City of Grand Forks
Staff Report

Planning & Zoning Commission – August 5, 2026
City Council – August 17, 2026

Item 4-2 (Preliminary) – Rezoning Request	
Title: Ordinance to amend the zoning map to rezone from Medvue PUD Amendment 6, and to include within Medvue PUD Amendment 7, Concept Development Plan, to include multi-family residential and scaled senior housing and care facilities, located at 900, 907, & 933 Duke Drive and 1055 South 34th Street.	
Location: 900, 907, & 933 Duke Drive and 1055 South 34th Street	
Current Legal Description: Lots 1 & 2, Block 1, Medvue Estates Seventh Resubdivision; Lot 1, Block 2, Medvue Estates Seventh Resubdivision; and Lot 5, Block 11, Medvue Estates Second Addition.	
Proposed Legal Description: Lots 1 & 2, Block 1, Medvue Estates Seventh Resubdivision; Lot 1, Block 2, Medvue Estates Seventh Resubdivision; and Lots A & B, Block 11 Medvue Estates Second Addition	
Applicant: Widseth on behalf of Valley Senior Living	**Owner:** Altru Health System
Prepared By: Sierra Johnson, Planner	**Submitted By:** Ryan Brooks, Planning & Community Development Director
Purpose: Amend PUD to allow for development of new scaled senior living development	

Staff Recommendation
Staff recommends approval of the Ordinance to amend the zoning map to rezone from Medvue PUD Amendment No. 6 to Medvue PUD Amendment No. 7, located at 900, 907, & 933 Duke Drive and 1055 South 34th Street. Recommend City Council set and hold a public hearing for September 21, 2026 as required.

Application Status
August 5, 2026 - Planning and Zoning Commission Recommended Action:
August 17, 2026 - City Council Action:
September 2, 2026 (Public Hearing) – Planning and Zoning Commission Recommended Action:
September 21, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: Housing, Senior Housing, hospitality home, vacant land	**Land Use:** multi-family residential, Senior housing, assisted living facility skilled care facility, senior independent living, and duplexes
Zoning: Medvue PUD Amend. 6 – R-4 & Senior Housing Uses	**Zoning:** Medvue PUD Amend. 7
Uses Permitted: All uses permitted within R-4 district and senior housing on Lot 1 Block 1 Medvue Estates 7th Resub.	**Uses Permitted:** R-4, R-3, Senior Multi-Family, Assisted Living, Memory Care, Skilled Services, Medical Services, and Accessory Uses for Scaled Senior Living Facility

Context
Adjacent Zoning Districts: PUD R-3 Multi-Family Medium Density District, PUD B-3 General Business District, PUD R-4 Multi-Family High Density District, A-1 Agricultural Preservation District
Adjacent Streets: Duke Drive, 11th Avenue South, S 34th Street
Adjacent Bike/Ped Facilities: Off-road shared use path on east side of parcel along coulee
Adjacent CAT Routes: Routes 3, 8, 9

Consistency with 2050 Land Use Plan

The proposed development is consistent with the following goals/objectives:

- Housing Goal 1, Objective A: Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents.
- Housing Goal 1, Objective B: …Establish neighborhood identity in new areas.

Background and Discussion

- The request coincides with the preceding replat request and the proceeding vacation requests.
- This request is to rezone the entire development area from Medvue PUD Amend. No. 6 to Medvue PUD Amend. No. 7 for the purposes of developing the remaining vacant land in the area for a scaled senior living facility. Valley Senior Living is proposing to develop a new campus which includes an assisted living facility, skilled care facilities, independent living units, a community area, and duplexes. The existing multi-family developments on the north and south side of the area propose no zoning changes and remain as currently zoned.
- In order to appropriately encompass the scaled aspect of the senior facility proposed the PUD amendment cites the following uses: R-4 High density multi-family for existing north housing development, R-3 medium density for existing southern housing facility, and R-4 with Senior Multi-Family, Assisted Living, Memory Care, Skilled Services, Medical Services, and Accessory Uses for Scaled Senior Living Facility for the vacant area that is to become Valley Senior Living's next campus.

- The PUD also features a limit on residential units per acre based on the following: rules of the land use district, 30 units/acre for multi-family uses, or sanitary sewer capacity limits for equivalent senior facility capacities, whichever is more restrictive.
- The PUD also limits the first 150 feet of the area along S 34th Street to be limited to height restriction of 2 stories. Valley Senior Living's concept currently anticipates duplexes or greenspace in that area to transition from the single family houses across from S 34th St to their scaled, higher level senior complex and facilities.
- Staff is recommending approval.

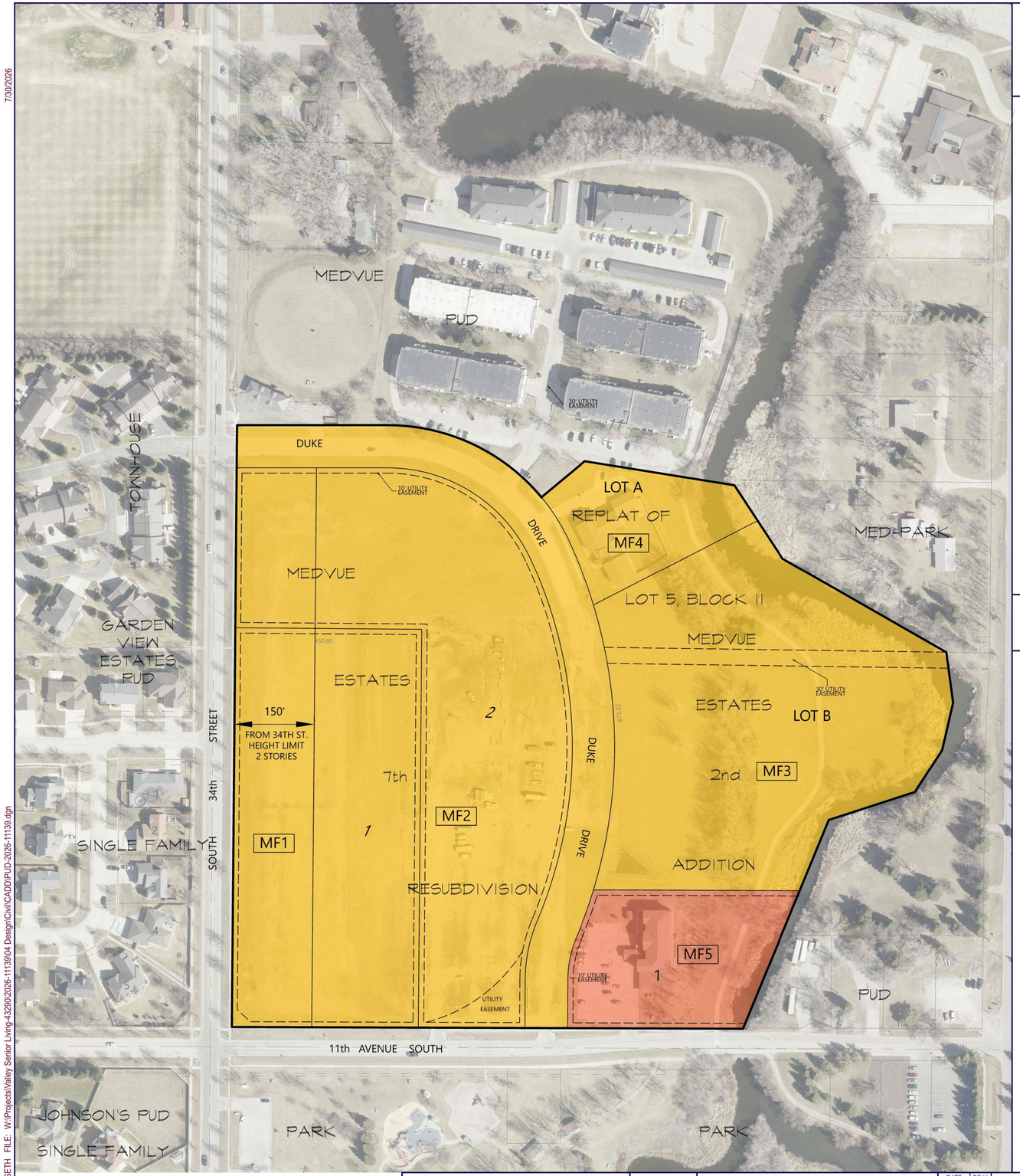
Findings of Fact
• Rezone is requested to allow for the development of senior living and senior care facilities. • Rezoning requires two actions by both the Planning and Zoning Commission and the City Council. • Final Action by City Council requires super majority approval.

Attachments
• PUD Amendment No. 7 Map • Proposed development concept/layout • Rezoning Ordinance

THIS SHEET IS ONLY VALID IF PRINTED IN COLOR

7/30/2026

Medvue P.U.D. Concept Development Plan
Amendment No. 7



LEGEND

- EXISTING EASEMENT
- EXISTING LOT LINE
- P.U.D. AMENDMENT BOUNDARY
- P.U.D. - MF MULTI-FAMILY
- P.U.D. - MF3 - MEDIUM DENSITY MULTI-FAMILY

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0 100
SCALE IN FEET

VICINITY MAP

LEGAL DESCRIPTION: Lots 1 and 2, Block 1, and Lot 1 Block 2, Medvue Estates Seventh Resubdivision and Lots A and B, Block 11, Replat of Lot 5, Block 11, Medvue Estates Second Addition

DATA SUMMARY CHART

SUB-AREA NUMBER	LAND USE DESIGNATION	NET ACREAGE	RESIDENTAL UNITS / ACRE	MAX IMPERVIOUS AREA	HEIGHT RESTRICTIONS
MF 1	R4 + SENIOR MULTI-FAMILY, ASSISTED LIVING, MEMORY CARE, SKILLED SERVICE, MEDICAL SERVICES, AND ACCESSORY USES FOR SCALED SENIOR LIVING FACILITY	3.6	**	*	2 STORY***
MF 2	R4 + SENIOR MULTI-FAMILY, ASSISTED LIVING, MEMORY CARE, SKILLED SERVICE, MEDICAL SERVICES, AND ACCESSORY USES FOR SCALED SENIOR LIVING FACILITY	10.4	**	*	*
MF 3	R4 + SENIOR MULTI-FAMILY, ASSISTED LIVING, MEMORY CARE, SKILLED SERVICE, MEDICAL SERVICES, AND ACCESSORY USES FOR SCALED SENIOR LIVING FACILITY	7.6	**	*	*
MF 4	R4	1.4	**	*	*
MF 5	R3	2.2	**	*	*
TOTAL		**25.2**			

* FOLLOW THE RULES OF LAND USE DESIGNATION DISTRICT
** 30 RESIDENTIAL UNITS PER ACRE FOR MARKET RATE APARTMENTS OR THE EQUIVALENT CAPACITY LIMIT FOR A NURSING FACILITY.
*** LIMIT FOR AREA 150' IN FROM S 34TH ST. FROM 11TH AVE. TO DUKE DRIVE

APPROVALS

AMENDMENT NO. 7 PLANNING AND ZONING COMMISSION:_____

AMENDMENT NO. 7 CITY COUNCIL:_____

AMENDMENTS NO. 7 ORDINANCE NUMBER:_____

AMENDMENT NO. 6 PLANNING AND ZONING COMMISSION: October 6, 2021
AMENDMENT NO. 6 CITY COUNCIL: October 18, 2021
AMENDMENT NO. 6 ORDINANCE NUMBER: 4810

AMENDMENT NO. 5 PLANNING AND ZONING COMMISSION: 10/03/2018
AMENDMENT NO. 5 CITY COUNCIL: 10/15/2018
AMENDMENT NO. 5 ORDINANCE NUMBER: 4686

AMENDMENT NO. 4 PLANNING AND ZONING COMMISSION: 1/6/2016
AMENDMENT NO. 4 CITY COUNCIL: 1/19/2016
AMENDMENT NO. 4 ORDINANCE NUMBER: 4555

2ND CDP PLANNING AND ZONING COMMISSION: 8/4/1993
2ND CDP CITY COUNCIL: 8/16/1993
2ND CDP ORDINANCE NUMBER: 3317

AMENDMENT NO. 3 PLANNING AND ZONING COMMISSION:_____
AMENDMENT NO. 3 CITY COUNCIL:_____
AMENDMENT NO. 3 ORDINANCE NUMBER:_____

AMENDMENT NO. 2 PLANNING AND ZONING COMMISSION:_____
AMENDMENT NO. 2 CITY COUNCIL:_____
AMENDMENT NO. 2 ORDINANCE NUMBER:_____

AMENDMENT NO. 1 PLANNING AND ZONING COMMISSION: 12/19/1983
AMENDMENT NO 1. CITY COUNCIL: 12/19/1983
AMENDMENT NO. 1 ORDINANCE NUMBER: 2533

ORIGINAL CDP PLANNING AND ZONING COMMISSION 10/15/1973
ORIGINAL CDP CITY COUNCIL 10/15/1973
ORIGINAL CDP ORDINANCE NUMBER

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY: RAB
CHECKED BY: DRF

DUSTIN R. FANFULIK LIC. NO.: PE-27243 DATE: 07/30/2026

DATE	REV#	REVISIONS DESCRIPTION

Medvue P.U.D. Concept Development Plan - Amendment No. 7
Grand Forks, North Dakota

P.U.D.
PROJECT #: 2026-11139

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Skilled Care/ Town Square:
Proposed: 240 Units
Skilled Care: 3 Story Building; 30,000 sq ft footprint
Town Square: 2 Story Building; 40,000 sq ft footprint

Independent Living:
Proposed: 60 Units
3 Story Building with Underground Parking; 40,000 sq ft footprint

Assisted Living/ Basic/ Memory:
Proposed: 120 Units
4 Story Building with Underground Parking; 31,000 sq ft footprint

Duplexes:
Proposed: 18 Units
2 Story Homes

VALLEY SENIOR LIVING - PROPOSED NEW CAMPUS CONCEPT

DATE: 07/14/26

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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ORDINANCE NO. _____

An ordinance to amend the zoning map to rezone and exclude from the **Medvue PUD (Planned Unit Development), Concept Development Plan, Amendment No. 6, and to include within the Medvue PUD (Planned Unit Development), Concept Development Plan, Amendment No. 7, all of Medvue Estates Second Addition, all of Medvue Estates Third Resubdivision, all of Medvue Estates Fourth Resubdivision, all of Medvue Estates Sixth Resubdivision, and all of Medvue Estates Seventh Resubdivision, to the City of Grand Forks, ND.**

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 **Medvue PUD (Planned Unit Development), Concept Development Plan, Amendment No. 6, and to include within the Medvue PUD (Planned Unit Development), Concept Development Plan, Amendment No. 7, all of Medvue Estates Second Addition, all of Medvue Estates Third Resubdivision, all of Medvue Estates Fourth Resubdivision, all of Medvue Estates Sixth Resubdivision, and all of Medvue Estates Seventh 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 **Medvue PUD, Concept Development Plan Amendment No. 7** 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.