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

A: Approve Order of Agenda

B: Minutes: Regular Meeting of February 2, 2021

C: Brown Bag Luncheon - Wednesday, March 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 APRIL 6, 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 (City of Fargo) (dk): WITHDRAWN

3a. Continued 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)

3b. Continued 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)

4a. Continued 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. Continued 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)

4c. Continued 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

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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 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 **EOLA Addition**. (Located at 2500 45th Street South) (EOLA Landholdings, LLC/EPIC Companies) (me)

5b. Hearing on an application requesting a Planned Unit Development Master Land Use Plan within the boundaries of the proposed **EOLA Addition**. (Located at 2500 45th Street South) (EOLA Landholdings, LLC/EPIC Companies) (me)

5c. Hearing on an application requesting a Plat of **EOLA Addition** (Major Subdivision) a replat of Lot 4, Block 1, Anderson Park Second Addition to the City of Fargo, Cass County, North Dakota, including a waiver for a reduced street Right of Way. (Located at 2470 and 2500 45th Street South) (EOLA Landholdings, LLC & City of Fargo/EPIC Companies) (me)

6. Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to NO, Neighborhood Office on Lot 1, Block 1, **Rowe's Addition**. (Located at 619 University Drive South) (Bradley and Lisa Johnson) (an): CONTINUED TO APRIL 6, 2021

7. Hearing on an application requesting a Conditional Use Permit to allow manufacturing and production, industrial services, and warehouse and freight movement uses in the GC, General Commercial zoning district on Lot 3, Block 2, **Rocking Horse East Second Addition**. (Located at 5454, 5458, 5462, 5466, 5470, 5474, 5478, 5482, 5486, 5490, 5494, and 5498 51st Avenue South) (Jerry and Terasina Hintz) (kb)

8. Hearing on an application requesting to repeal a Conditional Use Permit to allow residential use in the LC, Limited Commercial zoning district on Lots 1-5, Block 1, **Urban Plains by Brandt Fifth Addition** and re-establish a Conditional Use Permit to allow residential use in the LC, Limited Commercial zoning district on Lot 1, Block 1, **Urban Plains by Brandt Fifth Addition**. (Located at 5600 28th Avenue South; 2850, 2901, 2970, and 2975 Uptown Way South) (Uptown and Main V, LLC/Urban Plains Land Co, LLC) (ms)

9. Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to NC, Neighborhood Commercial on portions of Lots 1, 23, and 24, Block K, **Chas A. Roberts Addition**. (Located at 615 9th Avenue South) (Paul and Kathryn Anderson) (ms)

E: Other Items:

1. Review of a proposed Renewal Plan and Tax Increment Financing (TIF) District No. 2021-01 for consistency with the GO2030 Comprehensive Plan. (jg)

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