

FARGO PLANNING COMMISSION AGENDA  
Tuesday, February 7, 2023 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of January 3, 2023

C: Public Hearing Items:

1. Hearing on an application requesting a Plat of **Commerce on 12th Eighth Addition** (Minor Subdivision) a replat of Lots 3-6, Block 2, Commerce on 12th Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5669 and 5627 13th Avenue North; 5600 and 5674 14th Avenue North) (NAP Dakotas, LLC/Houston Engineering) (dk)
2. Hearing on an application requesting a Plat of **Golden Valley 7th Addition** (Minor Subdivision) a replat of Lots 1-10, Block 1; Lots 1-20, Block 3; and Lots 1-12 Block 4, Golden Valley Third Addition to the City of Fargo, Cass County, North Dakota. (Located at 6709-6865 26th Street South; 2505-2594 Fulton Loop South) (76th Street Holdings, LLC/EagleRidge Development) (dk)
- 3a. Hearing on an application requesting a Zoning Change from SR-4, Single-Dwelling Residential and P/I, Public and Institutional to SR-4, Single-Dwelling Residential with a C-O, Conditional Overlay on the proposed **Valley View Estates Fourth Addition**. (Located at 3606-4890 Decorah Way South) (Thomsen Homes, LLC/EagleRidge Development) (lm)
- 3b. Hearing on an application requesting a Plat of **Valley View Estates Fourth Addition** (Minor Subdivision) a replat of Lots 1-11, Block 1, Valley View Estates Third Addition and Lots 1-7, Block 1, Valley View Estates Addition to the City of Fargo, Cass County, North Dakota. (Located at 3606-4890 Decorah Way South) (Thomsen Homes, LLC/EagleRidge Development) (lm)
4. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for reduced parking and shared parking on Lots 1-2, Block 1, **Christianson 32nd Avenue South Second Addition**. (Located at 3165 and 3187 33rd Street South) (Chris Mack/Christianson Properties, LLC) (lm)
5. Hearing on an application requesting a Plat of **Global Development Addition** (Minor Subdivision) a plat of an unplatted portion of the Northwest Quarter of Section 7, Township 139 North, Range 48 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 602, 610, 636, and 650 Northern Pacific Avenue North) (City of Fargo/Global Development, LLC) (me)
6. Hearing on an application requesting a Zoning Change to repeal and reestablish a Conditional Overlay on parts of Lots 1-6 and 8, all of the Lot 7, Block SS, **Erskines Addition**. (Located at 1117 and 1155 13th Avenue South) (Steve Stremick) (dk)

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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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7. Hearing on an application requesting a Vacation Plat of a portion of 5th Avenue North adjacent to Block 24, **Keeney & Devitts 2nd Addition**. (Located at 419 3rd Street North) (City of Fargo/Great Plains Block 3 Holdings) (dk)
8. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan to allow for a parking reduction on Lot 1, Block 1, **University South 2nd Addition**. (Located at 1376 Oak Manor Avenue South) (Enclave/Beyond Shelter, Inc.) (bg)
9. Hearing on an application requesting a Plat of **Betlock Addition** (Major Subdivision) a replat of Lot 1, Block 2, of a replat of McDermott Subdivision, to the City of Fargo, Cass County, North Dakota, including a vacation of a portion of 18th Avenue North right-of-way. (Located at 1722 2nd Street North) (Neset Land Surveys/Michael Betlock) (bg)

D: Other Items:

1. Continued hearing on an application requesting a PUD, Planned Unit Development, Final Plan within the boundaries of **Duane's Pizza Addition**. (Located at 1601, 1605, 1615, 1617, 1619, 1621, 1623, 1627, and 1629 University Drive South; 1602, 1606, 1610, 1614, 1618, 1622, and 1626 13 ½ Street South; 1321 17th Avenue South) (BLOC Partners, LLC/Craig Development, LLC) (me): CONTINUED TO MARCH 7, 2023
2. Presentation by MetcoCOG on 2050 Baseline Demographic Forecast and 2022 Metro Profile.
3. Planning Commission review of a Renewal Plan for blighted property located in the 1600 Block of University Drive South. (jg)
4. City Commission final action on 2022 Planning Commission cases.

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