FARGO PLANNING COMMISSION AGENDA
Tuesday, April 6, 2021 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of March 2, 2021

C: Brown Bag Luncheon - Wednesday, April 21, 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 (Located at 5702 52nd Avenue South) (Four Horsemen, LLC/Nate Vollmuth) (dk): WITHDRAWN

2. 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)

3a. Continued 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): CONTINEUD TO MAY 4, 2021

3b. Continued 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): CONTINUED TO MAY 4, 2021

4. Continued 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 JUNE 1, 2021

5. Hearing on an application requesting a Plat of **Peterson Addition** (Minor Subdvision) a replat of part of Lots 1-5, Block 2, Schultz & Lindsay's First Addition to the City of Fargo, Cass County, North Dakota. (Located at 302 29th Street North) (Michael D. Peterson) (an)

6a. Hearing on an application requesting a Zoning Change from SR-4, Single-Dwelling Residential, MR-1, Multi-Dwelling Residential, and MR-2, Multi-Dwelling Residential with a C-O, Conditional Overlay to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-1, Multi-Dwelling Residential, and P/I, Public and Institutional within the proposed **Valley View Estates Second Addition**. (Located at 3604 through 3731 50th Street South) (K Square Developers, LLC) (dk)

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.

6b. Hearing on an application requesting a Plat of **Valley View Estates Second Addition** (Major Subdivision) a replat of Lots 31-50, Block 3, Lots 1-14, Block 7, and a vacation of a portion of 50th Street South, Valley View Estates Addition to the City of Fargo, Cass County, North Dakota. (Located at 3604 through 3731 50th Street South) (K Square Developers, LLC) (dk)

7a. Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential and LC, Limited Commercial to LC, Limited Commercial with a C-O, Conditional Overlay, and SR-4, Single-Dwelling Residential on the proposed **Eagle Valley Fifth Addition**. (Located at 7401 and 7501 23rd Street South) (EagleRidge Development/76th Street Holdings) (dk)

7b. Hearing on an application requesting a Plat of **Eagle Valley Fifth Addition** (Major Subdivision) a replat of Lots 1 and 2, Block 7, Eagle Valley Addition to the City of Fargo, Cass County, North Dakota including a vacation of Right of Way for 23rd Street South and a subdivision waiver for street alignment. (Located at 7401 and 7501 23rd Street South) (EagleRidge Development/76th Street Holdings) (dk)

8. Hearing on an application requesting a Conditional Use Permit to allow residential living in the GC, General Commercial zoning district on Lots 23-24, Block 18, **Reeves Addition**. (Located at 1405 1st Avenue North) (Craig Holdings, LLC) (ms)

9. Hearing on an application requesting a Plat of **Booth Addition** (Minor Subdivision) a replat of Lots 1-15, Block 25 and vacated 15 ½ Street North and vacated alley in Reeve's Addition to the City of Fargo, Cass County, North Dakota. (Located at 1532 and 1534 1st Avenue North) (Booth Family Properties, LLC) (kb)

10. Hearing on an application requesting a Plat of **Sigma Psi Housing Addition** (Minor Subdivision) a replat of a portion of Lots 1, 2, 7, and 8 and a portion of the vacated alley, Lane's Subdivision to the City of Fargo, Cass County, North Dakota. (Located at 1261 University Drive North; 1206 and 1210 13th Avenue North) (Sigma Psi Housing, LLC) (kb)

11. Hearing on an application requesting a Plat of **Southview Villages Second Addition** (Major Subdivision) a replat of Lots 7-18, Block 6B, of a replat of Lots 12-21, Block 7, Lots 1-16, Block 6, and Lots 37-46, Block 6A, Southview Villages Addition and a vacation of a portion of 25th Street South Right-of-Way to the City of Fargo, Cass County, North Dakota. (Located at 1701, 1707, 1713, 1719, 1725, 1731, 1735, 1741, 1747, 1751, 1755, and 1761 Prairie Lane South) (John and Darla Dockter) (dk)

12. Hearing on an application requesting a Plat of **L. J. Laffen Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota. (Located at 417 and 501 Main Avenue) (Lake Agassiz Regional Development Corp./City of Fargo) (dk)

13. Hearing on a request for recommendation for approval of the Fargo Core Neighborhoods Master Plan. (an)

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.

E: Other Items:

1. Appeal of an Administrative Decision to Approve a Residential Protection Standard (RPS) waiver on the property located at 505 and 509 Oak Street North and 6 and 10 6th Avenue North (Craigs Oak Grove Second Addition) (ms)

2. Land Development Code Diagnostic – Presentation of the Preferred Approach and Work Plan (an)