



- NOTES:
- The B-1 Type Uses shall be limited to the following:
    - All uses permitted in the R-4, multiple-family residence district (high density) district, provided that no single-family dwelling or two-family dwelling shall be permitted.
    - Medical offices and clinics.
    - Offices of administrative, executive, professional, research, or similar organization, and laboratories, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal permissible use.
    - Child care center or multiple licensed facility, subject to special conditions in Section 18-0214(11) of the GRAND FORKS LAND DEVELOPMENT CODE.
    - Family child care home.
    - Accessory uses customary incidental to the uses permitted in this section; provided, however, that any incidental repair or processing necessary to conduct a permitted use shall not occupy more than thirty (30) percent of the floor space.
    - Off-street parking and loading as regulated by Section 18-0302 of the GRAND FORKS LAND DEVELOPMENT CODE.
    - Signs as regulated by Section 18-0301 of the GRAND FORKS LAND DEVELOPMENT CODE.
    - Other uses of similar nature or general character to those specifically permitted in the district, provided they are deemed fitting or compatible with the statement of intent as determined by the City Planning and Zoning Commission.
  - Amendment No.6 changes the Driveway Crossing from 26th St. to 25th St., Deletes S. 26th through the Commercial Area, Shows the Extension of East/West Avenues to S. 25th St., and changes B-3 to R-1 Type Uses.

AMENDMENT SUMMARY:

AMENDMENT NO.	P & Z APPROVAL	CITY COUNCIL APPROVAL	ORDINANCE NO.
ORIGINAL	08-05-1998	08-17-1998	3728
1	12-05-2001	01-07-2002	3911
2	04-15-2002	05-20-2002	3925
3	10-01-2003	10-20-2003	3998
4	05-16-2005	05-16-2005	4057
5	05-16-2005	06-20-2005	4065
6	02-01-2006	02-21-2006	4124
7	05-04-2011	05-16-2011	4329
8	03-05-2014?	03-17-14?	-

**LEGEND**

CDP BOUNDARY \_\_\_\_\_

AREA OF SUBSTANTIVE CHANGE \_\_\_\_\_

ACCESS CONTROL LINE - - - - -

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W E  
S

SCALE IN FEET  
200 0 200 400

**VICINITY MAP**

AMENDMENT NO.9 LOCATION

NOT TO SCALE

**DATA SUMMARY CHART**

PROPOSED FUTURE URBAN LAND USE	SUB-AREA NUMBER	NET ACREAGE	RESIDENCE UNITS/ACRE	MAX. NO. OF RES. UNITS	SEQUENCE OF DEVELOPMENT	
Single Family R1 - Type Uses	SF-1	13.67	4	54	7	Change From R1 To R4 Type Uses Combined In MF-8 (Amend. No.1)
Single Family R1 - Type Uses	SF-2	36.19	4	219	12	Combined In Areas MF-9 & MF10 (Amend. No.2) Area Reduced
Single Family R1 - Type Uses	SF-3	23.19	4	92	11	
Single Family R1 - Type Uses	SF-4	12.22	4	48	13	
Single Family R1 - Type Uses	SF-5	7.75	4	31	13	Change From R4 To R1 Type Uses
Single Family R1 - Type Uses	SF-6	2.80	4	10	21	Change From B3 To R1 Type Uses Amendment No.8
Single Family R1 - Type Uses	SF-7	1.35	6	6	21	Change From B3 To R1 Type Uses Amendment No.8
Townhouses Multiple Family (high density) R4 - Type Uses	MF-1	8.23	25	205	5	Change From R4 To B3 Type Uses Combined In C-9 (Amend. No.1)
Townhouses Multiple Family (high density) R4 - Type Uses	MF-2	4.01	25	100	6	Combined In MF-7 (Amend. No.1)
Townhouses Multiple Family (high density) R4 - Type Uses	MF-3	5.41	25	135	10	Change From R4 To B3 Type Uses Combined In C-9 (Amend. No.1)
Townhouses Multiple Family (high density) R4 - Type Uses	MF-4	5.17	25	129	8	Combined In MF-8 (Amend. No.1)
Townhouses Multiple Family (high density) R4 - Type Uses	MF-5	18.25	25	456	22	Change From R4 To B3 Type Uses Combined In C-6 (Amend. No.2)
Townhouses Multiple Family (high density) R4 - Type Uses	MF-6	10.73	25	268	21	
Townhouses Multiple Family (high density) R4 - Type Uses	MF-7	24.00	25	600	21	
Townhouses Multiple Family (high density) R4 - Type Uses	MF-8	16.60	25	415	21	
Townhouses Multiple Family (high density) R4 - Type Uses	MF-9	13.50	25	337	17	Change From R1 To R4 Type Uses (Amend. No.2)
Townhouses R2 - Type Uses	MF-10	6.57	4	24	6	Change From R1 To R2 Type Uses (Amend. No.2)
Townhouses Multiple Family (high density) R4 - Type Uses	MF-11	7.07	25	177	7	Change From B3 To R4 Type Uses (Removed From C-9) (Amendment No.3)
Single Family R1 - Type Uses	MF-12	11.57	25	144	17	Change From R4 To R1 Type Uses Amendment No.7
Townhouses Multiple Family (high density) R2 - Type Uses	MF-13	1.80	6	10	21	Change From B3 To R2 Type Uses Amendment No.8
Office / Multi-Family B1 - Type Uses	OMF-1	19.91	25	247	2	Amendment No.9
Office / Multi-Family B1 - Type Uses	OMF-2	5.09	25	127	2	Amendment No.9
Office / Multi-Family B1 - Type Uses	OMF-3	10.00	25	250	2	Amendment No.9
Commercial (Service) B3 - Type Uses	C-1	11.54			3	Combined In MF-7 (Amend. No.1) Changed From B3 To R4 Type Uses
Commercial (Service) B3 - Type Uses	C-2	4.75			4	Combined In MF-7 (Amend. No.1) Changed From B3 To R4 Type Uses
Commercial (Service) B3 - Type Uses	C-3	4.01			1	
Commercial (Service) B3 - Type Uses	C-4	4.00			9	Changed Acreage from 4.34 to 4.00+- Acres
Commercial (Service) B3 - Type Uses	C-5	4.10			20	Combined In (C-6 Amend. No.2)
Commercial (Service) B3 - Type Uses	C-6	7.70			19	Combined With (C-5 Amend. No.2)
Commercial (Service) B3 - Type Uses	C-7	7.58			18	
Commercial (Service) B3 - Type Uses	C-8	7.46			14	
Commercial (Service) B3 - Type Uses	C-9	9.91			14	Reduced By (Amend. No.3) Changed By (Amend. No.8)
Commercial (Service) B3 - Type Uses	C-10	4.94			19	
Commercial (Service) B3 - Type Uses	C-11	4.82			2	Amendment No.9
Park / Open Space	P-1	3.15			15	
Park / School	PS-1	26.25			16	
Park / School	PS-2	8.18			17	
Southern Drainway	D	11.20				
Street Right of Way	R/W	46.40				
Pond	PD-1	2.60				
Pond	PD-2	2.60				
Pond	PD-3	0.89				Amendment No.8
<b>TOTAL</b>		<b>318.71</b>		<b>2291</b>		

**LEGAL DESCRIPTION:**  
ALL OF COLUMBIA PARK 24TH AND 26TH ADDITIONS, COLUMBIA PARK 29TH RESUBDIVISION, ALL OF SOUTHERN ESTATES FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH ADDITIONS TO THE CITY OF GRAND FORKS, NORTH DAKOTA, AND ALSO TO INCLUDE UNPLATTED PORTIONS OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LOCATED EAST OF COLUMBIA ROAD, BETWEEN 36TH AVENUE SOUTH AND 47TH AVENUE SOUTH.

**APPROVALS:**  
Planning and Zoning Commission \_\_\_\_\_  
City Council \_\_\_\_\_  
Ordinance Number \_\_\_\_\_

**SOUTHERN ESTATES P.U.D.**  
Concept Development Plan  
AMENDMENT NO.9

**CPS**  
CIVIL ENGINEERING/PLANNING/SURVEYING  
308 2nd Avenue North Grand Forks, North Dakota 58203  
Phone 701-785-7400 Fax 701-785-0848

**SHEET**  
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