



City of Grand Forks Staff Report

Planning and Zoning Commission – December 7, 2016
City Council – December 19, 2016

Agenda Item: 3-1 (Public Hearing) Matter of the request from CPS, Ltd. (on behalf of Fowler 318, LLC) for final approval to amend the zoning map to rezone and exclude from Labelle's PUD Concept Development Plan Amendment No.1 and to include within Labelle's PUD Concept Development Plan Amendment No. 2, Lots 1 and 3, Block 1 Columbia Mall Second Resubdivision to the City of Grand Forks, North Dakota located at 2500 South Columbia Road.

Prepared by: Ryan Brooks, Deputy City Planner
Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend final approval of the request from CPS, Ltd. (on behalf of Fowler 318, LLC) for final approval to amend the zoning map to rezone and exclude from Labelle's PUD Concept Development Plan Amendment No. 1 and to include within Labelle's PUD Concept Development Plan Amendment No. 2, Lots 1 and 3, Block 1 Columbia Mall Second Resubdivision to the City of Grand Forks, North Dakota located at 2500 South Columbia Road. Recommend City Council hold a public hearing and give final approval to the attached ordinance on December 19, 2016.

Committee Recommended Action:

Council Action:

BACKGROUND: After last month's preliminary approval discussion the request is to keep the allowed land uses on the property as B-2 uses but to use the B-3 zoning standards on the property.

Staff recommends final approval of the attached ordinance.

ANALYSIS AND FINDINGS OF FACT:

- Rezoning requires two actions by both the Planning and Zoning Commission and the City Council

SUPPORT MATERIALS:

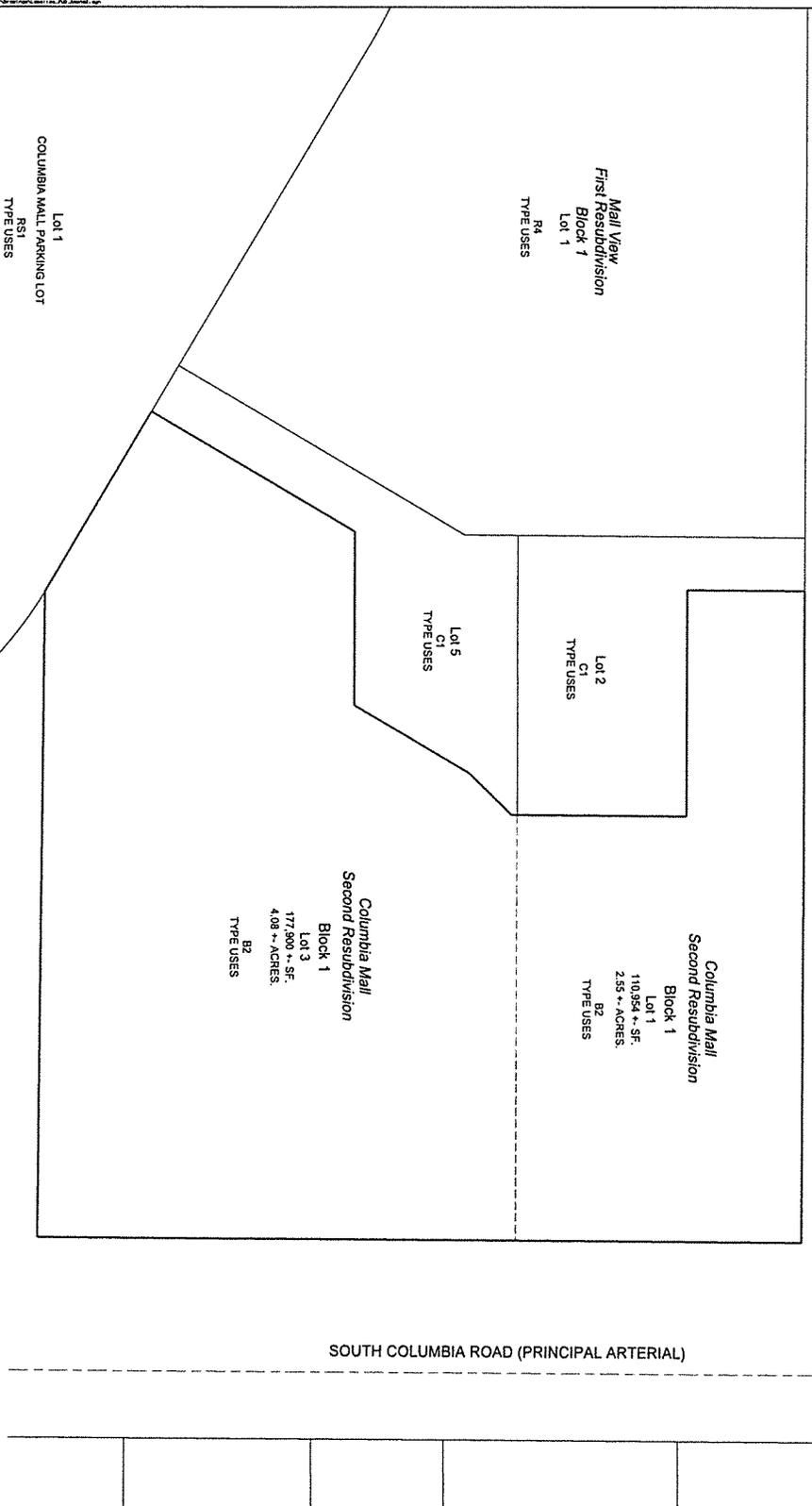
- Final PUD Map
- Final rezoning ordinance

Columbia Park
8th Resubdivision
PARK
MF
TYPE USES

SOUTH
29TH
STREET

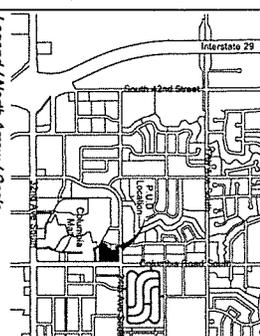
Columbia Park
3rd Addition
COMMERCIAL
TYPE USES
C1D2
TYPE USES

24TH AVENUE SOUTH (COLLECTOR)



SOUTH COLUMBIA ROAD (PRINCIPAL ARTERIAL)

Vicinity Map



Legend / North Arrow / Scale



Data Summary Chart

Proposed Lot Size	Lot Number	Acres	SF	Comments
Existing Grand Dated B1 Type Lots	1	2.55	110,954	See Amendment Notes Below
Existing Grand Dated B2 Type Lots	2	4.08	177,900	See Amendment Notes Below
Proposed New B2 Type Lots	3	4.08	177,900	See Amendment Notes Below
Total	6.03	14.08	466,754	

Amendment Notes

- Amendment 2 shows the following on lot 1 & 2:
 - The 2011 Grand Dated B1 Type Lots (110,954 +/- SF) are being converted to B2 Type Lots (110,954 +/- SF) in 2011. Appropriate area calculations are based on the proposed B2 Type Lots (110,954 +/- SF).
 - Maximum building setback of 15 feet for second foreign building setback (that shall be 50').

General Notes

- Final Approval of Final Use Development Project - All Per Grand 1945
- City Code Section 19.0222

Legal Description

Lots 1 & 3, Block 1, Columbia Mall Second Resubdivision, Grand Forks, North Dakota

**Amendment No. 2
Labelle's P.U.D.
Grand Forks, North Dakota**

Approval Amendment No. 2

Approved by Planning & Zoning Commission on _____
 Approved by City Council on _____
 Ordinance Approving Plan: _____

Approval Amendment No. 1

Approved by Planning & Zoning Commission on May 4, 2011
 Approved by City Council on _____
 Ordinance Approving Plan: 4322

Designed By: JWC
 Checked By: JWC
 Date: October 2011
 Title: A1-2500-11
 Scale: As Shown

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1 of 1

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO REZONE AND EXCLUDE FROM THE LABELLE'S PUD (PLANNED UNIT DEVELOPMENT) CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 1 AND TO INCLUDE WITHIN THE LABELLE'S PUD (PLANNED UNIT DEVELOPMENT), CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 2, LOT 1 & 3, BLOCK 1, COLUMBIA MALL 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:

REZONE AND EXCLUDE FROM THE LABELLE'S PUD (PLANNED UNIT DEVELOPMENT) CONCEPT DEVELOPMENT PLAN, AMENDMENT NO.1, AND TO INCLUDE WITHIN THE LABELLE'S PUD (PLANNED UNIT DEVELOPMENT), CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 2, LOT 1 & 3, BLOCK 1, COLUMBIA MALL SECOND RESUBDIVISION 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 LABELLE'S PUD (PLANNED UNIT DEVELOPMENT), CONCEPT DEVELOPMENT PLAN, AMENDMENT NO. 2, LOT 1 & 3, BLOCK 1, COLUMBIA MALL SECOND RESUBDIVISION 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.

Michael R. Brown, Mayor

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second Reading and final passage:

Approved:

Published: Not required by law.