

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

A: Approve Order of Agenda

B: Minutes: Regular Meeting of May 7, 2020

C: Brown Bag Luncheon - Cancelled

D: Public Hearing Items:

1. Continued 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)
  2. Continued 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)
  - 3a. Continued 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): CONTINUED TO JULY 7, 2020
  - 3b. Continued 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): CONTINUED TO JULY 7, 2020
  - 3c. Continued 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 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): CONTINUED TO JULY 7, 2020
  - 4a. Hearing on an application requesting Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial on the proposed **Edition Third Addition**. (Located at 4803 and 4809 38th Street South) (Edition Partners, LLP/Houston Engineering) (dk)
- 

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and online at [www.FargoND.gov/streaming](http://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](http://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 or TDD at 701.241.8258. 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](http://www.FargoND.gov/planningcommission).

- 4b. Hearing on an application requesting a Plat of **Edition Third Addition** (Minor Subdivision) a replat of part of Lot 1, and all of Lot 2, Block 1, Edition Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 4803 and 4809 38th Street South) (Edition Partners, LLP/Houston Engineering) (dk)
- 5a. Hearing on an application requesting a Zoning Change from SR-2, Single-Dwelling Residential and GC, General Commercial with a C-O, Conditional Overlay to GC, General Commercial with a C-O, Conditional Overlay on the proposed **Sanford South Campus Addition**. (Located at 1720 University Drive South and 1701, 1719, 1723, 1727, 1731, 1735, 1739, 1743, and 1747 11th Street South) (Sanford Medical Center/Cory Bischoff/Meritcare Hospital) (an)
- 5b. Hearing on an application requesting a Plat of **Sanford South Campus Addition** (Minor Subdivision) a replat of Lots 1-12, Block 7, and portion of Block 8, Fargo Investment Company First Addition to the City of Fargo, Cass County, North Dakota. (Located at 1720 University Drive South and 1701, 1719, 1723, 1727, 1731, 1735, 1739, 1743, and 1747 11th Street South) (Sanford Medical Center/Cory Bischoff/Meritcare Hospital) (an)
- 6a. Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential, and DMU, Downtown Mixed Use, to MR-2, Multi-Dwelling Residential and DMU, Downtown Mixed Use and a request to repeal the existing PUD, Planned Unit Development overlay on the proposed **Craigs Oak Grove Second Addition**. (Located at 505, 509, and 515 Oak Street and 2, 6, and 10 6th Avenue North) (Jesse Craig) (an)
- 6b. Hearing on an application requesting a Plat of **Craigs Oak Grove Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Craigs Oak Grove Addition, a vacated portion of Elm Street, vacated portion of 5th Avenue North, vacated alley, and a portion of Lot 5, 6, and 7, Block 28, Keeney and Devitts 2nd Addition to the City of Fargo, Cass County, North Dakota. (Located at 505, 509, and 515 Oak Street and 2, 6, and 10 6th Avenue North) (Jesse Craig) (an)
7. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan on a portion of Lot 1, Block 2, **Austin's Subdivision**. (Located at 5451 53rd Street South) (Hockey 52, LLC/Century Builders, LLC) (kb): CONTINUED TO JULY 7, 2020
- 8a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to GC, General Commercial on a portion of the proposed **Boulger First Addition**. (Located at 113 and 123 10th Street South; 1013, 1015, and 1019 2nd Avenue South) (Bba LLC/Boulger Funeral Home Inc./Houston Engineering) (dk)
- 8b. Hearing on an application requesting a Plat of **Boulger First Addition** (Minor Subdivision) a replat of Lots 8-12, Block 15, Original Townsite to the City of Fargo, Cass County, North Dakota. (Located at 113 and 123 10th Street South; 1013, 1015, and 1019 2nd Avenue South) (Bba LLC/Boulger Funeral Home Inc./Houston Engineering) (dk)

---

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and online at [www.FargoND.gov/streaming](http://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](http://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 or TDD at 701.241.8258. 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](http://www.FargoND.gov/planningcommission).

9. Hearing on an application requesting a Plat of **South Forty at Osgood Third Addition** (Minor Subdivision) a replat of Lot 6, Block 3, South Forty at Osgood Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 5012-5076 53rd Street South and 5044-5256 50th Avenue South) (Linn Grove Centre, LLC/Enclave Development) (dk)
10. Hearing on an application requesting a Plat of **West Park Fourth Addition** (Minor Subdivision) a replat of Lot 2 and part of Lot 8, Block 4, West Park Second Subdivision to the City of Fargo, Cass County, North Dakota. (Located at 233 41st Street South and 260 42nd Street South) (Minda LLC/Interstate Engineering) (dk)
11. Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to SR-4, Single-Dwelling Residential on Lots 11-14, Block 6, **Truesdell's Addition**. (Located at 814, 818, and 822 Oak Street North) (Arcadia Park View, LLC/Larry Carcoana) (dk)

E: Other Items:

1. Annexation of approximately 35.44 acres of a portion of the North Half of the South Half of the Southeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota. (Sitka Investments, LLC / Jon Youness) (dk)

---

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and online at [www.FargoND.gov/streaming](http://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](http://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 or TDD at 701.241.8258. 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](http://www.FargoND.gov/planningcommission).