

FARGO PLANNING COMMISSION AGENDA
Tuesday, December 2, 2025 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of November 4, 2025

C: Public Hearing Items:

- 1a. Hearing on an application requesting a Zoning Change from AG, Agricultural to AG, Agricultural, SR-4, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed **Covey Ranch Third Addition**. (Located at 6455, 6620, 6630, and 6750 43rd Street South; 3800 and 3900 64th Avenue South; 6536, 6688 and 6800 45th Street South) (Enclave Covey, LLC/Dabbert Custom Homes, LLC/Brookstone Property, LLC/Moore Engineering, Inc./City of Fargo) (me)
- 1b. Hearing on an application requesting a Plat of **Covey Ranch Third Addition** (Major Subdivision) a plat of a portion of the North Half of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 6455, 6620, 6630, and 6750 43rd Street South; 3785, 3800, 3900, 4000 and 4360 64th Avenue South; 6536, 6688, and 6800 45th Street South) (Enclave Covey, LLC/Dabbert Custom Homes, LLC/Brookstone Property, LLC/Moore Engineering, Inc./City of Fargo) (me)
- 2a. Hearing on an application requesting a Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district on the proposed Lot 1, Block 1, **Urban Plains by Brandt Eighth Addition**. (Located at 2975 Seter Parkway South) (Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies) (dk)
- 2b. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed Lot 1, Block 1, **Urban Plains by Brandt Eighth Addition**. (Located at 2975 Seter Parkway South) (Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies) (dk)
3. Hearing on an application a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed Lot 2, Block 1, **Urban Plains by Brandt Eighth Addition**. (Located at 2975 Seter Parkway South) (Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies) (dk)
- 4a. Hearing on an application requesting a Conditional Use Permit to allow household living in the GC, General Commercial zoning district on Lot 5, Block 1, **Veterans Square Addition**. (Located at 5600 38th Avenue South) (JB Real Estate Investments, LLC/Eagle Ridge Companies) (cl)

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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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- 4b. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on Lot 5, Block 1, **Veterans Square Addition**. (Located at 5600 38th Avenue South) (JB Real Estate Investments, LLC/Eagle Ridge Companies) (cl)
- 5. Hearing on an application requesting a Plat of **Valley View Estates Fourth Addition** (Minor Subdivision) a replat of Lots 1-12, Block 4, and Lots 1-10, Block 5, Valley View Estates Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4950-4992 36th Avenue South; 4953, 4957, 4961, 4965, 4969, 4973, 4977, 4981, 4985, 4989, 4993, 4997 Big Goose Lane South) (EWR Fargo TH Trio, LLC/Houston Engineering, Inc.) (dk)

D: Other Items:

- 1. Annexation of approximately 122.95 acres of a portion of the North Half of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (me)

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