FARGO PLANNING COMMISSION AGENDA
Tuesday, August 2, 2022 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of July 5, 2022

C: Public Hearing Items:

1a. Continued hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development on Lot 17 and a portion of Lot 18, Block 13, **Kirkhams Second Addition**. (Located at 1129 and 1131 14th Street North) (Todd Knain/MBN Engineering, Inc.) (kc): WITHDRAWN

1b. Continue hearing on an application requesting a PUD, Planned Unit Development Overlay and Master Land Use Plan and Final Plan on Lot 17 and a portion of Lot 18, Block 13, **Kirkhams Second Addition**. (Located at 1129 and 1131 14th Street North) (Todd Knain/MBN Engineering, Inc.) (kc): WITHDRAWN

2. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on Lot 17 and a portion of Lot 18, Block 13, **Kirkhams Second Addition**. (Located at 1129 and 1131 14th Street North) (Todd Knain/MBN Engineering, Inc.) (kc)

3. Hearing on an application requesting a Plat of **Valley View Ninth Addition** (Minor Subdivision) a replat of Lot 1, Block 7, Valley View Addition to the City of Fargo, Cass County, North Dakota. (Located at 3900 54th Street South) (Arbor Courts Townhomes LLC/Neset Land Surveys/Brian Kounovsky) (dk)

4. Hearing on an application requesting a Plat of **Peterson Second Addition** (Minor Subdivision) a replat of a portion of Lots 1-4 and the East 47.50 feet of Lot 5, Block 2, Schultz & Lindsay's First Addition to the City of Fargo, Cass County, North Dakota. (Located at 302 29th Street North) (Qwest Corporation/Apex Engineering Group) (dk)

5. Hearing on an application requesting a Plat of **Timber Parkway 8th Addition** (Minor subdivision) a replat of Lots 1-2, Block 1, Timber Parkway Seventh Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5056 and 5160 Charles Way South) (PLC Investments, LLC/Landform Professional Services) (lm)

6. Hearing on an application requesting a Zoning Change to repeal and re-establish a C-O, Conditional Overlay in the LC, Limited Commercial zoning district on Lots 1-4, Block 1, **Simonson Companies Second Addition**. (Located at 5237 38th Street South and 3825, 3863 and 3901 53rd Avenue South) (Simonson Companies, LLC/Christianson Companies) (lm)

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7. Hearing on an application requesting a Plat of **Simonson Companies Third Addition** (Minor Subdivision) a replat of Lot 4, Block 1, Simonson Companies Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 3863 53rd Avenue South) (Simonson Companies, LLC/Christianson Companies) (lm)

8a. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed **Fitzsimonds Second Addition**. (Located at 3716, 3740, and 3750 51st Avenue South) (Fitzsimonds Commons LLC/Christianson Companies) (me)

8b. Hearing on an application requesting a Zoning Change to repeal and re-establish a C-O, Conditional Overlay in the GC, General Commercial zoning district on the proposed **Fitzsimonds Second Addition**. (Located at 3716, 3740, and 3750 51st Avenue South) (Fitzsimonds Commons LLC/Christianson Companies) (me)

8c. Hearing on an application requesting a Plat of **Fitzsimonds Second Addition** (Minor Subdivision) a replat of Lots 5-7, Block 1, Fitzsimonds Addition to the City of Fargo, Cass County, North Dakota. (Located at 3716, 3740, and 3750 51st Avenue South) (Fitzsimonds Commons LLC/Christianson Companies) (me)

9. Hearing on an application requesting a Zoning Change from GC, General Commercial to MR-3, Multi-Dwelling Residential on Lot 1, Block 1, **West Acres Seventh Addition**. (Located at 1882 39th Street South) (Interstate Office LLC/Bluebills LLC/Dynasty Holdings LLC/Kevin Hochman) (lm)

10. Hearing on an application requesting a Plat of **Craigs 16th Street Addition** (Minor Subdivision) a replat of Lot 3, Block 1, MBA Investments Addition, to the City of Fargo, Cass County, North Dakota. (Located at 202 16th Street North) (Momentum Properties, LLC/Jesse Craig) (bg)

11. Hearing on an application requesting a Plat of **Sanders Addition** (Minor Subdivision) a replat of a portion of Lots 3 and 10, Block 1, Adams Fifth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3064 Thunder Road South) (Mark Sanders/MBN Engineering, Inc.) (dk)

12a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial on the proposed **Dakota Commerce Center North Addition**. (Located at 4102 County Road 81 North and 5100 37th Street North) (Holmquist Family LLP/Hyde Development) (dk)

12b. Hearing on an application requesting a Plat of **Dakota Commerce Center North Addition** (Major Subdivision) a replat of a portion of the Northeast Quarter of Section 15, Township 140 North, Range 49 West of the Fifth Principle Meridian, Cass County, North Dakota including a subdivision waiver. (Located at 4102 County Road 81 North and 5100 37th Street North) (Holmquist Family LLP/Hyde Development) (dk)

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D: Other Items:

1. Annexation of approximately 112.14 acres of a portion of the Northeast Quarter of Section 15, Township 140 North, Range 49 West, of the 5th Principal Meridian, Cass County, North Dakota. (Holmquist Family LLP/City of Fargo/Hyde Development) (dk)

2. Planned Unit Development Final Plan for **Westrac Third Addition** (formerly Cedar Crest First Addition). (dk)