

FARGO PLANNING COMMISSION AGENDA
Tuesday, July 1, 2025 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of June 3, 2025

C: Public Hearing Items:

1. Continued hearing on an application requesting a Plat of **Valley View Twelfth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Valley View Ninth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3900 54th Street South) (GBP, LLC/Lowry Engineering) (cl): CONTINUED TO AUGUST 5, 2025
2. Hearing on an application requesting a Zoning Change from GI, General Industrial to LI, Limited Industrial on Lots 4-6, Block 1, **RLN Business Park Second Addition**. (Located at 4551 33rd Street North) (Robert Nelson/Lowry Engineering) (dk)
- 3a. Hearing on an application requesting a Zoning Change from LI, Limited Industrial and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit Development Overlay on Lot 1, Block 1, of the proposed **45th Street Park Sixth Addition** and Lot 4, Block 1, **45th Street Park Second Addition**. (Located at 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development) (me): CONTINUED TO AUGUST 5, 2025
- 3b. Hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1, of the proposed **45th Street Park Sixth Addition** and Lot 4, Block 1, **45th Street Park Second Addition**. (Located at 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development) (me): CONTINUED TO AUGUST 5, 2025
- 3c. Hearing on an application requesting a Plat of **45th Street Park Sixth Addition** (Minor Subdivision) a replat of a portion of Lot 2, Block 1, 45th Street Park Third Addition, a portion Lot 2, Block 1, 45th Street Park Fourth Addition, and Lot 2, Block 1, 45th Street Park Fifth Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced drain setback. (Located at 200, 300, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Goldmark Design and Development) (me): CONTINUED TO AUGUST 5, 2025
4. Hearing on an application requesting a Plat of **Gateway Hyundai Addition** (Major Subdivision) a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota. (Located at 3800 Main Avenue) (I&S Development, LLP/Houston Engineering) (lm): CONTINUED TO AUGUST 5, 2025

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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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5. Hearing on an application requesting a Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district on a portion of Lot 8, Block 2, **Westrac Addition**. (Located at 1201 Westrac Drive South) (Borrowed Bucks, LLC/Jesse Craig) (cl)

D: Other Items:

1. Appeal of an Administrative Decision to Approve a Small Facilities Alternative Access Plan on a property located at 1201 Westrac Drive South. (Borrowed Bucks, LLC/Jesse Craig) (cl)

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