

FARGO PLANNING COMMISSION AGENDA  
Tuesday, June 5, 2018 at 3:00 p.m.

- A: Approve Order of Agenda
- B: Minutes: Regular Meeting of May 1, 2018
- C: Brown Bag Luncheon - Wednesday, June 20, 2018
- D: Public Hearing Items:
- 1a. Continued hearing on an application requesting a Growth Plan Amendment on Lots 4-9, Block 14, **Kirkham's Second Addition**. (Located at 1114, 1118, 1122, 1128, 1132, and 1136 14th Street North) (Jay Alsop, APM/Chris Hawley Architects) (an): WITHDRAWN
  - 1b. Continued hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential and MR-2, Multi-Dwelling Residential, to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay on Lots 4-9, Block 14, **Kirkham's Second Addition**. (Located at 1114, 1118, 1122, 1128, 1132, and 1136 14th Street North) (Jay Alsop, APM/Chris Hawley Architects) (an):WITHDRAWN
  - 1c. Continued hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan for Lots 4-9, Block 14, **Kirkham's Second Addition**. (Located at 1114, 1118, 1122, 1128, 1132, and 1136 14th Street North) (Jay Alsop, APM/Chris Hawley Architects) (an): WITHDRAWN
  2. Continued 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)

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3. Continued 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)
- 4a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional with a C-O, Conditional Overlay within the boundaries of the proposed **19th Avenue Northeast Pond Addition**. (Located at 2102 45th Street North) (Montplaisir Ag & Rental LLP) (dk)
- 4b. Continued 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, Cass County, North Dakota. (Located at 2102 45th Street North) (Montplaisir Ag & Rental LLP) (dk)
- 5a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial, GI, General Industrial and P/I, Public and Institutional and with a C-O, Conditional Overlay within the boundaries of the proposed **19th Avenue Southwest Pond Addition**. (Located at 2102 45th Street North) (Montplaisir Ag & Rental LLP) (dk)
- 5b. Continued 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, Cass County, North Dakota. (Located at 2102 45th Street North) (Montplaisir Ag & Rental LLP) (dk)
6. Hearing on an application requesting a Conditional Use Permit to allow Residential and Industrial Uses in a GC, General Commercial Zoning district on Block 26 and Lots 1, 12, 13 and part of Lots 2-11, Block 27, **Reeves Addition**, adjacent vacated right-of-way, Auditor's Lot No. 1, and an unplatted portion of the South Half of Section 1, Township 139 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 1620, 1624, 1630, and 1632 1st Avenue North) (MBA Investments, LLC/Kevin Bartram) (me)
7. Hearing on an application requesting a Plat of **Craigs Oak Grove Addition** (Major Subdivision), a vacation plat of 5th Avenue North, and an alley, and a replat of part of Block 27, part of Block 28, and the vacated portions of Elm Street, Block 28 alley and 5th Avenue North, Keeney and Devitts 2nd Addition to the City of Fargo, Cass County, North Dakota, including a Subdivision Waiver to reduce the size of a cul-de-sac and a right-of-way name change. (Located at 43, 44, and 48 5th Avenue North, 10, 14, and 22 6th Avenue North, and 505, 509, 515, and 519 Oak Street North) (Craig Holdings LLC/Jesse Craig) (an)

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- 8a. Hearing on an application requesting a Zoning Change from GC, General Commercial to LI, Limited Industrial and AG, Agricultural to P/I, Public and Institutional with a C-O, Conditional Overlay within the boundaries of the proposed **Black Mountain Addition**. (Located at 3149, 3151, and 3185 Main Avenue) (Black Mountain/Mike Arnold) (dk)
- 8b. Hearing on an application requesting a Plat of **Black Mountain Addition** (Minor Subdivision) a replat of Lot 1 and part of Lot 2, Goodman's Subdivision; Lot 1, Teigen's Subdivision; and part of the South Half of Section 2, Township 139 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, to the City of Fargo, Cass County, North Dakota to include a Subdivision Waiver on Lot 2, Block 1. (Located at 3149, 3151, and 3185 Main Avenue) (Black Mountain/Mike Arnold) (dk)
- 9a. Hearing on an application requesting a Zoning Change from SR-1, Single-Dwelling Residential to SR-3, Single-Dwelling Residential, within the boundaries of the proposed **Champions Gate Addition**. (Located at 5501, 5535, 5565, 5601, 5643, 5684, and 5757 31st Street South) (Prairie Farms LLC/Michael Domitrovich) (dk)
- 9b. Hearing on an application requesting a Plat of **Champions Gate Addition** (Minor Subdivision) a replat of Lots 9-15, Block 6, Prairie Farms Addition to the City of Fargo, Cass County, North Dakota. (Located at 5501, 5535, 5565, 5601, 5643, 5684, and 5757 31st Street South) (Prairie Farms LLC/Michael Domitrovich) (dk)
- 10a. Hearing on an application requesting a Zoning Change from SR-4, Single-Dwelling Residential to P/I, Public and Institutional with a C-O, Conditional Overlay, on a portion of the proposed **Providence at Prairie Farms Addition**. (Located at 5764, 5788, 5810, 5830, 5850, 5866, 5882, 5892, 5906, 5920 31st Street South) (Prairie Farms LLC/Michael Domitrovich) (kb)
- 10b. Hearing on an application requesting a Plat of **Providence at Prairie Farms Addition** (Minor Subdivision) a replat of Lots 20-29, Block 1, Prairie Farms Addition to the City of Fargo, Cass County, North Dakota. (Located at 5764, 5788, 5810, 5830, 5850, 5866, 5882, 5892, 5906, 5920 31st Street South) (Prairie Farms LLC/Michael Domitrovich) (kb)
11. Hearing on an application requesting a Plat of **Crescent Addition** (Minor Subdivision) a replat of Lots 2-5, Block 1, Engkjer Addition to the City of Fargo, Cass County, North Dakota. (Located at 3402 and 3502 4th Avenue South and 425 34th Street South) (Crescent Properties, LLC/Jim Schlieman) (kb)
- 12a. Hearing on an application requesting a Conditional Use Permit to allow for a Telecommunication Support Structure (TSS) over 50 feet in height and not more than 125 feet in the LC, Limited Commercial Zoning district on Lot 4, Block 1 of **Spiry Third Addition**. (Located at 4200 32nd Avenue South) (32ND/42ND Properties LLC/Mark Borchert) (bv):  
WITHDRAWN

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- 12b. Hearing on an application requesting a Conditional Use Permit to allow for a spacing distance reduction between a proposed Telecommunications Support Structure (TSS) on Lot 4, Block 1 of **Spiry Third Addition** and an existing Telecommunications Support Structure (TSS) over 125 feet in height, located less than a half mile from the subject property. (Located at 4200 32nd Avenue South) (32ND/42ND Properties LLC/Mark Borchert) (bv):  
WITHDRAWN
13. Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to SR-3, Single-Dwelling Residential and SR-5, Single-Dwelling Residential on Lots 10-17, Block 3, Lots 1-5, the West 7 feet of Lot 6, the East 135 feet of Lots 7 and 8, and Lot 9, Block 5, and Lot 7, Block 8, **Woodruffs Addition**; Lots 1-3, and the West Half of Lots 4-7, Block W, **Chas A Roberts Addition**; West 86 feet of Lots 9-12, Block X, **Erskines Addition**; and the South 71 feet less the West 59 feet of the North 115 feet of Lot 4, and the North 10 feet and the East 50 feet of Lot 5, Block 4, **Island Park Addition**. (Located at 703, 705, 711, 913, 927, 1001, 1003, 1009, and 1101 4th Street South; 920, 924, and 1010 5th Street South; 912, 918, 924, and 926 6th Street South; 403 8th Avenue South; and 415, 418, 419, 421, 422, 424, 426, 428, 501, 503, 505, 507, and 514 10th Avenue South) (City of Fargo) (tg)

**E: Other Items:**

1. 2017 Community Development Action Plan Amendment – Fraser Ltd. Project
2. 2017 and 2018 Community Development Action Plan Amendment – HomeField 2

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