



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

| Item 3-12 (Final) – Minor Replat Request | |
|---|---|
| Title: Replat of Lots 1, 2, and 3, Block 1, Columbia Park 32nd Addition | |
| Location: 3810, 3900, 3950 39th Avenue South | |
| Current Legal Description: Lots 1, 2, and 3, Block 1, Columbia Park 32nd Addition | |
| Proposed Legal Description: Replat of Lots 1, 2, and 3, Block 1, Columbia Park 32nd Addition | |
| Applicant: Curtis Regan, Brookstone Apartments, LLC | Owner: Greenberg Family Consolidated LP |
| Prepared By: Sierra Johnson, Planner | Submitted By: Ryan Brooks, Planning & Community Development Director |
| Purpose: Combine three lots to allow for development of multi-family complex | |

| Staff Recommendation |
|--|
| Recommending final approval of the Replat of Lots 1, 2, and 3, Block 1, Columbia Park 32nd Addition, subject to conditions shown on attached review copy. |

| Application Status |
|---|
| May 6, 2026 (Public Hearing) - Planning and Zoning Commission: |
| May 18, 2026 - City Council Action: |

| Existing | Proposed |
|---|---|
| Land Use: Vacant | Land Use: Multi-family development |
| Zoning: Greenberg PUD - B-1 Limited Business District | Zoning: No change |
| Uses Permitted: All uses permitted within B-1 district, including R-4 uses | Uses Permitted: No change |

| Context |
|---|
| Adjacent Zoning Districts: Greenberg PUD – pond (north), multi-family R-4 (east), commercial B-3 (east), JR's PUD – ag uses (south), Columbia Park West PUD – B-3+ uses (west) |
| Adjacent Streets: 39 th Ave S, S 38 th St |
| Adjacent Bike/Ped Facilities: off road shared use path along S 38 th St |
| Adjacent CAT Routes: None. |

Consistency with 2050 Land Use Plan

Request and proposed land use aligns with the following:

- Housing Goal 1, Objective A: "Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents."

Background and Discussion

- The request is a minor replat to combine three lots to enable the development of Brookstone Apartments, a multi-family residential development.
- The property was rezoned in August 2025 from PUD B-3 General Business District uses to PUD B-1 Limited Business District uses to allow for the development of a multi-family residential complex at 3810, 3900, 3950 39th Avenue South.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.

Notices

Grand Forks Herald Public Hearing Notice Published: April 22, 2026

Comments Received: None at time of posting.

Findings of Fact

- Replat meets subdivision regulations.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments

- Proposed replat with Tech Changes noted
- Approved rezoning staff report from August 2025

PRELIMINARY PLAT

REPLAT OF OF LOTS 1, 2 AND 3, BLOCK 1, COLUMBIA PARK 32ND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



OWNER'S CONSENT AND DEDICATION:

We the undersigned, certify that we are the owners and lien holders of the land platted herein, and do hereby voluntarily consent to the execution of the plat of "REPLAT OF LOTS 1, 2, AND 3, BLOCK 1, COLUMBIA PARK 32ND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA".

We do hereby dedicate the streets, alleys, parks, open spaces, utility easements, bikeways, 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 also hereby dedicate easements to run with the land, to construct, lay, maintain, repair, and operate roadways, streets, sidewalks, lighting, drainage facilities, water, sewer, drainage, gas, electric, telephone and/or other public utility lines, or services, under, on, or over those certain strips of land designated hereon as "UTILITY EASEMENTS" and "PUBLIC UTILITY EASEMENTS" to the Public Use. We consent to any Access Control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". 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. Said "REPLAT OF LOTS 1, 2, AND 3, BLOCK 1, COLUMBIA PARK 32ND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA" described as follows:

Lots 1, 2, and 3, Block 1, COLUMBIA PARK 32ND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, according to the Official Plat thereof, on file and of record as Document No. 651409 in the office of the County Recorder, in and for Grand Forks County and the State of North Dakota.

Guy A. Useldinger LLLP (1/3 Interest) Timothy J. Useldinger LLLP (1/3 Interest) Kevin J. Useldinger LLLP (1/3 Interest)
 Guy A. Useldinger, Managing Partner Timothy J. Useldinger, Managing Partner Kevin J. Useldinger, Managing Partner

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Guy A. Useldinger, Managing Partner of Guy A. Useldinger LLLP and on its behalf, known to me to be the person described in and who executed the within instrument, and acknowledged to me that he executed the same.

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

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Timothy J. Useldinger, Managing Partner of Timothy J. Useldinger LLLP and on its behalf, known to me to be the person described in and who executed the within instrument, and acknowledged to me that he executed the same.

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

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Kevin J. Useldinger, Managing Partner of Kevin J. Useldinger LLLP and on its behalf, known to me to be the person described in and who executed the within instrument, and acknowledged to me that he executed the same.

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

SURVEYOR'S CERTIFICATE:

I, Christopher D. Jordheim, Professional Land Surveyor in the State of North Dakota, do hereby certify that this map is a true and complete survey made by me or under my direct supervision and that all dimensions, angles and bearings are correct as shown, and that all monuments have been set as shown.

Christopher D. Jordheim, P.L.S.
 North Dakota Registration No. 5773

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Christopher D. Jordheim, and acknowledged the execution and signing of the above certificate of professional surveyor to be his voluntary act and deed.

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

APPROVAL OF THE CITY ENGINEER:

On this _____ day of _____, 2026, I, Allen Grasser, City Engineer for Grand Forks, North Dakota, do hereby certify that I have reviewed the attached plat and find that it meets applicable design criteria as specified by city ordinance and the North Dakota Century Code.

Allen Grasser, City Engineer

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Allen Grasser, the 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 hereon 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 Steven Wasvick Secretary Meggen Sande

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026 before me personally appeared Steven Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning & Zoning Commission and acknowledge 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: _____

APPROVAL BY CITY COUNCIL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this _____ day of _____, 2026; and has accepted the dedication of all streets, alleys, and other public ways shown hereon.

Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Maureen Storstad, the City Auditor 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: _____

GRAND FORKS COUNTY RECORDER:

LEGEND

- PLAT BOUNDARY
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- EXISTING LOT LINE
- QUARTER SECTION LINE
- ACCESS CONTROL LINE
- FOUND IRON MONUMENT
- 5/8 INCH DIAMETER BY 20 INCH LONG REBAR MONUMENT TO BE SET AND MARKED LS-5773
- SPOT GROUND ELEVATION (NAVD88) +800.0'

SCALE AND DATUM

NOTES

1. DISTANCES SHOWN TO FEET (5, 10, ETC.) ARE EXACT EXTRINSIC VALUES.
2. THE BASIS OF BEARING FOR THIS PLAT IS N89°29'30"E. THE SOUTH LINE OF LOTS 1-3, AS IDENTIFIED ON THE PLAT OF COLUMBIA PARK 32ND ADDITION TO THE CITY OF GRAND FORKS.

VICINITY MAP

- Tech Notes 4/28/2026
- 1) Provide Title Opinion and confirm owners name on Consent and Dedication.
 - 2) Provide for consent of others holding interest in plat property.
 - 3) Correct Owner's Certification.
 - 4) Check with Useldinger Attorney for correct owner's Execution of the plat and Notary Acknowledgement.



City of Grand Forks
Staff Report

Planning & Zoning Commission – August 6, 2025
City Council – August 18, 2025

APPROVED & ACCEPTED
by City Council

 08/18/2025
 Maureen Storstad
 City Auditor

| Item 3-3 (Final) - Rezone Request | |
|--|--|
| Title: Ordinance to amend zoning map to rezone from Greenberg PUD Amendment 4 to Greenberg PUD Amendment 5 – rezone from PUD Commercial (B-3) uses to PUD Light Commercial (B-1) uses | |
| Location: 3810, 3851, 3900, 3950, and 3951 39th Avenue South | |
| Current Legal Description: Lots 1, 2, 3, 6, & 7, Block 1, Columbia Park 32 nd Addition | |
| Proposed Legal Description: No change | |
| Applicant: Curtis Regan, Dakota Commercial | Owner: Greenberg Family Consolidated LP |
| Prepared By: Sierra Johnson, Planner | Submitted By: Ryan Brooks, Director of Planning & Community Development |
| Purpose: Rezone from PUD Commercial (B-3) uses to PUD Light Commercial (B-1) uses in order to develop as multi-family residential. | |

| Staff Recommendation |
|---|
| Staff recommends approval of the ordinance to amend the zoning map to rezone from Greenberg PUD (Planned Unit Development) Amendment 4 to Greenberg PUD PUD Amendment 5, subject to conditions as shown on PUD map, located at 3810, 3851, 3900, 3950, and 3951 39th Avenue South. Recommend City Council grant approval and set public hearing for August 18, 2025. |

| Application Status |
|--|
| July 9, 2025 – Planning and Zoning Commission Recommended Action: Motion by Sande, second by Reichert for approval of staff recommendation. Motion carried unanimously. |
| July 21, 2025 – City Council Action: Motion by Berg, second by Weigel to approve on consent agenda. Motion carried unanimously. |
| August 6, 2025 (Public Hearing) - Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Sande for approval of request. Motion carried unanimously. |
| August 18, 2025 (Public Hearing) – City Council Action: Motion by Sande, second by Fridolfs to approve as staff recommended. Motion passed unanimously. |

| Existing | Proposed |
|--|---|
| Land Use: Vacant, undeveloped land | Land Use: Multi-family residential |
| Zoning: Greenberg PUD Amend. 4 – B-3 uses | Zoning: Greenberg PUD Amend 5 – B-1 uses |

Uses Permitted: All uses permitted in B-3 district

Uses Permitted: All uses permitted in B-1 district, including R-4 uses

Context

Adjacent Zoning Districts: Greenberg PUD – pond (north), multi-family R-4 (east), commercial B-3 (east), JR's PUD – ag uses (south), Columbia Park West PUD – B-3+ uses (west)

Adjacent Streets: 39th Ave S, S 38th St

Adjacent Bike/Ped Facilities: off road shared use path along S 38th St

Adjacent CAT Routes: None.

Consistency with 2050 Land Use Plan

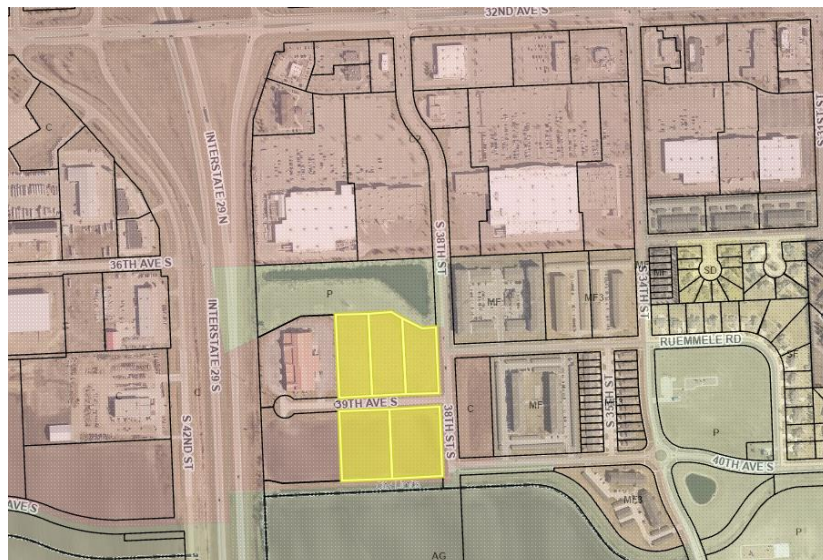
Request and proposed land use aligns with the following:

- Housing Goal 1, Objective A: "Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents."

Background and Discussion

This request is to rezone the currently vacant, undeveloped lots located south of Lowes development on 32nd Ave S and east of I-29, at 3810, 3851, 3900, 3950, and 3951 39th Avenue South. The PUD amendment proposes to change the allowable uses from PUD Commercial (B-3) type uses to PUD Light Commercial (B-1) type uses. The intent is to develop the properties as multi-family residential, while allowing the possibility to include B-1 uses (limited commercial or offices) if desired.

Light Commercial or B-1 underlying zoning district allows both multi-family residential uses and limited commercial uses that are primarily office in nature with retail prohibited. If the area were to remain B-3, any residential development would be required to be pushed up upper floors only, with a wider range of commercial uses on main floor. Limiting the commercial opportunities and permitting multi-family through out a whole complex is a great transition between the B-3 uses along the interstate and the existing multi-family and residential neighborhood to the east of S 38th St.



Affordable / Workforce Housing Parking Reduction Request

The PUD is requesting an alternative parking count for affordable housing types. Zoning must be in place for the owners to seek state tax credits and funding opportunities for affordable housing, in this case the intent is to pursue credits for 80% of Area Median Income. Rents for those project types are provided below.

North Dakota Housing Incentive Fund 80% Maximum Income with 50% Maximum Rent Limits Limits Effective as of: 04/01/2025

| | ----- Maximum Income Limits ----- | | | | | | | | ----- Maximum Rent Limits ----- | | | | |
|-------------|-----------------------------------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|------|------|------|------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | Efficiency | 1 BR | 2 BR | 3 BR | 4 BR |
| | Person | Person | Person | Person | Person | Person | Person | Person | | | | | |
| Grand Forks | 58480 | 66880 | 75200 | 83520 | 90240 | 96960 | 103600 | 110320 | 913 | 979 | 1175 | 1357 | 1515 |

View Grand Forks recent [Consolidate Plan Presentation, which included housing needs here.](#)

Surface Parking is averaging approximately \$7500/stall for concrete only. Add on top of that infrastructure for storm water/cleaning requirements, add more if a pond is required. All of which inflates overall housing costs. Parking subcommittee is currently reviewing parking counts and is working towards reduction recommendations to try to reduce project costs while still meeting parking demands.

National studies, including the International Transportation Engineering Parking Generation Manual, show that affordable housing multi-family projects have a reduced parking demand than traditional market rate properties. ITE recommends projects have a utilization rate of 1.4 stalls per unit overall, and with that rate, expect average occupancy rate to be 75%.

Staff recommended the following to the developer based on the ITE recommendations, who concurred, and proposed the following requirements per bedroom.

Proposed Parking Reduction for Affordable Housing Projects Only:

- 1 Bed - 1 stall per unit (current code is 2/unit)
- 2 Bed - 1.75 stalls per unit (current code is 2.25/unit)
- 3 Bed - 2 stalls per unit (current code is 1/bedroom)

The overall rate of the above, comes out to be 1.5 stalls overall, more than what ITE recommends for these types of housing projects.

To be deemed affordable housing and qualify to utilize the reduction proposed, the property must be income restricted. Traditional market-rate properties are to follow the full current parking requirement standards.

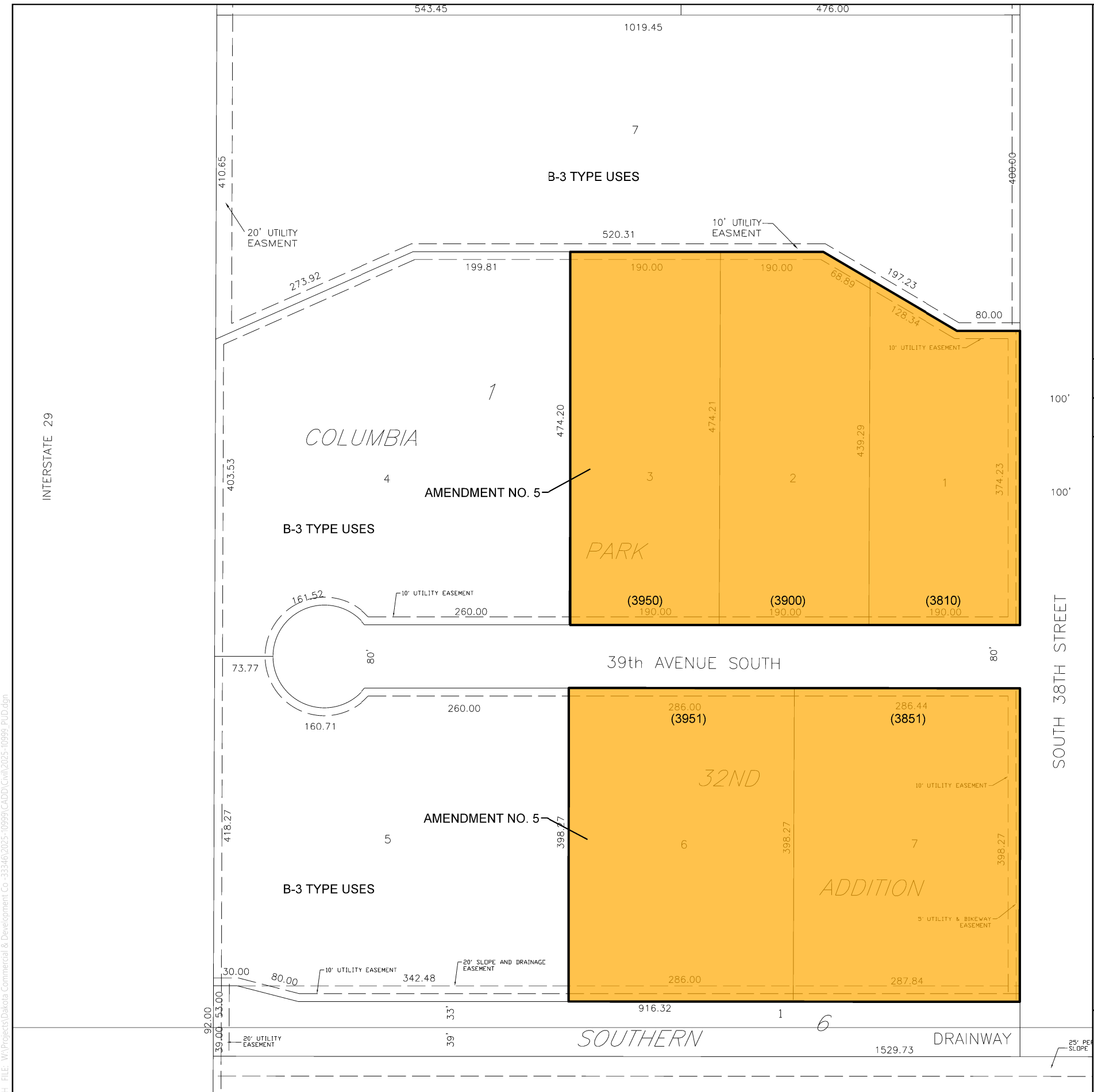
Staff is recommending approval of the rezoning request and the recommended parking reduction for affordable housing projects.

Findings of Fact

- Rezone is requested to change allowable uses from PUD Commercial (B-3) type uses to PUD Light Commercial (B-1) type uses, which permits multi-family residential as well as limited commercial uses.
- PUD Amendment is requesting reduced parking requirements specifically for affordable housing projects to help lower the cost of housing.
- Affordable Housing projects are deemed to be those with income restrictions. Market-rate properties are to follow full current parking requirements.
- Recent Consolidated Plan study indicates strong need in Grand Forks for affordable housing project opportunities.
- Rezoning requires two actions by both the Planning and Zoning Commission and the City Council.
- Final Action by City Council requires super majority approval.

Attachments

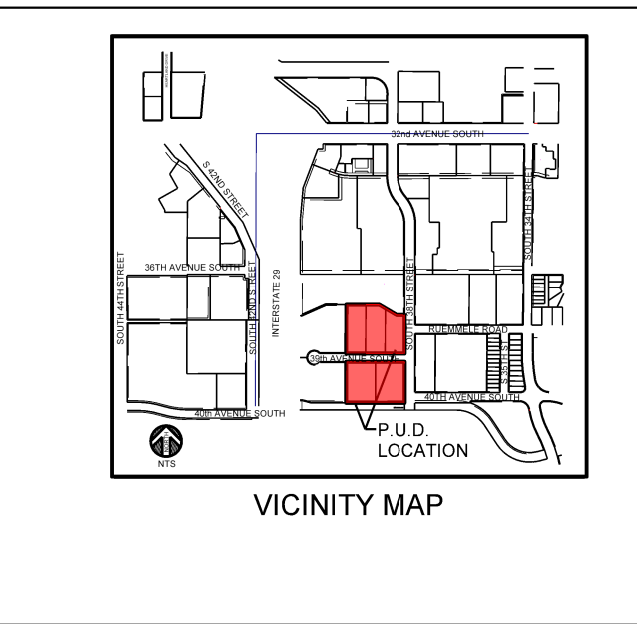
- [November 4, 2024 – City Council Consolidated Plan Presentation with housing needs](#) (link)
- Greenberg PUD Amendment No. 5 Map
- Rezoning Ordinance



LEGEND

- P.U.D. BOUNDARY
- EXISTING LOT LINE
- EASEMENT LINE
- AMENDMENT NO. 5

0 70 140
Scale in Feet



LEGAL DESCRIPTION: Columbia Park 32nd Addition

GREENBERG P.U.D. Concept Development Plan AMENDMENT NO. 5

DATA SUMMARY CHART

| PARCEL NUMBER | URBAN LAND USE | ACREAGE (NET) | RESIDENCE UNIT / ACRE | MAX. NO. OF RES. UNITS | COMMENTS |
|---------------|----------------|---------------|-----------------------|------------------------|------------------|
| 3810 | B-1 | 1.73 | - | - | AMMENDMENT NO. 5 |
| 3900 | B-1 | 2.04 | - | - | AMMENDMENT NO. 5 |
| 3950 | B-1 | 2.07 | - | - | AMMENDMENT NO. 5 |
| 3951 | B-1 | 2.61 | - | - | AMMENDMENT NO. 5 |
| 3851 | B-1 | 2.63 | - | - | AMMENDMENT NO. 5 |

- NOTES:**
- All of the bufferyards in the Greenberg PUD shall be the standard bufferyards found in the Grand Forks Land Development Code, unless otherwise noted on the concept development plan.
 - Zoning regulations shall be consistent with zoning classifications corresponding to the nearest conventional zone found in the Grand Forks Land Development Code, unless stated otherwise.
 - Future land and block designations shall conform to sub-area numbers when practical.
 - Final approval of a Planned Unit Development Project - As per Grand Forks Code Section 18-0223.
 - Sign regulations, parking regulations and additional requirements, exceptions and modifications shall generally conform to Article 3, of the Land Development Code.
 - Off street parking requirements for B-1 shall follow the Land Development Code with the exception of the following:

MULTI-FAMILY AFFORDABLE HOUSING:
 1 BED - 1 STALL / UNIT
 2 BEDS - 1.75 STALLS / UNIT
 3 BED - 2 STALLS / UNIT

AMENDMENT NO. 5
 REVISES LOTS 1-3 AND LOTS 6-7 BLOCK 1 OF COLUMBIA PARK 32ND ADDITION FROM B-3 TYPE USES TO B-1 TYPE USES

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DRAWN BY: RAB
 CHECKED BY: DRF

| DATE | REV# | REVISIONS DESCRIPTION |
|------|------|-----------------------|
| | | |
| | | |
| | | |

ORDINANCE NO. 4922

An ordinance to amend the zoning map to rezone and exclude from the Greenberg PUD (Planned Unit Development), Concept Development Plan, Amendment No. 4, and to **include within the Greenberg PUD (Planned Unit Development), Concept Plan, Amendment No. 5**, All of Columbia Park 27th Addition, Columbia Park 32nd Addition, and Kiwanis Park 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 Greenberg PUD (Planned Unit Development), Concept Development Plan, Amendment No. 4, and to **include within the Greenberg PUD (Planned Unit Development), Concept Plan, Amendment No. 5**, All of Columbia Park 27th Addition, Columbia Park 32nd Addition, and Kiwanis Park Resubdivision.

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 **Greenberg PUD (Planned Unit Development), Concept Development Plan, Amendment No. 5** 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: 07/21/2025
Public Hearing: 08/18/2025
Second Reading and final passage: 08/18/2025
Approved: 08/18/2025
Published: Not required by law.