

FARGO PLANNING COMMISSION AGENDA
Tuesday, May 5, 2020 at 3:00 p.m.

- A: Approve Order of Agenda
- B: Minutes: Regular Meeting of March 3, 2020
- C: Brown Bag Luncheon - Wednesday, May 20, 2020
- D: Public Hearing Items:
1. Hearing on an application requesting a Zoning Change to repeal and reestablish a C-O, Conditional Overlay on Lot 1, Block 1, **Brandt Crossing 14th Addition** and the south 60 feet of Lot 2, Block 1, **Brandt Crossing 6th Addition**. (Located at 3244 51st Street South) (M & L Enterprises LLC/Tanner Brandt) (me)
 - 2a. Hearing on an application requesting a Zoning Change from GI, General Industrial to LI, Limited Industrial on the proposed **Northern Sheyenne Land Third Addition**. (Located at 1805, 1810, 1820, 1821, 1840, and 1841 Sheyenne Loop North) (Kelmar Property 6, LLC/Houston Engineering) (dk)
 - 2b. Hearing on an application requesting a Plat of **Northern Sheyenne Land Third Addition** (Major Subdivision) a replat of Lot 1, Block 3, 19th Avenue Southwest Pond Addition; Lots 5-7, Block 1 and Lots 2-3, Block 2, Northern Sheyenne Land Second Addition; and a Vacation and replat of part of 19th Avenue North dedicated as part of Northern Sheyenne Land Addition to the City of Fargo, Cass County, North Dakota. (Located at 1805, 1810, 1820, 1821, 1840, and 1841 Sheyenne Loop North) (Kelmar Property 6, LLC/Houston Engineering) (dk)
 - 3a. Hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan within the boundaries of the proposed **Touchmark Addition**. (Located at 1201 35th Avenue South and 1200 Harwood Drive South) (Touchmark LLC/Waterford at Harwood Groves LLC) (dk)
 - 3b. Hearing on an application requesting a Zoning Change from AG, Agricultural and MR-3, Multi-Dwelling Residential with a PUD, Planning Unit Development to MR-3 with a PUD, Planned Unit Development on the proposed **Touchmark Addition**. (Located at 1201 35th Avenue South and 1200 Harwood Drive South) (Touchmark LLC/Waterford at Harwood Groves LLC) (dk)
 - 3c. Hearing on an application requesting a Plat of **Touchmark Addition** (Minor Subdivision) an unplatted portion of the Section 25, Township 139 North, Range 49 West and Lots 1, 15, and

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16, Block 1, Replat of Waterford Addition, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 1201 35th Avenue South and 1200 Harwood Drive South) (Touchmark LLC/Waterford at Harwood Groves LLC) (dk)

- 4a. Hearing on an application requesting a Growth Plan Amendment on Lot 9, Block 1, **Osgood Townsite 11th Addition** and Lot 2, Block 2, **Osgood Townsite 12th Addition**. (Located at 4850 and 4800 46th Street South) (45th Street Group Apartments #4, LLC/Houston Engineering) (kb)
- 4b. Hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a request to repeal the C-O, Conditional Overlay on Lot 9, Block 1, **Osgood Townsite 11th Addition** and Lot 2, Block 2, **Osgood Townsite 12th Addition**. (Located at 4850 and 4800 46th Street South) (45th Street Group Apartments #4, LLC/Houston Engineering) (kb)
- 5a. Hearing on an application requesting a Zoning Change from SR-4, Single-Dwelling Residential, and GC, General Commercial, to GC, General Commercial on Lots 1A and 1B, Block 25, **Egbert, O'Neil, and Haggarts Addition**. (Located at 421 and 425 24th Street South and 424 25th Street South) (Mike and Kelly Hoffman/Todd Jelinski) (kb)
- 5b. Hearing on an application requesting a Conditional Use Permit to allow household living in the GC, General Commercial zoning district on Lot 1B, Block 25, **Egbert, O'Neil, and Haggarts Addition**. (Located at 424 25th Street South and 425 24th Street South) (Mike and Kelly Hoffman/Todd Jelinski) (kb)
- 6a. Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to SR-5, Single-Dwelling Residential on the proposed **RTFMA Addition**. (Located at 1326 16 ½ Street South) (Rebuilding Together F-M Area/Nathan G. Anderson) (ms)
- 6b. Hearing on an application requesting a Plat of **RTFMA Addition** (Minor Subdivision) a replat of Lot 19, Block 6, Morton and Doty's Addition to the City of Fargo, Cass County, North Dakota. (Located at 1326 16 ½ Street South) (Rebuilding Together F-M Area/Nathan G. Anderson) (ms)
7. Hearing on an application requesting a Plat of **Epic Gateway Addition** (Minor Subdivision) a replat of Lot 1, Block 4, North Dakota R2 Urban Renewal Addition to the City of Fargo, Cass County, North Dakota. (Located at 44 4th Street South and 300 Main Avenue) (EPIC Gateway, LLC/MBN Engineering) (ms)
8. Hearing on an application requesting a Plat of **Aldi First Addition** (Minor Subdivision) a replat of part of Lot 1, Block A, Replat of Part of Village West Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 4303 and 4305 13th Avenue South) (Fargo Enterprises/Nathan G. Anderson) (dk)

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- 9a. Hearing on an application requesting a Conditional Use Permit to allow residential living in the GC, General Commercial zoning district in the proposed **Urban Plains by Brandt Fifth Addition**. (Located at 2867 55th Street South) (Urban Plains Land Company, LLC/Houston Engineering) (kb)
- 9b. Hearing on an application requesting a Plat of **Urban Plains by Brandt Fifth Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Urban Plains by Brandt Third Addition to the City of Fargo, Cass County, North Dakota. (Located at 2867 55th Street South) (Urban Plains Land Company, LLC/Houston Engineering) (kb)
10. Hearing on an application requesting a Zoning Change from GC, General Commercial to LI, Limited Industrial on Lot 1, Block 1, **Asleson Industrial Park Third Addition**. (Located at 3345, 3357, and 3369 39th Street South and 4013 34th Avenue South) (Choice Investments LLC/Prairie Commons Partners, LLC) (kb)
11. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan on Lot 3, Block 2, **Calico Prairie Addition**. (Located at 4462 30th Avenue South) (Housing Authority of the City of Fargo) (ms)
12. Hearing on an application requesting a Conditional Use Permit to allow for a Telecommunication Support Structure (TSS) 199 feet in height in the GC, General Commercial zoning district on Lot 2, Block 2, **Richard 3rd Subdivision**. (Located at 6120 53rd Avenue South) (Magnum Properties/Scott Jones) (ms): CONTINUED TO JUNE 2, 2020
13. Hearing on an application requesting a Plat of **Corwin Second Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Corwin Addition to the City of Fargo, Cass County, North Dakota. (Located at 222 40th Street South and 301 38th Street South) (Tim Corwin Family Limited Partnership and Corwin Holdings, Inc./Houston Engineering) (an)
14. Hearing on an application requesting a Land Development Code Text Amendment to amend Section 20-0402(T)(3) and repeal Section 20-0403(C)(5)(e) of the Fargo Municipal Code (Land Development Code) relating to the prohibition of firearm and ammunition sales as a non-farm commercial use or as a home occupation. (City of Fargo/Peter McDonald) (an)
15. Hearing on an application requesting a Plat of **Tice Addition** (Minor Subdivision) a replat of a portion of Lot 6, and all of Lots 11 and 12, Block 4, Harry A. Schnell Addition to the City of Fargo, Cass County, North Dakota. (Located at 714 and 718 19th Avenue South) (Kenneth and Kimberly Anderson) (dk): CONTINUED TO JUNE 2, 2020
- 16a. Hearing on application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial on the proposed **Luxsun 25th Street North Addition**. (Located at 4764 25th Street North) (Luxsun Investments, LLC/Thad Thorsness) (dk)

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16b. Hearing on an application requesting a Plat of **Luxsun 25th Street North Addition** (Major Subdivision) a replat of Auditors Lot 2, Section 14, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 4764 25th Street North) (Luxsun Investments, LLC/Thad Thorsness) (dk)

E: Other Items:

1. Annexation of approximately 1.83 acres of all of Auditor's Lot 2, Section 14, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Luxsun Investments, LLC/Thad Thorsness) (dk)

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