

FARGO PLANNING COMMISSION AGENDA
Thursday, July 6 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of June 6, 2023

C: Public Hearing Items:

- 1a. Continued hearing on an application requesting a Zoning Change from GC, General Commercial with a PUD, Planned Unit Development to GC, General Commercial, with an amended PUD, Planned Unit Development overlay on Lots 1-2, Block 1, **EOLA Addition** and on the proposed **EOLA Second Addition**. (Located at 4410, 4415, 4448, 4470, 4471, and 4474 24th Avenue South; 4417 and 4477 26th Avenue South) (Epic Companies/EOLA Landholdings, LLC/MAKT LLC) (me)
- 1b. Continued hearing on an application requesting an application for a PUD, Planned Unit Development Master Land Use Plan amendment on Lots 1-2, Block 1, **EOLA Addition** and on the proposed **EOLA Second Addition**. (Located at 4410, 4415, 4448, 4470, 4471, and 4474 24th Avenue South; 4417 and 4477 26th Avenue South) (Epic Companies/EOLA Landholdings, LLC/MAKT LLC) (me)
- 1c. Continued hearing on an application requesting a Plat of **EOLA Second Addition** (Major Subdivision) a replat of Lots 1-5, Block 2, EOLA Addition and part of Lot 1, Block 1, Anderson Park Second Addition, to the City of Fargo, Cass County, North Dakota, including a waiver for a reduced street Right-of-Way. (Located at 4410, 4448, 4470, and 4474 24th Avenue South; 4417 and 4477 26th Avenue South; 4200 23rd Avenue South) (Epic Companies/EOLA Landholdings, LLC/MAKT LLC) (me)
2. Hearing on an application requesting a Conditional Use Permit to allow residential living in the LC, Limited Commercial zoning district on part of Lot 2, and all of Lot 3, Block 1, **Airport Second Addition**. (Located at 1919 University Drive North) (JPR Investments, LLC #14/Goldmark Design & Development) (me)
- 3a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial on the proposed **46th Avenue Industrial Park Addition**. (Located at 3336 52nd Avenue North) (County 20 Storage & Transfer, Inc/Lowry Engineering) (dk)
- 3b. Hearing on an application requesting a Plat of **46th Avenue Industrial Park Addition** (Major Subdivision) a plat of a portion of the South half of the Northwest Quarter of Section 14, Township 140 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 3336 52nd Avenue North) (County 20 Storage & Transfer, Inc/Lowry Engineering) (dk)

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.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/planningcommission.

- 4a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay and GC, General Commercial, with a C-O, Conditional Overlay on the proposed **University South Fourth Addition**. (Located at 1376 Oak Manor Avenue South) (Beyond Shelter Housing, LLC./Houston Engineering) (bg)
 - 4b. Hearing on an application requesting a Plat of **University South Fourth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, University South Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 1376 Oak Manor Avenue South) (Beyond Shelter Housing, LLC./Houston Engineering) (bg)
 5. Hearing on an application requesting a Plat of **Village West Fourth Addition** (Minor Subdivision) a replat of part of Lots 5-6, Block 1, Village West Addition, to the City of Fargo, Cass County, North Dakota. (Located at 902 40th Street South) (Christianson Companies) (Im)
- D: Other Items:
1. Annexation of approximately 14.20 acres of a portion of the Southwest Quarter of the Northwest Quarter of Section 14, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota.
 2. Annexation of approximately 80.40 acres of portions of the Southwest Quarter of Section 28, the Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota.

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