

FARGO PLANNING COMMISSION AGENDA  
Thursday, January 4, 2018 at 3:00 p.m.

- A: Approve Order of Agenda.
- B: Minutes: Regular Meeting of December 5, 2017
- C: Brown Bag Luncheon – January 17, 2018
- D: Public Hearing Items:
- 1a. Continued hearing on an application requesting a Growth Plan Amendment within a portion of the boundaries of the proposed **NSC Addition**. (Located at 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO FEBRUARY 6, 2018
  - 1b. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to P/I, Public and Institutional within a portion of the boundaries of the proposed **NSC Addition**. (Located at 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO FEBRUARY 6, 2018
  - 1c. Continued hearing on an application requesting an Institutional Master Plan within a portion of the boundaries of the proposed **NSC Addition**. (Located at 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO FEBRUARY 6, 2018
  - 1d. Continued hearing on an application requesting a Plat of **NSC Addition** (Major Subdivision) on an unplatted portion of land in the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 10, Township 140 North, Range 49 West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota. (Located at 5703 and 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO FEBRUARY 6, 2018
  2. Continued hearing on an application requesting a Plat of **Craigs Oak Grove Addition** (Major Subdivision), a vacation plat of 5th Avenue North, and an alley, and a replat of part of Block 27, part of Block 28, and the vacated portions of Elm Street, Block 28 alley and 5th Avenue North, Keeney and Devitts 2nd Addition to the City of Fargo, Cass County, North Dakota. (Located at 43, 44, and 48 5th Avenue North, 10, 14, and 22 6th Avenue North, and 505, 509, 515, and 519 Oak Street North) (Jesse Craig) (an): CONTINUED TO FEBRUARY 6, 2018
  3. Continued hearing on an application requesting a Plat of **Cityscapes Business Park Addition** (Minor Subdivision) a replat of Lots 1-4, Block 28, all of Blocks 29-30 of Tyler's Addition, and all of vacated 20th and 21st Streets North lying between said blocks, and a portion of the Southwest Quarter, Section 1, Township 139 North, Range 49 West of the 5th Principal Meridian to the City of Fargo, Cass County, North Dakota, to include a subdivision waiver for drain setback on Lot 1, Block 1 of the proposed plat. (Located at 1910, 1968, and 2068 1st

---

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and online at [www.FargoND.gov/streaming](http://www.FargoND.gov/streaming). They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at [www.FargoND.gov/PlanningCommission](http://www.FargoND.gov/PlanningCommission).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at [www.FargoND.gov/planningcommission](http://www.FargoND.gov/planningcommission).

Avenue North) (Bullinger Enterprises/Rick Flacksbarth) (dk) CONTINUED TO FEBRUARY 6, 2018

- 4a. Hearing on an application requesting a Zoning Change from AG, Agricultural to SR-3, Single-Dwelling Residential and P/I, Public and Institutional within the boundaries of the proposed **Rocking Horse Farm 5th Addition**. (Located at 5801 52nd Avenue South and 4901 Veterans Boulevard South) (Rocking Horse Farms, LLC/Mike Love, Houston Engineering, Inc.) (dk)
- 4b. Hearing on an application requesting a Plat of **Rocking Horse Farm 5th Addition** (Major Subdivision) a replat of a portion of the Southeast Quarter of Section 32, Township 139 North, Range 49 West, of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota and Lot 1, Block 4, Rocking Horse East Second Addition. (Located at 5801 52nd Avenue South and 4901 Veterans Boulevard South) (Rocking Horse Farms, LLC/Mike Love, Houston Engineering, Inc.) (dk)
5. Hearing on an application requesting a Zoning Change from MR-1, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential on Lot 1, Block 1, **Valley View Second Addition**. (Located at 3900 56th Street South) (Arbor Courts, LLC/Brian Kounovsky) (kb)
- 6a. Hearing on an application requesting a Conditional Use Permit for an alternative access plan for all of the proposed **Valley View Eighth Addition**. (Located at 3650 Veterans Boulevard South) (K Square Development/Lowry Engineering) (kb)
- 6b. Hearing on an application requesting a Plat of **Valley View Eighth Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Valley View Seventh Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3650 Veterans Boulevard South) (K Square Development/Lowry Engineering) (kb)
- 7a. Hearing on an application requesting a Zoning Change from SR-2, Single-Dwelling Residential to SR-4, Single-Dwelling Residential within the boundaries of the proposed **Timber Creek Seventh Addition**. (Located at 3559, 3571, and 3583 47th Avenue South) (PLC Investments, LLC/Nate Vollmuth) (me)
- 7b. Hearing on an application requesting a Plat of **Timber Creek Seventh Addition** (Minor Subdivision) a replat of Lots 11-13, Block 1, Timber Creek Third Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3559, 3571, and 3583 47th Avenue South) (PLC Investments, LLC/Nate Vollmuth) (me)
- 8a. Hearing on an application requesting a Zoning Change to repeal and re-establish a C-O, Conditional Overlay, on Lots 1 and 2, Block 1, of the proposed **Timber Creek Eighth Addition**. (Located at 5050 Timber Parkway South and 5131 Prosperity Way South) (PLC Investments, LLC/Nate Vollmuth) (me)

---

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and online at [www.FargoND.gov/streaming](http://www.FargoND.gov/streaming). They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at [www.FargoND.gov/PlanningCommission](http://www.FargoND.gov/PlanningCommission).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at [www.FargoND.gov/planningcommission](http://www.FargoND.gov/planningcommission).

- 8b. Hearing on an application requesting a Plat of **Timber Creek Eighth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Timber Creek Fourth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5050 Timber Parkway South and 5131 Prosperity Way South) (PLC Investments, LLC/Nate Vollmuth) (me)
9. Hearing on an application requesting a Plat of **MVM Addition** (Minor Subdivision) a replat of Lot 1, Block 5, Southwood Park Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3502 36th Street South) (J&J Investments/Brendan Muldoon) (dk): CONTINUED TO FEBRUARY 6, 2018
10. Hearing on an application requesting a Plat of **Simonson First Addition** (Minor Subdivision) a replat of Lot 2, Block 1, The District of Fargo Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3825 53rd Avenue South) (Arch Simonson/Lowry Engineering) (bv): CONTINUED TO FEBRUARY 6, 2018
11. Hearing on an application requesting a Conditional Use Permit for an Alternative Access Plan on a portion of Lots 4, 5, and 8 and all of Lots 6-7, Block 1, **Brunsdale First Addition**. (Located at 2829 South University Drive) (University Medical Center, LLP/Zerr Berg Architects) (bv)

E: Other Items:

---

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and online at [www.FargoND.gov/streaming](http://www.FargoND.gov/streaming). They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at [www.FargoND.gov/PlanningCommission](http://www.FargoND.gov/PlanningCommission).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at [www.FargoND.gov/planningcommission](http://www.FargoND.gov/planningcommission).