FARGO PLANNING COMMISSION AGENDA
Tuesday, September 1, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of August 4, 2026

C: Public Hearing Items:

1a. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to GC, General Commercial with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed **Back 40 Addition**. (Located at 3720 and 3734 64th Avenue South and 6711 and 6801 38th Street South) (Back 40, LLP/Goldmark Design and Development/City of Fargo) (me)

1b. Continued hearing on an application requesting a Plat of **Back 40 Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 3720 and 3734 64th Avenue South and 6711 and 6801 38th Street South) (Back 40, LLP/Goldmark Design and Development/City of Fargo) (me)

2a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed **Village West Fifth Addition**. (4357 13th Avenue South) (Cheyenne Estates ND, LLC/PL&V, LLC/Horizon Real Estate Group. LLC) (dk)

2b. Hearing on an application requesting a Plat of **Village West Fifth Addition** (Minor Subdivision) a replat of all of Lots 1-3, 6-8, and a portion of Lots 4 and 5, Block B, Replat of Part of Village West Second Addition, to the City of Fargo, Cass County, North Dakota. (4357 13th Avenue South; 1034, 1104, 1112, 1204 44th Street South; 1011, 1033, 1103, 1203, and 1211 43 ½ Street South) (Cheyenne Estates ND, LLC/PL&V, LLC/Horizon Real Estate Group. LLC) (dk)

3. Hearing on an application requesting a Plat of **South Haven Third Addition** (Minor Subdivision) a replat of Lots 6-9, Block 1, South Haven Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2549, 2581, 2603 and 2641 65th Avenue South) (Stanley L. Ryland and Patricia J. Ryland/Houston Engineering, Inc.) (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 Conditional Use Permit for an Alternative Access Plan on the proposed **Urban Plains Medical Park Third Addition**. (Located at 4767 and 4845 30th Avenue South) (Urban Plains Land Company, LLC/Houston Engineering) (cl)

4b. Hearing on an application requesting a Zoning Change from LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay on the proposed **Urban Plains Medical Park Third Addition**. (Located at 4767 and 4845 30th Avenue South) (Urban Plains Land Company, LLC/Houston Engineering) (cl)

4c. Hearing on an application requesting a Plat of **Urban Plains Medical Park Third Addition** (Minor Subdivision) a replat of Lot 5, Block 1, Urban Plains Medical Park Addition, and Lot 1, Block 1, Urban Plains Medical Park Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4767 and 4845 30th Avenue South) (Urban Plains Land Company, LLC/Houston Engineering) (cl)

5. Hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay, to GC, General Commercial with a C-O, Conditional Overlay on **Christianson 32nd Avenue South Fourth Addition**. (Located at 3102 and 3150 36th Street South) (Christianson Properties, LLC) (lm)

D: Other Items:

1. Annexation of approximately 49.78 acres of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (me)

2. Land Development Code Update

3. Staff Updates