

FARGO PLANNING COMMISSION AGENDA
Tuesday, May 1, 2018 at 3:00 p.m.

- A: Approve Order of Agenda
- B: Minutes: Regular Meeting of April 3, 2018
- C: Brown Bag Luncheon - Wednesday, May 16, 2018
- D: Public Hearing Items:
 - 1a. Continued hearing on an application requesting a Growth Plan Amendment within a portion of the boundaries of the proposed **NSC Addition**. (Located at 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO JULY 3, 2018
 - 1b. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to P/I, Public and Institutional within a portion of the boundaries of the proposed **NSC Addition**. (Located at 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO JULY 3, 2018
 - 1c. Continued hearing on an application requesting an Institutional Master Plan within a portion of the boundaries of the proposed **NSC Addition**. (Located at 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO JULY 3, 2018
 - 1d. Continued hearing on an application requesting a Plat of **NSC Addition** (Major Subdivision) on an unplatted portion of land in the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 10, Township 140 North, Range 49 West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota. (Located at 5703 and 6101 45th Street North) (City of Fargo/Fargo Park District) (me): CONTINUED TO JULY 3, 2018
 - 2a. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential, within the boundaries of the proposed **Madelyn's Meadows Addition**. (Located at 7269 25th Street South) (Sitka Investments, LLC/Jon Youness) (dk)
 - 2b. Continued hearing on an application requesting a Plat of **Madelyn's Meadows Addition** (Major Subdivision) a replat of a portion of the Southeast 1/4 of Section 11, T138N, R49W, to the City of Fargo, Cass County, North Dakota. (Located at 7269 25th Street South) (Sitka Investments, LLC/Jon Youness) (dk)
 - 3. Continued Hearing on an application requesting a Conditional Use Permit to allow for an Alternative Access Plan on an unplatted portion of the Northeast Quarter of **Section 12**,

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Township 139 North, Range 49 West. (Located at 1345 Main Avenue) (International Market Plaza, LLC/Fowzia Adde) (bv): WITHDRAWN

4. Hearing on an application requesting a Zoning Change to repeal and reestablish a C-O Conditional Overlay, on Lot 1, Block 4, Lots 2-4, Block 5, and Lots 3-4, Block 8, **Urban Plains by Brandt 1st Addition**; Lots 2-3, Block 1, Lot 2, Block 2, Lot 1, Block 3, Lots 2-3, Block 5, and part of Lot 1, Block 5, **Urban Plains by Brandt 2nd Addition**; Lots 5-6, Block 1, **Urban Plains Medical Park Addition**; Lots 7-9 and part of Lot 10, Block 1, **Urban Plains Retail Addition**; Lots 1-3, Block 3 and Lot 1, Block 4, **Urban Plains Center Addition**; Parts of Lots 3 and 5, and all of Lot 4, Block 1, **Urban Plains Northeast Retail Addition**; and Lots 2-3, Block 1, **Urban Plains Northeast Retail 2nd Addition**. (Located at 4680, 5100, and 5101 28th Avenue South; 4651 and 4845 30th Avenue South; 5298 31st Avenue South; 4543 and 4737 32nd Avenue South; 2911 45th Street South; 2640, 2660, 2720, 2740, 2760, and 2780 47th Street South; 3180 49th Street South; 3023, 3057, 3079, and 2701 51st Street South; 2633 and 2867 55th Street South; 2907, 2915, 2949, 2975, 3037, and 3151 Seter Parkway South; 3050 and 3155 Brandt Drive South; and 4574 Urban Plains Drive South) (Urban Plains Land Company LLC/Houston Engineering, Inc.) (me): CONTINUED TO JUNE 5, 2018
5. Hearing on an application requesting a Plat of **Timber Parkway Third Addition** (Minor Subdivision) a replat of part of Lot 3, Block 1, Timber Parkway Second Addition and Lots 2-6, Block 1, Timber Parkway First Addition to the City of Fargo, Cass County, North Dakota. (Located at 4801, 5003, 5055, 5081, 5107, and 5161 Timber Parkway South) (PLC Investments, LLC/Nate Vollmuth) (me)
6. Hearing on an application requesting a Plat of **Brandt Crossing Fourteenth Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Brandt Crossing Tenth Addition; Lot 2, Block 1, Brandt Crossing Eleventh Addition; Lot 2, Block 1 Brandt Crossing Twelfth Addition; and, Brandt Crossing Thirteenth Addition to the City of Fargo, Cass County, North Dakota. (Located at 5049 33rd Avenue South and 3252, 3266, 3274, and 3284 51st Street South) (Brandt Crossing, LLC/Nate Vollmuth) (kb)
7. Hearing on an application requesting a Zoning Change from MR-1, Multi-Dwelling Residential to SR-5, Single-Dwelling Residential, on Lot 1, Block 5, **Valley View 4th Addition**. (Located at 3651 56th Street South) (Commerce of 56th LLC/Brian Kounovsky) (kb)
8. Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to P/I with C-O, Public and Institutional with a Conditional Overlay for Lots 13-16, **Ohmers Addition**. (Located at 1401, 1407, 1409, 1413, and 1415 8th Street North and 1402, 1406, 1410, 1412, 1414, and 1420 7th Street North) (Holy Spirit Catholic Church and School) (kb)
9. Hearing on an application requesting a Plat of **19th Avenue Southwest Pond Addition** (Major Subdivision) a plat of part of the southeast quarter of Section 28, Township 140 North, Range 49 West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota.

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(Located at 2102 45th Street North) (Montplaisir Ag & Rental LLP) (dk) : CONTINUED TO JUNE 5, 2018

10. Hearing on an application requesting a Plat of **19th Avenue Northeast Pond Addition** (Major Subdivision) a plat of part of the southeast quarter of Section 28, Township 140 North, Range 49 West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota. (Located at 2102 45th Street North) (Montplaisir Ag & Rental LLP) (dk) : CONTINUED TO JUNE 5, 2018
- 11a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial, within the boundaries of the proposed **Larkin Addition**. (Located at 3949 37th Avenue South; 3555 and 3611 38th Street South; and 3552 and 3600 39th Street South) (Larkin Properties, LLP/Brian Pattengale) (dk)
- 11b. Hearing on an application requesting a Plat of **Larkin Addition** (Minor Subdivision) a replat of Lots 1-2, Block 1, Larson Addition; part of Lot 2, Block 1, Collins Third Subdivision; vacated portions of 36th Avenue South and 36th Street South; and an unplatted portion of the Southeast Quarter of Section 27, Township 139 North, Range 49 West to the City of Fargo, Cass County, North Dakota. (Located at 3949 37th Avenue South; 3555 and 3611 38th Street South; and 3552 and 3600 39th Street South) (Larkin Properties, LLP/Brian Pattengale) (dk)
12. Hearing on an application requesting a Plat of **Minnkota Section 16 1st Subdivision** (Major Subdivision) a replat of Minnkota Section 16 Subdivision, Cass County, North Dakota. (Located at 5181 76th Avenue South) (Minnkota Power Cooperative/Blake Sexton) (dk)
13. Hearing on an application requesting a Plat of **Maple Valley Fourth Addition** (Minor Subdivision) a replat of Lot 2, Block 7, Maple Valley Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3350, 3430, 3460, 3480, and 3540 63rd Avenue South) (Verazity Properties, LLC/Jon Miller) (bv)

E: Other Items:

1. Annexation of approximately 35.22 acres of the Southeast Quarter of Section 11, Township 138 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Sitka Investments) (dk)
2. Appeal of an Administrative Decision to Approve a Residential Protection Standard (RPS) waiver on a property located at 1314 12th Street North. (Ohmer's Addition) (kb)

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