FARGO PLANNING COMMISSION AGENDA
Tuesday, February 2, 2021 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of January 5, 2021

C: Brown Bag Luncheon - Wednesday, February 17, 2021

D: Public Hearing Items:

1. Continued hearing on an application requesting a Growth Plan Amendment on an unplatted portion of **Section 5, Township 138 North, Range 49 West**. (Located at 5702 52nd Avenue South) (Four Horsemen, LLC/Nate Vollmuth) (dk): CONTINUED TO MARCH 2, 2021

2. Continued hearing on an application requesting a LDC Text Amendment to Article 20-09 to create Section 20-0907.E, Vacation of Right of Way. (City of Fargo) (dk): CONTINUED TO MARCH 2, 2021

3a. Hearing on an application requesting a Growth Plan Amendment within the boundaries of the proposed **Sanford Addition**. (Located at 6103 38th Street South) (Sanford North) (an)

3b. Hearing on an application requesting a Zoning Change from AG, Agricultural to SR-2, Single-Dwelling Residential, LC, Limited Commercial, with a C-O, Conditional Overlay, and P/I, Public and Institutional within the boundaries of the proposed **Sanford Addition**. (Located at 6103 38th Street South) (Sanford North) (an)

3c. Hearing on an application requesting a Plat of **Sanford Addition** (Major Subdivision) a plat of part of the Southeast Quarter and a portion of the Northeast Quarter of Section 3, Township 138 North, Range 49 West, to the City of Fargo, Cass County, North Dakota. (Located at 6103 38th Street South) (Sanford North) (an)

4a. Hearing on an application requesting a Zoning Change from LI, Limited Industrial, GC, General Commercial, and GC, General Commercial with a C-O, Conditional Overlay to GC, General Commercial with a PUD, Planned Unit Development Overlay and a request to repeal the C-O, Conditional Overlay within the boundaries of the proposed **Brewhalla Addition**. (Located at 1612, 1620, 1624, 1630, 1632, 1666, and 1702 1st Avenue North) (MBA Investments, LLC) (me)

4b. Hearing an application requesting a Planned Unit Development Master Land Use Plan and Final Plan within the boundaries of the proposed **Brewhalla Addition**. (Located at 1612, 1620, 1624, 1630, 1632, 1666, and 1702 1st Avenue North) (MBA Investments, LLC) (me)

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at 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.

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.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/planningcommission.

4c. Hearing on an application requesting a Plat of **Brewhalla Addition** (Minor Subdivision) a replat of Blocks 26 and 27, the vacated "L" Street (16 ½ Street North), the West 25 feet of vacated West Street (16th Street North), and part of the vacated Northern Pacific Avenue, Reeves Addition; replat of part of Lot 5, Milwaukee Addition; plat of Auditor's Lot No. 1 of the South Half of Section 1, Township 139 North, Range 49 West; and a plat of an unplatted part of the South Half of said Section 1, to the City of Fargo, Cass County, North Dakota. (Located at 1612, 1620, 1624, 1630, 1632, 1666, and 1702 1st Avenue North) (MBA Investments, LLC) (me)

5a. Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential, to LC, Limited Commercial within the boundaries of the proposed **Asleson Farms Fourth Addition**. (Located at 3523 and 3575 41st Street South) (JNB Properties, LLC) (ms)

5b. Hearing on an application requesting a Plat of **Asleson Farms Fourth Addition** (Minor Subdivision) a replat of a portion of Lot 3, and all of Lot 4, Block 1, Asleson Farms Third Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3523 and 3575 41st Street South) (JNB Properties, LLC) (ms)

6a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to DMU, Downtown Mixed-Use within the boundaries of the proposed **220 Addition**. (Located at 214 and 220 6th Avenue North) (Jerry & Jean Pladson) (ms): CONTINUED TO MARCH 2, 2021

6b. Hearing on an application requesting a Plat of **220 Addition** (Minor Subdivision) a replat of Lot 8, and part of Lot 9, Block 31, Keeney and Devitts Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 214 and 220 6th Avenue North) (Jerry & Jean Pladson) (ms): CONTINUED TO MARCH 2, 2021

7. Hearing on an application requesting a Plat of **Timber Parkway Fifth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Timber Parkway Third Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5055 and 5161 Timber Parkway South) (PLC Investments, LLC/Christianson Companies) (dk)

8. Hearing on an application requesting a Plat of **Metropolitan Park Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Metropolitan Park Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4455 30th Avenue South) (JPR Investments, LLC/Nate Vollmuth) (dk)

9a. Hearing on an application requesting a Growth Plan Amendment on Lots 5 and 6, Block 3, **South Ridge First Addition**. (Located at 2365 and 2445 65th Avenue South) (Fargo Investments, LLC) (dk)

9b. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay on Lots 5 and 6, Block 3, **South Ridge First Addition**. (Located at 2365 and 2445 65th Avenue South) (Fargo Investments, LLC) (dk)

E: Other Items:

1. Review of proposed annexation of portions of Sections 3, 4, and 10, Township 138 North, Range 49 West.