone from Southern Estates PUD (Planned Unit Development) Amendment 17 to Southern Estates PUD Amendment 18 to increase allowed density and allow residential on first floor at 4425 S Columbia Rd.

Location: 4425 S Columbia Rd

Current Legal Description: Lot 25, Block 1, Replat of lot 22, Southern Estates Twelfth Addition

Proposed Legal Description: Lot 25, Block 1, Replat of lot 22, Southern Estates Twelfth Addition

Applicant: Ross Huebner

Owners: Gregor John Jr Useldinger

Prepared By: Haylie Grasser, Planner

Submitted By: Ryan Brooks, City Planner

Purpose: Increase density and allow residential on first floor

Staff Recommendation

Staff recommends approval of the ordinance to amend the zoning map to rezone from Southern Estates PUD (Planned Unit Development) Amendment 17 to Southern Estates PUD Amendment 18 to increase allowed density and allow residential on first floor, located at 4425 South Columbia Rd. Recommend City Council grant preliminary 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 Arel for approval of request. Motion carried unanimously.

April 20, 2026– City Council Action:

Motion by Berg, second by Lunski to give preliminary approval. Motion passed 5-1 with Fridolfs dissenting.

May 6, 2026– Planning & Zoning Commission Recommended Action (Public Hearing):

May 18, 2026– City Council Action (Public Hearing of Ordinance):

Existing	Proposed
Land Use: Vacant	Land Use: Mixed Use
Zoning: Southern Estates PUD B-3 & MF	Zoning: No Change
Uses Permitted: All uses permitted in PUD	Uses Permitted: No Change

Context
Adjacent Zoning Districts: Southern Estates PUD & JR's PUD
Adjacent Streets: S Columbia Rd and 45 th Ave S
Adjacent Bike/Ped Facilities: Shared use path on S Columbia Rd & 45 th Ave S
Adjacent CAT Routes: None.

Consistency with 2050 Land Use Plan
<p>Meets the following Housing goals & objectives:</p> <ul style="list-style-type: none"> • Goal 1. Create and maintain stable and accessible residency across all housing types. <ul style="list-style-type: none"> ○ Objective A - Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents. • Goal 2. Encourage the free-market system to build housing suitable for families at various income levels. <ul style="list-style-type: none"> ○ Objective B - The City will not constrain the housing supply with unnecessary regulation and will ensure regulations allow housing types that families that can buy or rent.

Background and Discussion
<p>This rezone request is located at the corner of 45th Ave S and South Columbia Road. The current concept has 65 units on this site. 32 units will be a part of a mixed-use building closer to S Columbia Rd, the other 33 units are proposed as 3 11-unit rowhomes.</p> <p>The applicant has two requests within this PUD. Part 1 is to increase the PUD density allowance from 12 units an acre to 19 units an acre. His current 65-unit concept is 23 more units than the PUD allows. Part 2 of the request is to allow for residence to be on the first floor. This request is to accommodate the proposed rowhomes along the east side of the parcel.</p> <p><i>18.0215 B-2 Shopping Center District</i></p> <p>...</p> <p><i>(2) Permitted Uses</i></p> <p>...</p> <p><i>(WWW) Mixed-use development, subject to special conditions provided in subsection (11)(D).</i></p> <p>...</p> <p><i>(D) Mixed-use development which integrates residential dwelling units:</i></p> <p><i>1. Residential dwelling units shall be permitted only within mixed-use developments, and shall not be permitted on the first floor so as to preserve the commercial character of the area.</i></p> <p>The developer hosted a neighborhood meeting on March 17th where two concepts were presented. The favorable concept by majority in attendance allows for the rowhomes to be closer to the established homes along S 25th St while keeping the mixed-use along S Columbia Rd. Staff has evaluated only that concept and is recommending approval.</p>

Findings of Fact - Rezoning

- Rezoning is being requested for the development of a mixed use building and rowhomes.
- Rezoning request meets housing goals and objectives as outlined in 2050 Land Use Plan.
- Rezonings require preliminary and final approvals by the Planning & Zoning Commission and City Council.
- PUD approval grants conditions to the development not to exceed limits set forth on the concept layout in terms of setbacks, lot sizes, and impervious surface.

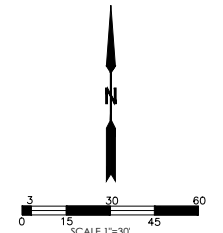
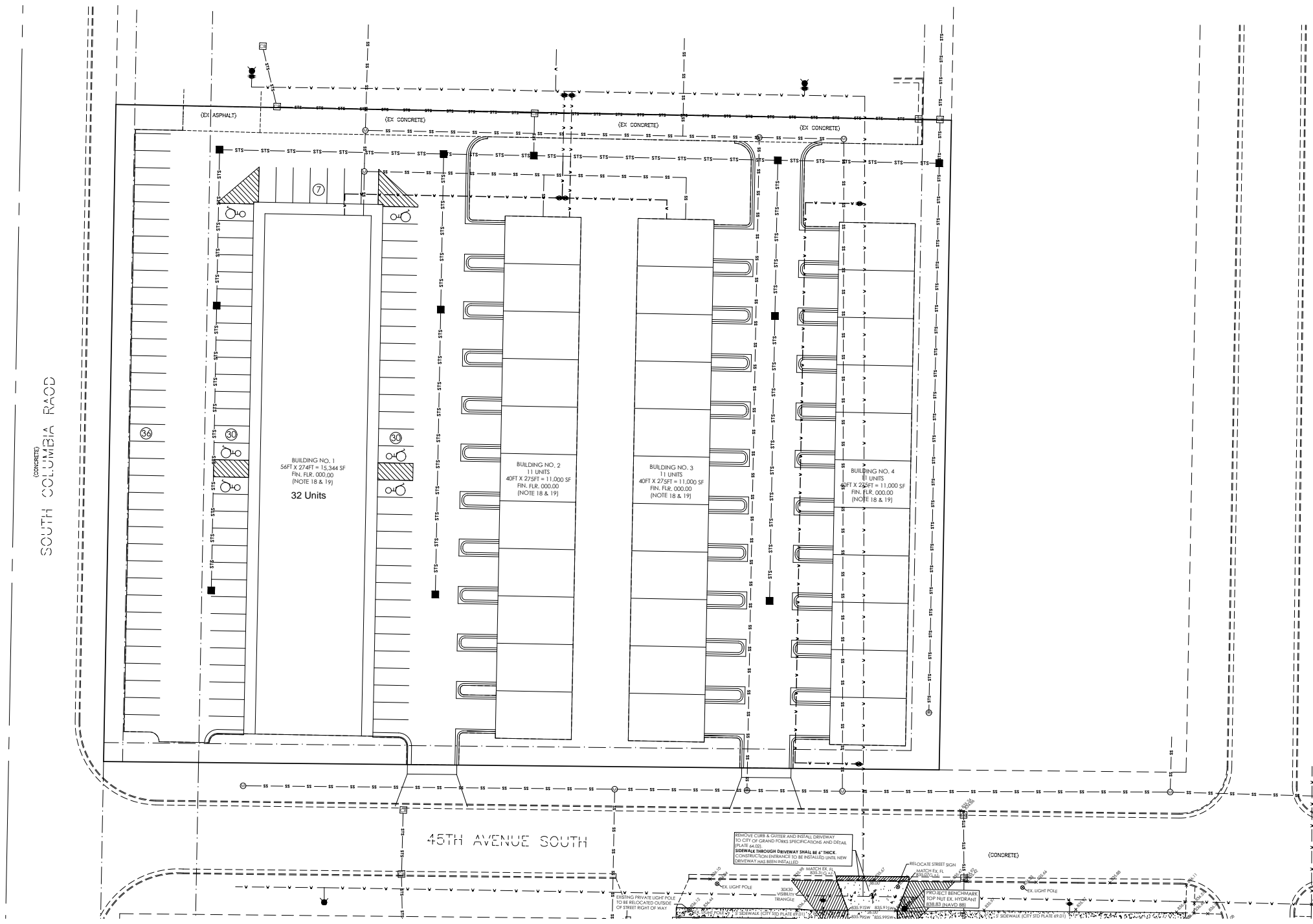
Attachments

- PUD Amendment 18 map
- Plat map with site layout included.



TOPOGRAPHIC SURVEY / SITE PLAN

4425 SOUTH COLUMBIA ROAD - 2026 ROSS HUEBNER



LEGEND

- MONUMENT FOUND
- SET MONUMENT
- BOUNDARY LINE THIS SURVEY
- LOT LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- SILT FENCE - NOTES 11 - 16
- CONCRETE - SEE DETAIL
- SEEDING - NOTES 11 - 16
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- INLET PROTECTION - NOTES 11 - 16

PLAN NOTES

1. This survey shows only the location of observable evidence of utilities on the date of survey, together with evidence from proposed construction plans, and supplied as-built. The contractor shall verify location, size, material and elevation of all underground utilities, whether or not shown on this drawing. Contractor shall notify North Dakota One Call 48 hours (2 working days excluding holidays or weekends) prior to any excavation on site.
2. Contractor to examine site to determine any changes to topography which may have occurred since the time of survey.
3. All work performed within the public right-of-way shall be installed in accordance with the City of Grand Forks Standard Construction Specifications and standard details. Prior to performing any work in the City right-of-way the Contractor shall call the Engineering Department at 746-2640.
4. Landscaping shall conform to section 18-0309.
5. All driveways shall be installed according to the Grand Forks Construction Standard Manual. Exterior concrete shall be 6" concrete.
6. Paving in refuse area shall be concrete. All driveways leading to refuse container shall be constructed of a minimum section of 6" concrete with min 6" base. This project is within the Corridor Overlay District. Screen as required.
7. All signs to be approved by the City of Grand Forks Planning Department. Accessible parking shall be signed appropriately per ADA and City requirements.
8. The exterior mechanical equipment shall be adequately screened.
9. Proposed buildings shall direct all stormwater from roof to stormwater collection system INTERNAL to site.
10. At the time of the civil site plan development the exact use of each building unit had not been fully determined. All the time of civil site plan development structural plans for buildings indicating exact location of doors have also not been developed. The Owner shall be responsible for ensuring each building meets accessibility requirements for each building use. The Owner and Contractor to verify that ALL intended handicap accessible routes meet ALL ADA requirements. The Owner shall work with the Contractor to coordinate concrete flatwork to ensure Owner complies with ALL requirements of the Americans with Disabilities Act. The owner and contractor shall be responsible for complying with all requirements of the Americans with Disabilities Act. Slope on ALL handicap loading/unloading zones shall not exceed 2%. Contractor to ensure cross slope on ALL handicap accessible routes shall not exceed 2%. Owner and Contractor to verify ALL handicap accessible routes including routes (sidewalk/pavement) to mailboxes, outdoor recreational areas and other common use areas meet ALL ADA requirements for BOTH cross slope, running slope and ramps. Owner shall contact Engineer with questions or concerns regarding exterior accessible route grading and compliance. Owner shall ensure accessible routes to any shared mailboxes, and other common use areas. At the time of site plan the owner has not notified engineer of specific routes the owner intends to use as an ADA route. All sidewalks shall have a minimum unobstructed width of 36 inches, a maximum cross slope of 2% and meet ADA running slope requirements. Passing spaces must be constructed 60 inches on all sides and must be located every 200 feet as needed. Pribula Engineering, PLLC, will not be liable for field changes made to elevations shown on this plan.
11. Erosion control measures shall be implemented in accordance with City of Grand Forks requirements. The erosion control devices shown on plan are considered minimum amount required for protection. The contractor shall place additional controls as required to control storm water and sediment from leaving site or as required by permitting requirements. Erosion control shall be installed to City of Grand Forks specifications and details.
12. Contractor to connect corrugated pipe to roof drains and extend them to pavement or bottom of swales until grass has been established.
13. Contractor shall take care to leave as much grass area undisturbed as possible. All disturbed soil shall be re-seeded and stabilized in a timely manner.
14. Erosion control to be removed only after site has been permanently stabilized (70% ground cover).
15. Contractor to protect any stockpiles to prevent any sediment from leaving the site. Any temporary stockpiles shall not be placed in surface waters, stormwater conveyance systems, curb and gutter systems, conduits or ditches.
16. Construction entrance shall be installed per City of Grand Forks standard plate #6.03 at location chosen by contractor. All construction traffic shall enter and leave through construction entrance.
17. Any outdoor storage on site must be screened to City of Grand Forks requirements.
18. This project is within the Corridor Overlay District. Landscaping, screening and building materials shall conform to Corridor Overlay Regulations and buffer yard requirements to be approved by the City Planner prior to issuance of certificate of occupancy.
19. At time of site plan development exact location of building doors had not been determined. This site plan assumes door location of each building at center per owner. If doors are to be located at different or additional locations than center of building the owner shall contact engineer to verify sidewalk grading.
20. Services (water and sanitary): Exterior Utility Contractor to verify with Owner and Interior Mechanical Contractor exact location and service size of water and sanitary sewer services entering each building prior to installation of service. Contractor to maintain 7.5 feet of minimum cover FROM FINISHED GRADE over water and sanitary sewer services. If 7.5 feet of cover over top of pipe cannot be maintained 4 inches of insulation shall be installed over top of pipe to prevent service from freezing.
21. The storm water from roof shall be collected internally and connected directly to projects internal storm sewer system.

DRAFT DATE
2-19-2026

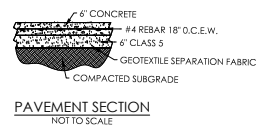
LAND ZONING
Southern Estates PUD (B-3)

LAND DESCRIPTION
Lot 25, Block 1, Replat of Lot 22, Block 1, Southern Estates PUD
Addition to the City of Grand Forks, North Dakota.

SITE DATA

Street Address: 4425 South Columbia Road, Grand Forks, ND
Proposed Building Height:
Building No. 1 -
Building No. 2 -
Building No. 3 -
Building No. 4 -

LOT 8
Area = 151,371 s.f. = 3.48 acres
Proposed Building Area: XX,XXX s.f.
Total Parking Spaces Provided = XXX spaces
Regular Parking Spaces Provided = XXX spaces
Accessible Parking Spaces Provided = XX spaces
Total Parking Spaces Required =
Max. Imp. = 128,665 s.f. (85%) [Southern Estates PUD - MU-2]
Proposed Impervious Area = 116,539 s.f. = (77% Impervious)



TOPOGRAPHIC SURVEY / SITE PLAN		REVISED:	DATE: 2-19-26
2026 - ROSS HUEBNER 4425 South Columbia Road, Grand Forks, ND 58201			DRAWN BY: NP
REQUESTED BY: Ross Huebner 6547 16th Street SE GRAND FORKS, ND 58201			SCALE: 1" = 30'
PRIBULA ENGINEERING, PLLC 208 3RD AVENUE NW EAST GRAND FORKS, MN 56721		PROJECT NO. 26-0219	DRAWING NO. C - 1

Drawing History

No.	Description	Date

DRAWN BY: Author JN: 26-008

Heartland Acres - Southern Estates

4425 South Columbia Road
Grand Forks, ND 58201

NOT FOR
CONSTRUCTION

Elevations
SHEET
A201



3/16/2026 11:48:46 AM

STRUCTURAL

MECHANICAL

ELECTRICAL

CIVIL

Drawing History

No.	Description	Date

DRAWN BY: Author JN: 25-040

Heartland Acres - Southern Estates

4425 South Columbia Road
Grand Forks, ND 58201

NOT FOR
CONSTRUCTION

Elevations

SHEET

A201



1a TOWNHOME ELEVATION
3/13/22 = 1'-0"

3/16/2026 12:59:22 PM

An ordinance to amend the zoning map to rezone and exclude from the Southern Estates PUD (Planned Unit Development), Concept Development Plan, Amendment No. 17 and to **include within the Southern Estates PUD (Planned Unit Development), Concept Plan, Amendment No. 18**, All of Columbia Park 24th and 26th Additions, Columbia Park 29th and 33rd Resubdivision, all of Southern Estates First, Third, Fourth, Fifth, Sixth, Seventh, and Twelfth Additions, all of Edgewood Village First and Second Resubdivision 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 the Southern Estates PUD (Planned Unit Development), Concept Development Plan, Amendment No. 17 and to **include within the Southern Estates PUD (Planned Unit Development), Concept Plan, Amendment No. 18**, All of Columbia Park 24th and 26th Additions, Columbia Park 29th and 33rd Resubdivision, all of Southern Estates First, Third, Fourth, Fifth, Sixth, Seventh, and Twelfth Additions, all of Edgewood Village First and Second Resubdivision to the City of Grand Forks, ND.

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 MAP AND CONDITIONS **Southern Estates PUD (Planned Unit Development), Concept Development Plan, Amendment No. 17 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.