

FARGO PLANNING COMMISSION AGENDA
Tuesday, January 2, 2024 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of December 5, 2023

C: Public Hearing Items:

1. Continued hearing on application requesting a Conditional Use Permit to allow group living in the SR-2, Single-Dwelling Residential zoning district on Lot 5, Block 5B, **Replat of Block 5 of Southview Villages Addition**. (Located at 2401 South Flickertail Drive South) (The 2011 Kevin & Sara Alto Living Trust) (dk)
2. Hearing on an application requesting a Plat of **Crossroads Corporate Center Second Addition** (Minor Subdivision) a replat of Lots 1-4, Block 3, Crossroads Corporate Center Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4130, 4150, and 4180 Crossroads Drive South; 2263 41st Street South) (Scheels All Sports, Inc./Houston Engineering) (dk)
- 3a. Hearing on an application requesting a Zoning Change from LC, Limited Commercial to GC, General Commercial with a PUD, Planned Unit Development overlay on Lots 1-3, Block 1, **Gamma Fargo Addition** and a portion of Lot 1, Block 1, **Pracs Second Addition**. (Located at 4951 and 4837 Amber Valley Parkway South; 4800, 4820, and 4840 23rd Avenue South) (Comstock Services, LLC/Scott Kjos) (lm)
- 3b. Hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan and Final Plan on Lots 1-3, Block 1, **Gamma Fargo Addition** and a portion of Lot 1, Block 1, **Pracs Second Addition**. (Located at 4951 and 4837 Amber Valley Parkway South; 4800, 4820, and 4840 23rd Avenue South) (Comstock Services, LLC/Scott Kjos) (lm)
4. Hearing on an application requesting a Plat of **South Ridge Second Addition** (Minor Subdivision) a replat of Lots 5 and 6, Block 3, South Ridge First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2365 and 2445 65th Avenue South) (Fargo Investments, LLC/Colliers Engineering & Design) (lm)
- 5a. Hearing on an application requesting a Zoning Change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential on the proposed **Rheault Second Addition**. (Located at 2318, 2322, and 2408 30th Avenue South) (Al and Sharon Carlson/Vision Bank) (bg)
- 5b. Hearing on an application requesting a Plat of **Rheault Second Addition** (Minor Subdivision) a replat of Lots 3, 4, and a portion of 5, Block B of Replat of Part of Rheault Addition, to the City of

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People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

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Fargo, Cass County, North Dakota. (Located at 2318, 2322, 2408, and 2420 30th Avenue South) (Al and Sharon Carlson/Vision Bank) (bg)

6. Hearing on an application requesting a Waiver of requirement to install a public sidewalk on Lots 13, 14, and 15, Block 16, **Woodcrest Third Addition**. (Located at 155, 161, and 167 South Woodcrest Drive North) (Mark and Barbara McCourt/Jon and Sadie Erickson/Justin Hanson and Jenaah McLeod-Hanson) (dk)

D: Other Items:

1. Introduction of proposed Covey Ranch 3rd Addition and Master Plan of 120 acres in the North half of Section 10, Township 138 North, Range 49 West, South of 64th Avenue South and East of 45th Street South. (me)
2. Downtown InFocus Take Action: Recommendation for Adoption
3. FM Regional Housing Study: Recommendation for Approval
4. Planning Commission Review of 25th Street Corridor Study

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