

FARGO PLANNING COMMISSION AGENDA
Tuesday, August 5, 2025 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of July 1, 2025

C: Public Hearing Items:

- 1a. Continued hearing on an application requesting a Zoning Change from LI, Limited Industrial with a C-O, Conditional Overlay 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** and to repeal the C-O, Conditional Overlay. (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 SEPTEMBER 4, 2025
- 1b. Continued 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 SEPTEMBER 4, 2025
- 1c. Continued 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, all of Lot 1, and 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 SEPTEMBER 4, 2025
2. 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)
3. Continued 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)

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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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- 4a. Hearing on an application requesting a Zoning Change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O. Conditional Overlay, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, and P/I, Public and Institutional on the proposed **Selkirk Place Fourth Addition**. (Located at 3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South) (NICD, LLC/James and Kristin Bullis Family LLLP/Kick Properties, LLC/City of Fargo/Southeast Cass Water Resources District/EagleRidge Development) (dk)
- 4b. Hearing on an application requesting a Plat of **Selkirk Place Fourth Addition** (Major Subdivision) a plat of portions of the Northwest Quarter, Southwest Quarter and Southeast Quarter of Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South) (NICD, LLC/James and Kristin Bullis Family LLLP/Kick Properties, LLC/City of Fargo/Southeast Cass Water Resources District/EagleRidge Development) (dk)
5. Hearing on an application requesting a Plat of **Laverne's Sixth Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Laverne's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2701, 2741, and 2761 43rd Street North) (Variant Warehouse 4, LLC/Houston Engineering) (lm)
6. Hearing on an application requesting a Plat of **Northern Pacific Third Addition** (Major Subdivision) a replat of Lots 4-13, and a vacation of the alley, all in Block A4, Northern Pacific Second Addition, and a plat of a portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West, to the City of Fargo, Cass County, North Dakota. (Located at 13, 15, 21, and 23 Broadway North, and 512 and 508 Northern Pacific Avenue) (Buck Properties II, LLP/Patrick Vesey/23 Broadway, LLC) (lm)
7. Hearing on an application requesting a Conditional Use Permit (CUP) to allow group living in the SR-4, Single-Dwelling Residential zoning district on Lot 6, Block 1, **Madelyn's Meadows Addition**. (Located at 2557 72nd Avenue South) (Yemane Tesfatsen) (cl)

D: Other Items:

1. Annexation of approximately 72.96 acres of portions of the Northwest Quarter, Southwest Quarter and Southeast Quarter of Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (dk)
2. Planned Unit Development Final Plan for the proposed J & O 45th Street Apartments Addition. (me)

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