

June 1, 2018

MBA Investments, LLC
ATTN: Kevin Bartram
505 North Broadway
Fargo, ND 58102

Re: Reeves Addition – Conditional Use Permit

Dear Mr. Bartram:

Thank you for your conditional use permit application submitted on May 21, 2018. It is my understanding that you are seeking City approval of a conditional use permit for an alternative access plan to reduce the number of parking stalls from 185 to 142 on Lots 1-27, Block 26, Reeves Addition.

Your application is deemed complete. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the July 3, 2018 Planning Commission public hearing. The meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Maegin Elshaug. She can be reached at MElshaug@FargoND.gov or by calling (701) 476-4120. She will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,

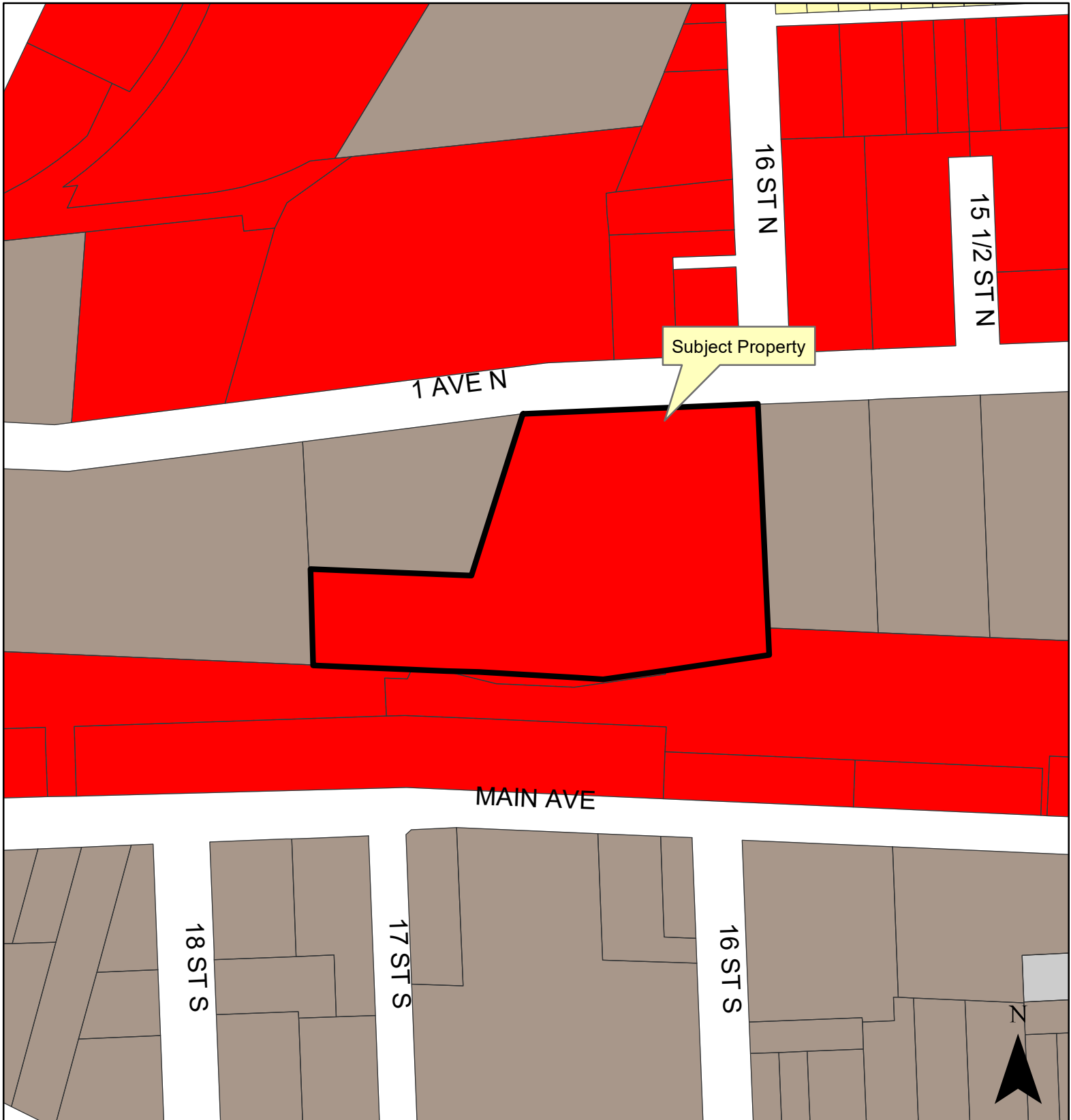
Donald Kress
Current Planning Coordinator

cc: Project File

CUP (Alternative Access Plan)

Reeves Addition

1620, 1624, 1630 and
1632 1st Avenue North



Legend

AG	LC	MHP	SR
DMU	MR-1	NC	SR-2
GC	MR-2	NO	SR-3
GO	MR-3	P/I	SR-4
		UMI	SR-5
			City Limits

300

Feet

Fargo Planning Commission

July 3, 2018

CUP (Alternative Access Plan)

Reeves Addition

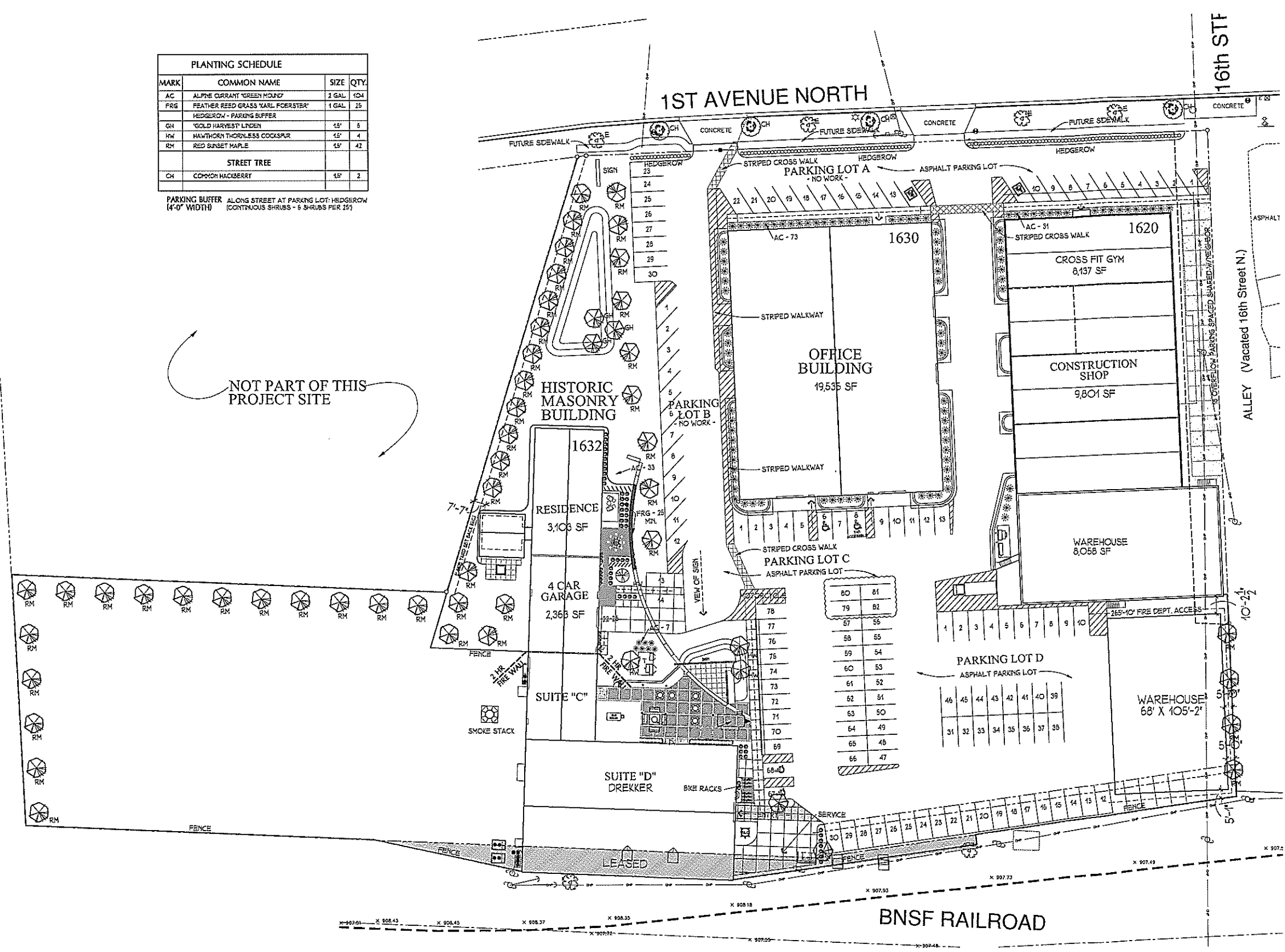
1620, 1624, 1630 and
1632 1st Avenue North



PLANTING SCHEDULE			
MARK	COMMON NAME	SIZE	QTY
AC	ALPINE CURRANT 'GREEN MOUND'	2 GAL	104
FRG	FEATHER REED GRASS 'KARL FÖRSTER'	1 GAL	25
HEDGEROW - PARKING BUFFER			
GH	'GOLD HARVEST' LINDEN	15'	5
HW	HAWTHORN THORNLESS COCKSPUR	15'	4
RM	RED SUNSET MAPLE	15'	42
STREET TREE			
CH	COMMON HACKBERRY	15'	2

PARKING BUFFER ALONG STREET AT PARKING LOT: HEDGEROW (CONTINUOUS SHRUBS - 5 SHRUBS PER 25')

NOT PART OF THIS PROJECT SITE



PLANTING LEGEND:

- STREET TREE
- MATURE DECIDUOUS TREE (10 UNITS)
- SMALL EVERGREEN TREE (5 UNITS)
- MATURE SHRUB (1 UNIT)
- PERENNIAL PLANTS (1 UNIT)
- PARKING BUFFER - CONTINUOUS HEDGE 4" WIDE

PARKING

1620 BUILDING	
x HEALTH CLUB	8,137 SF / 200 = 41
x CONSTRUCTION SHOP	9,801 SF / 2500 = 4
x DOCK HIGH	8,058 SF / 2500 = 3
x EXPANDED WAREHOUSE	7,004 SF / 2500 = 3
1630 BUILDING	
OFFICE SPACE	19,535 SF / 300 = 65
1632 BUILDING	
(4 CAR GARAGE)	2
DREKKER'S	
3,740 SF / 75	50 (EVENING HOURS)
10,143 SF / 500	20
1,531 SF / 150	13 (EVENING TERRACE)
TOTAL REQD	138 CARS
	63 (EVENING HOURS)
LOT A	30 CARS
LOT B	13 CARS
RESIDENCE	4 CARS
LOT C	14 CARS
LOT D	82 CARS
TOTAL PROVIDED	143 CARS
	6 MOTORCYCLES

LANDSCAPING

- x 219,852 SF SITE AREA
- x 3 PLANT UNITS / 1,000 SF
- 660 PLANT UNITS REQD.
- x LANDSCAPING PROVIDED
- HEDGEROW
- SHRUBS IN FRONT OF 1620/30
- 98 UNITS
- SHRUBS AROUND 1632
- 65 UNITS
- TREES AROUND 1632
- 51 TREES X 10' = 510 UNITS
- 663 UNITS

DREKKER BREWING COMPANY & WAREHOUSE EXPANSION
1620 & 1632 1st Ave. N.

Fargo, North Dakota



MUTCHLER BARTRAM ARCHITECTS, P.C.
505 N. Broadway, Suite 201, Fargo, North Dakota, 58102
Phone: 701-235-5563 | info@mbapc.com | Fax: 701-235-5435

SITE & PLANTING PLAN

1 SITE PLAN

Project Number: 15066
REV. 5-21-18
Date: 4-2-18

A1.1