

FARGO PLANNING COMMISSION AGENDA
Tuesday, May 6, 2025 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of April 1, 2025

C: Public Hearing Items:

- 1a. Hearing on an application requesting a Zoning Change from GC, General Commercial with a PUD, Planned Unit Development Overlay to GC, General Commercial with an amended PUD, Planned Unit Development Overlay on Lot 2, Block 1, **EOLA Second Addition** and on the proposed **J & O 45th Street Apartments Addition**. (Located at 4417 and 4477 26th Avenue South and 4410, 4448, 4470, and 4474 24th Avenue South) (EOLA Landholdings, LLC/The Wave Resort, LLC/MAKT, LLC/Houston Engineering) (me)
- 1b. Hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan Amendment on Lot 2, Block 1, **EOLA Second Addition** and on the proposed **J & O 45th Street Apartments Addition**. (Located at 4417 and 4477 26th Avenue South and 4410, 4448, 4470, and 4474 24th Avenue South) (EOLA Landholdings, LLC/The Wave Resort, LLC/MAKT, LLC/Houston Engineering) (me)
- 1c. Hearing on an application requesting a Zoning Change from GC, General Commercial with a PUD, Planned Unit Development Overlay to GC, General Commercial with a C-O, Conditional Overlay and removal from the PUD, Planned Unit Development Master Land Use Plan on Lots 1 and 2, Block 1, **EOLA Addition**. (Located at 4415 and 4471 24th Avenue South) (EOLA Landholdings, LLC/Christopher H. Crowe, RT/Houston Engineering) (me)
- 1d. Hearing on an application requesting a Plat of **J & O 45th Street Apartments Addition** (Major Subdivision) a replat of Lots 1, 3, 4 and 5, Block 1, EOLA Second Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced minimum turnaround dimensions and maximum length of a cul-de-sac. (Located at 4417 and 4477 26th Avenue South and 4410 and 4448 24th Avenue South) (EOLA Landholdings, LLC/The Wave Resort, LLC/Houston Engineering) (me)
- 2a. Hearing on an application request a Zoning Change from GO, General Office and P/I, Public and Institutional to GO, General Office and P/I, Public and Institutional on the proposed **Sullivan Second Addition**. (Located at 5202 and 5534 25th Street South and 5201 and 5475 Bishops Boulevard South) (Diocese of Fargo/MBN Engineering) (cl)
- 2b. Hearing on an application requesting a Plat of **Sullivan Second Addition** (Minor Subdivision) a replat of Lots 1-2, Block 1, Sullivan Addition to the City of Fargo, Cass County, North Dakota.

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.

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(Located at 5202 25th Street South and 5201, 5475 and 5534 Bishops Boulevard South)
(Diocese of Fargo/MBN Engineering) (cl)

3. Hearing on an application requesting a Conditional Use Permit (CUP) for an Alternative Access Plan for a parking reduction on Lot 1, Block 1, **Southwest Fargo Mission Second Addition**. (Located at 4475 40th Avenue South) (52nd Avenue Investments, LLC/Christianson Companies) (me)
4. Hearing on an application requesting a Conditional Use Permit (CUP) to allow non-farm commercial use in the AG, Agricultural zoning district on a portion of the Southeast Quarter of **Section 14, Township 138 North, Range 49 West**. (Located at 2717 88th Avenue South) (Arenson Holdings, LLC/Kyle Jaeger) (lm): CONTINUED TO JUNE 3, 2025

D: Other Items:

1. Annexation of approximately 87.89 acres of portions of Sections 10 and 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota.

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