

FARGO PLANNING COMMISSION AGENDA  
Tuesday, February 6, 2024 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of January 2, 2024

C: Public Hearing Items:

- 1a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial with a C-O, Conditional Overlay and P/I, Public and Institutional on the proposed **North Pointe Industrial Addition**. (Located at 1900, 2000, and 2220 57th Street North) (Chad Wendel/Moore Engineering, Inc./City of West Fargo/Southeast Water Resources District) (dk)
- 1b. Hearing on an application requesting a Plat of **North Pointe Industrial Addition** (Major Subdivision) a plat of parts of the Southeast Quarter of Section 29, Township 140 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 1900, 2000, and 2220 57th Street North) (Chad Wendel/Moore Engineering, Inc./City of West Fargo/Southeast Water Resources District) (dk)
- 2a. Hearing on an application requesting a Growth Plan Amendment on the proposed **Interstate Business District Addition** from Residential Area, Lower-to-Medium Density, Commercial, and Proposed Park to Industrial and Commercial. (Located at 4753 45th Street North and 4269 40th Avenue North) (Storage Kings ND, LLC; ARD Properties, LLC/ MBN Engineering) (dk)
- 2b. Hearing on an application requesting a Zoning Change from AG, Agricultural and LI, Limited Industrial with a C-O, Conditional Overlay to LI, Limited Industrial with a C-O, Conditional Overlay, GC, General Commercial with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed **Interstate Business District Addition**. (Located at 4753 45th Street North and 4269 40th Avenue North) (Storage Kings ND, LLC; ARD Properties, LLC/ MBN Engineering) (dk)
- 2c. Hearing on an application requesting a Plat of **Interstate Business District Addition** (Major Subdivision) a plat of a portion of the West Half of Section 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 4753 45th Street North and 4269 40th Avenue North) (Storage Kings ND, LLC; ARD Properties, LLC/ MBN Engineering) (dk)
- 3a. Hearing on an application requesting a Zoning Change from AG, Agricultural to GC, General Commercial with a C-O, Conditional Overlay, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed **Covey Ranch Third Addition**. (Located at 6455 43rd Street South; 6688 45th Street South; and 3800 and 3900 64th

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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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Avenue South) (64th Avenue Development, LLC/Moore Engineering, Inc.) (me): CONTINUED TO MARCH 5, 2024

- 3b. Hearing on an application requesting a Plat of **Covey Ranch Third Addition** (Major Subdivision) a plat of an unplatted portion of the North Half of Section 10, Township 138 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 6455 43rd Street South; 6688 45th Street South; and 3800 and 3900 64th Avenue South) (64th Avenue Development, LLC/Moore Engineering, Inc.) (me): CONTINUED TO MARCH 5, 2024
4. Hearing on an application requesting a Plat of **Autumn Fields Third Addition** (Minor Subdivision) a replat of Lot 1, Block 8, Autumn Fields Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3166 and 3186 Sienna Drive South; 4234 and 4220 31st Avenue South; 3181 42nd Street South) (Matrix Properties Corporation) (dk)
- 5a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential and GC, General Commercial to SR-4, Single-Dwelling Residential and P/I, Public and Institutional on the proposed **Brekke's Addition**. (Located at 213 24th Street South and 2401 3rd Avenue South) (Lake Agassiz Habitat for Humanity/City of Fargo) (ae)
- 5b. Hearing on an application requesting a Plat of **Brekke's Addition** (Minor Subdivision) a replat of Lots 8 and 9, Block 11, and adjacent South Half of Vacated Alley, Egbert, O'Neil, and Haggart's Subdivision, to the City of Fargo, Cass County, North Dakota. (Located at 213 24th Street South and 2401 3rd Avenue South) (Lake Agassiz Habitat for Humanity/City of Fargo) (ae)
6. Hearing on an application requesting a Plat of **Laverne's Fourth Addition** (Minor Subdivision) a replat of Lots 1-6, Block 3, Laverne's Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 3033, 3101, and 3181 43rd Street North; 3030, 3100, and 3190 42nd Street North) (Laverne Indy, LLC/Houston Engineering) (ae)

D: Other Items:

1. Annexation of approximately 54.71 acres of a portion of the Southwest Quarter of Section 29 and a portion of the, Northwest Quarter of Section 32, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (dk)

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