



# City of Grand Forks Staff Report

**Planning and Zoning Commission – December 7, 2016**

**City Council – December 19, 2016**

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**Agenda Item: 3-4 (Public Hearing)** Matter of the request from Advanced Engineering and Environmental Services Inc. (on behalf of Ardell and Ina Korynta) for final approval of an ordinance to amend the zoning map to rezone and exclude from the I-2 (Heavy Industrial) conventional zoning district and the Green Pulp PUD (Planned Unit Development) Concept Development Plan and to include within the Korynta PUD (Planned Unit Development) Concept Development Plan, all of Green Pulp Addition, Korynta First Addition, Part of North 39<sup>th</sup> Street dedicated as part of Golden Harvest Addition, Part of North 36<sup>th</sup> Street dedicated as part of Service 4<sup>th</sup> Subdivision, and portions of the unplatted parts of the Northwest Quarter of Section 32, Township 152 North, and Range 50 West, to the City of Grand Forks, North Dakota located S. 36<sup>th</sup> Street Between 20<sup>th</sup> Avenue N. and 27<sup>th</sup> Avenue N.

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**Prepared by:** Ryan Brooks, Deputy City Planner

**Submitted by:** Brad Gengler, City Planner

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**Staff Recommended Action:** Recommend final approval of the request from Advanced Engineering and Environmental Services Inc. (on behalf of Ardell and Ina Korynta) for preliminary approval of an ordinance to amend the zoning map to rezone and exclude from the I-2 (Heavy Industrial) conventional zoning district and the Green Pulp PUD (Planned Unit Development) Concept Development Plan and to include within the Korynta PUD (Planned Unit Development) Concept Development Plan, all of Green Pulp Addition, Korynta First Addition, Part of North 39<sup>th</sup> Street dedicated as part of Golden Harvest Addition, Part of North 36<sup>th</sup> Street dedicated as part of Service 4<sup>th</sup> Subdivision, and portions of the unplatted parts of the Northwest Quarter of Section 32, Township 152 North, and Range 50 West, to the City of Grand Forks, North Dakota located S. 36<sup>th</sup> Street Between 20<sup>th</sup> Avenue N. and 27<sup>th</sup> Avenue N. Recommend City Council hold a public hearing and give final approval to the attached ordinance on December 19, 2016.

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**Committee Recommended Action:**

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**Council Action:**

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**BACKGROUND:** This rezoning is in conjunction with the plat on the prior item. The request is to include this property in a PUD with the previously approved Green Pulp PUD and some other land owned by the Korynta family. This will allow for a comprehensive plan for this land, which could be expanded in the future. The city is currently building a sanitary lift station that will accommodate future expansion in this area for industrial development. The access for this property will be from N 39<sup>th</sup> Street and connect north to 27<sup>th</sup> Avenue North. The property is located adjacent to the railroad tracks and just south of the CHS site.

The PUD will allow for I-2, Heavy Industrial zoning. In addition, the height of the process-related vessels will rise above the structure up to 120 feet in height. City code allows for cooling towers and chimneys/smokestacks to go to this height so staff does not foresee an issue with this request as it relates to the current zoning on the site.

Staff recommends approval of the request.

**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



ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the zoning map to rezone and exclude from the I-2 (Heavy Industrial) conventional zoning district and the Green Pulp PUD (Planned Unit Development) Concept Development Plan and **to include within the Korynta PUD (Planned Unit Development) Concept Development Plan, all of Green Pulp Addition, Korynta First Addition, Part of North 39<sup>th</sup> Street dedicated as part of Golden Harvest Addition, Part of North 36<sup>th</sup> Street dedicated as part of Service 4<sup>th</sup> Subdivision, and portions of the unplatted parts of the Northwest Quarter of Section 32, Township 152 North, and Range 50 West,** to the City of Grand Forks, North Dakota located S. 36<sup>th</sup> Street Between 20<sup>th</sup> Avenue N. and 27<sup>th</sup> Avenue N.

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 I-2 (Heavy Industrial) conventional zoning district and the Green Pulp PUD (Planned Unit Development) Concept Development Plan and **to include within the Korynta PUD (Planned Unit Development) Concept Development Plan, all of Green Pulp Addition, Korynta First Addition, Part of North 39<sup>th</sup> Street dedicated as part of Golden Harvest Addition, Part of North 36<sup>th</sup> Street dedicated as part of Service 4<sup>th</sup> Subdivision, and portions of the unplatted parts of the Northwest Quarter of Section 32, Township 152 North, and Range 50 West,** 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 **Korynta PUD (Planned Unit Development), Concept Development Plan,** 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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Michael R. Brown, Mayor

ATTEST:

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Maureen Storstad, City Auditor

- Introduction and first reading:
- Public Hearing:
- Second Reading and final passage:
- Approved:
- Published: Not required by law.