



City of Grand Forks  
 Staff Report  
 Planning & Zoning Commission – May 6, 2026  
 City Council – May 18, 2026

Item 3-5 (Final) – Rezone Request	
<b>Title:</b> 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)	
<b>Location:</b> 3200-3400 Blocks of 46 <sup>th</sup> Ave S	
<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>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 46<sup>th</sup> Avenue South. Recommend City Council hold the public hearing and approve the request.</b>

Application Status
<b>April 1, 2026 – Planning and Zoning Commission Recommended Action:</b> Motion by Reichert, second by Matson for approval of request. Motion carried unanimously.
<b>April 20, 2026 – City Council Action:</b> Motion by Sande, second by Lunksi to approve on consent agenda. Motion carried unanimously.
<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.
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Context
<b>Adjacent Zoning Districts:</b> JR's PUD – Ag & R-1 single-family residential uses
<b>Adjacent Streets:</b> S 34 <sup>th</sup> St
<b>Adjacent Bike/Ped Facilities:</b> Off road shared-use paths along S 34 <sup>th</sup> St & S 32 <sup>nd</sup> St
<b>Adjacent CAT Routes:</b> None.

Consistency with 2050 Land Use Plan
This request and coinciding requests align with the following Land Use goal and objective: <ul style="list-style-type: none"> <li>Housing Goal 1, Objective A: <ul style="list-style-type: none"> <li>“Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents.”</li> </ul> </li> </ul>

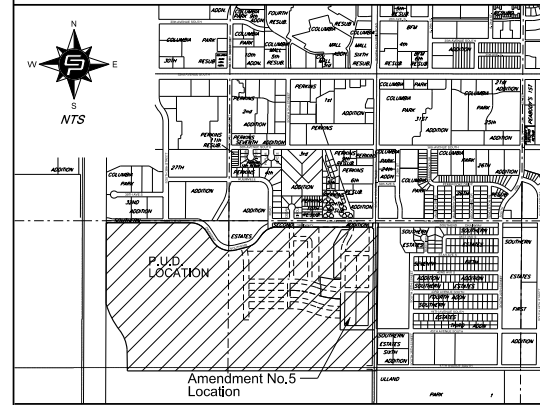
Background and Discussion
<ul style="list-style-type: none"> <li>This request is to rezone the next phase of housing in Southern Estates area, south of Discovery School. This area is currently undeveloped, unannexed, and unplatted property that is intended to be developed into single-family attached and detached residential homes. It coincides with the plat and annexation requests.</li> <li>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 single family attached and detached units (R-2) on the south side of 46<sup>th</sup> Avenue South.</li> <li>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.</li> <li>Staff is recommending approval of the request.</li> </ul>

Notices
<b>Grand Forks Herald Public Hearing Notice Published:</b> April 22, 2026
<b>Letters Sent to Neighboring Property Owners (800 ft):</b> April 22,2026
<b>Comments Received:</b> None at time of posting.

Findings of Fact
<ul style="list-style-type: none"> <li>Rezone is requested to develop the area into single-family detached (R-1) and single-family attached (R-2) residential uses.</li> <li>Rezoning Ordinances require two actions by both the Planning and Zoning Commission and the City Council and subsequent public hearings.</li> </ul>

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

Vicinity Map



Legend / North Arrow / Scale

**Legend**

- P.U.D. Boundary
- Amendment Boundary
- Property Line
- Existing Lot Line
- Section Line
- Quarter Line
- Access Control
- Potential Future Lot Line
- Easement Line
- Bufferyard Line

**North Arrow**

**Scale in Feet**  
0 200' 400'

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.

Legal Description

Southern Estates Eighth Addition to the City of Grand Forks, North Dakota also to include unplatted land lying within the south half of Section 20, Grand Forks Township.

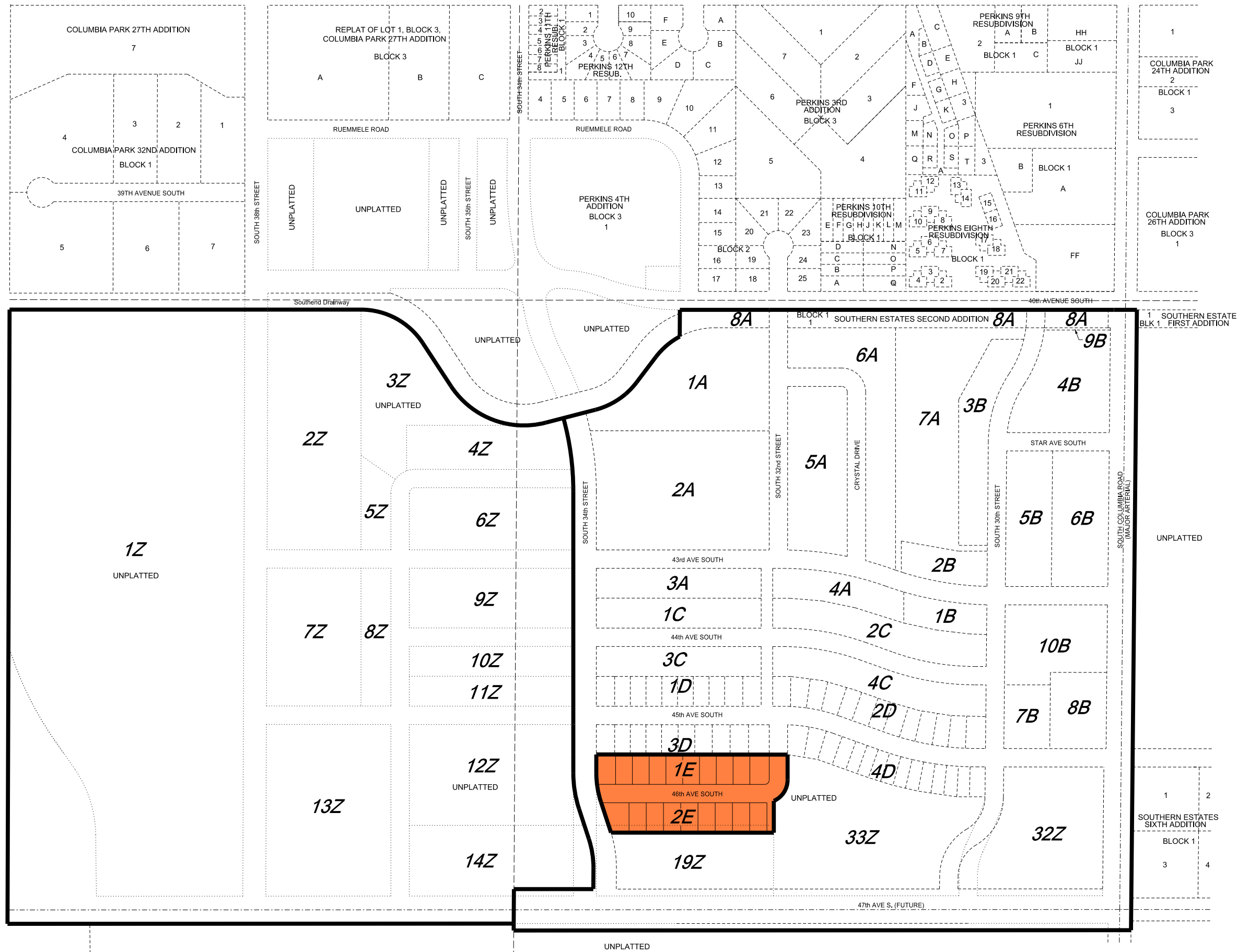
**JR's P.U.D. Amendment No.6**

Amendment Number	Ordinance Number	Approval	
		P & Z	Council
Original	4415	4/3/2013	4/15/2013
1	4489	6/4/2014	6/16/2014
2	4534	8/5/2015	8/17/2015
3	4726	7/10/2019	7/15/2019
4	4766	7/1/2020	7/20/2020
5	4864	8/2/2023	8/21/2023
6			

Designed By: MPS  
 Drawn By: MPS  
 Checked By: MKK  
 Date: MARCH 2026

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

Sheet  
 1 of 2



INTERSTATE NO.29

3/13/2026 P:\PUD\202551\_JR\_PUD\amend06\jr-amend06.dwg



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.

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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.