

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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Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at [www.FargoND.gov/streaming](http://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](http://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](http://www.FargoND.gov/planningcommission).

- 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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## **BOARD OF PLANNING COMMISSIONERS MINUTES**

### **Regular Meeting:**

**Tuesday, July 1, 2025**

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 3:00 p.m., Tuesday, July 1, 2025.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Art Rosenberg, Thomas Schmidt, Amy Hass, Tyler Mohs, Paul Gleye, Michael Betlock, Tracy Jordre, Scott Stofferahn (via conference call)

Absent: Brett Shewey, Joseph Cecil

Chair Tasa called the meeting to order.

### **Business Items:**

#### **Item A: Approve Order of Agenda**

Chair Tasa noted that Items 1, 3a, 3b, 3c, and 4 have been continued to August 5, 2025, and Item D.1 has been withdrawn.

Chair Tasa thanked Board Members and any other community members that attended for participating in the Fargo LDC 2026 meetings held in June. She noted that if anyone was unable to attend an online survey is available at [www.FargoLDC.org](http://www.FargoLDC.org).

Member Rosenberg moved the Order of Agenda be approved as presented. Second by Member Gleye. All Members present voted aye and the motion was declared carried.

#### **Item B: Minutes: Regular Meeting of June 3, 2025**

Member Jordre moved the minutes of the June 3, 2025 Planning Commission meeting be approved. Second by Member Rosenberg. All Members present voted aye and the motion was declared carried.

#### **Item C: Public Hearing Items:**

##### **Item 1: Valley View Twelfth Addition**

**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): CONTINUED TO AUGUST 5, 2025**

A Hearing has been set for June 3, 2025. At the June 3, 2025 meeting, the Hearing was continued to this date and time, however the applicant has requested this application be continued to August 5, 2025.

**Item 2: RLN Business Park Second Addition**

**Hearing on an application requesting a Zoning Change from GI, General Industrial to LI, Limited Industrial on Lots 4-6, Block 1, RLN Business Park Second Addition. (Located at 4551 33rd Street North) (Robert Nelson/Lowry Engineering): APPROVED**

Planning Coordinator Donald Kress presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Gleye moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Zoning Change from GI, General Industrial to LI, Limited Industrial on Lots 4-6, Block 1, RLN Business Park Second Addition, as outlined within the staff report, as the proposal complies with the adopted Fargo Growth Plan 2024, Section 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Mohs. On call of the roll Members Rosenberg, Betlock, Hass, Mohs, Gleye, Schmidt, Jordre, Stofferahn, and Tasa voted aye. Absent and not voting: Members Shewey and Cecil. The motion was declared carried.

**Item 3: 45th Street Park Sixth Addition**

**3a. Hearing on an application requesting a Zoning Change from LI, Limited Industrial 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. (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): CONTINUED TO AUGUST 5, 2025**

**3b. 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): CONTINUED TO AUGUST 5, 2025**

**3c. 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, 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):  
CONTINUED TO AUGUST 5, 2025**

A Hearing has been set for this date and time, however the applicant has requested this application be continued to August 5, 2025.

**Item 4: Gateway Hyundai Addition**

**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): CONTINUED TO AUGUST 5, 2025**

A Hearing has been set for this date and time, however the applicant has requested this application be continued to August 5, 2025.

**Item 5: Westrac Addition**

**Hearing on an application requesting a Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district on a portion of Lot 8, Block 2, Westrac Addition. (Located at 1201 Westrac Drive South) (Borrowed Bucks, LLC/Jesse Craig): APPROVED**

Planner Chelsea Levorsen presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Stofferahn moved the findings and recommendations of staff be accepted the Conditional Use Permit to allow household living in the in LC, Limited Commercial zoning district be approved, as outlined within the staff report, as the proposal complies with Section 20-0909.D(1-6) of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following condition:

1. The maximum residential density shall be 38 dwelling units per acre.

Second by Member Rosenberg. On call of the roll Members Jordre, Hass, Mohs, Gleye, Schmidt, Betlock, Stofferahn, Rosenberg, and Tasa voted aye. Absent and not voting: Members Cecil and Shewey. The motion was declared carried.

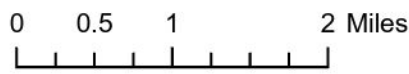
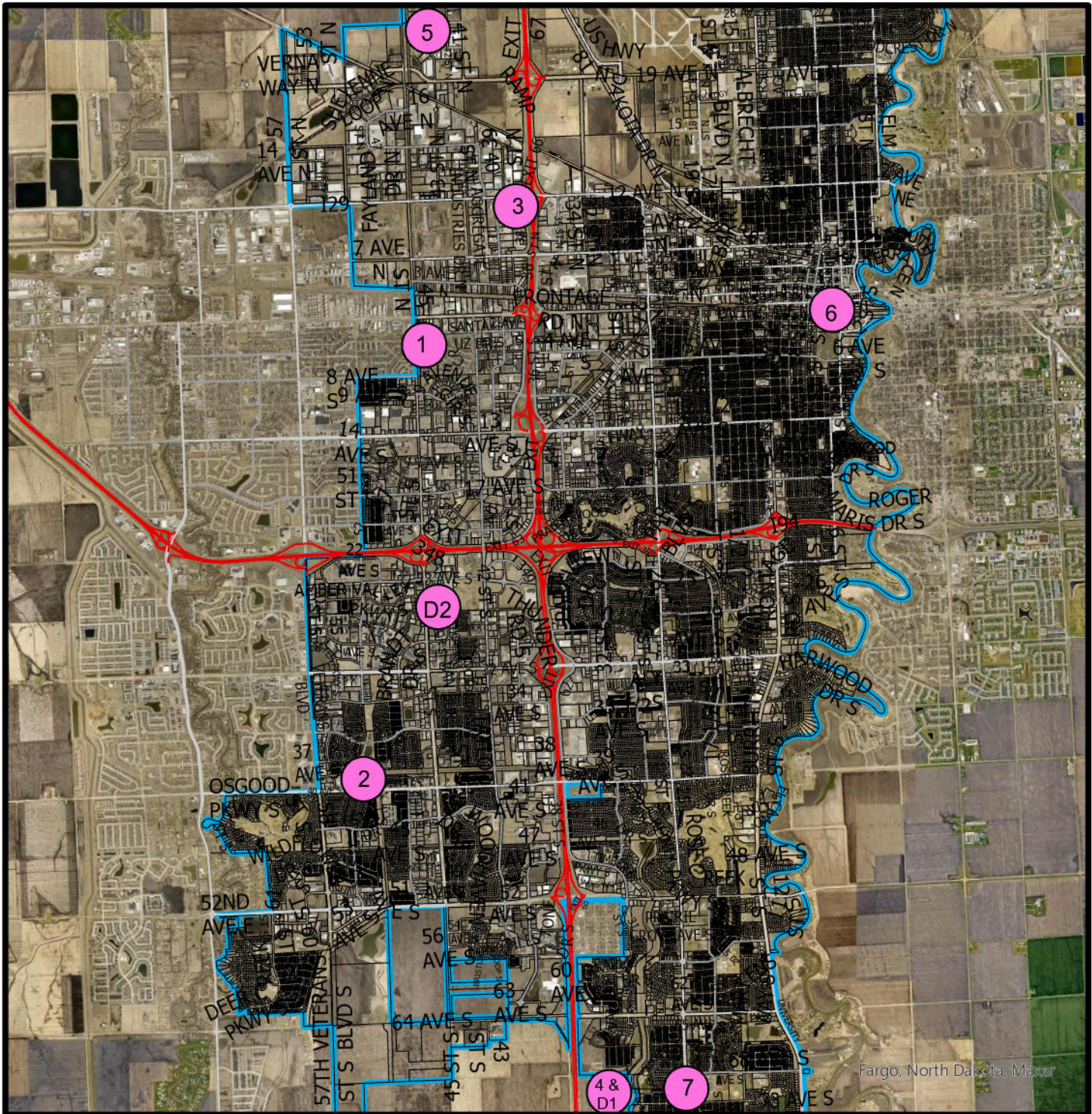
**Item D: Other Items:**

**Item 1: Appeal of an Administrative Decision to Approve a Small Facilities Alternative Access Plan on a property located at 1201 Westrac Drive South. (Borrowed Bucks, LLC/Jesse Craig): WITHDRAWN**

A Hearing has been set for this date and time, however the appellant has requested this appeal be withdrawn.

The time at adjournment was 3:10 p.m.





**Agenda Items Map**  
 Fargo Planning Commission  
 August 5, 2025

### Agenda Item Number

- Continued Items:
- 1a, b & c - 45th Street Park Sixth Addition & 45th Street Park Second Addition
  - 
  - 2 - Valley View Twelfth Addition
  - 3 - Gateway Hyundai Addition
  - 4a & b - Selkirk Place Fourth Addition
  - 5 - Laverne's Sixth Addition
  - 6 - Northern Pacific Third Addition
  - 7 - Madelyn's Meadows Addition
  - D1 - Annexation of a portion of Sec. 11, T138N, R49W
  - D2 - PUD Final Plan for J & O 45th Street Apartments Addition



<b>City of Fargo Staff Report</b>			
<b>Title:</b>	<b>Valley View Twelfth Addition</b>	<b>Date:</b>	07/28/2025
<b>Location:</b>	3900 54 St South	<b>Staff Contact:</b>	Chelsea Levorsen, Planner
<b>Legal Description:</b>	Lot 1, Block 1, Valley View Ninth Addition		
<b>Owner(s)/Applicant:</b>	Brian Kounovsky	<b>Engineer:</b>	Lowry Engineering
<b>Entitlements Requested:</b>	Minor Subdivision (a replat of Lot 1, Block 1, Valley View Ninth Addition, to the City of Fargo, Cass County, North Dakota.)		
<b>Status:</b>	Planning Commission Public Hearing: August 5, 2025		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Vacant, Commercial	<b>Land Use:</b> No Change
<b>Zoning:</b> LC, Limited Commercial with C-O, Conditional Overlay	<b>Zoning:</b> No Change
<b>Uses Allowed:</b> Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, <del>off premise advertising signs</del> , commercial parking, retail sales and service, self-service storage, <del>vehicle repair</del> , limited vehicle service, and certain telecommunications facilities.  <b>C-O, Conditional Overlay No. 5368</b> prohibits certain uses as indicated above and provides design and pedestrian connectivity standards.	<b>Uses Allowed:</b> No Change
<b>Maximum Lot Coverage Allowed:</b> 55%	<b>Maximum Lot Coverage Allowed:</b> No Change

<b>Proposal:</b>
<p>The applicant has requested one entitlement:</p> <ol style="list-style-type: none"> <li>1. A minor subdivision, to be known as Valley View Twelfth Addition, a replat of Lot 1, Block 1, Valley View Ninth Addition.</li> </ol> <p><b>Surrounding Land Uses and Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>• North: Independence Elementary School with zoning of P/I, Public and Institutional</li> <li>• East: Recently platted, Valley View 11<sup>th</sup> Addition, zoned LC, Limited Commercial, with C-O. Two sites currently under construction; Office Condos and a Daycare. Land with zoning of MR-3, Multi-Dwelling Residential</li> <li>• South: Single-family housing units with zoning of SR-2, Single-Dwelling Residential</li> <li>• West: Apartment Complex with zoning of MR-3, Multiple Dwelling Residential</li> </ul> <p><b>Area Plans:</b></p> <p>The 2024 Fargo Growth plan designates this property within the Suburban Neighborhood place type. Primary uses include small to medium residential lots, townhomes, places of worship, daycare centers, and schools. This project is consistent with the Place Type designation for this property.</p>



**Context:**

**Neighborhood:** Brandt Crossing

**Schools:** The subject property is located within the West Fargo School District and is served by Independence Elementary, Liberty Middle and Sheyenne High schools.

**Parks:**

Valley View Park (5200 36 Avenue South) is located approximately two blocks from the subject property. Amenities include a playground, pickleball courts, recreational trails, picnic tables, and a shelter.

Brandt Crossing Park (5009 33 Avenue South) is located just under a mile from the subject property. Amenities include a basketball court, dog park, playground, recreational trails, and shelter amenities.

**Pedestrian / Bicycle:** Shared use paths run adjacent to the property along 54<sup>th</sup> Street and 40<sup>th</sup> Avenue. These paths are a component of the metro area trail system.

**MATBUS Routes:** The subject property is located along MATBUS Route 18. Route 18 connects south Fargo to the GTC, Ground Transportation Center, Downtown. There are three stops located within a quarter-mile of the subject property.

**Staff Analysis:**

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

**Minor Subdivision:**

The plat will plat one existing parcel into three single lots. The plat encompasses approximately 3.48 acres. Several easements exist within the boundary of the plat, including underground utility, access and storm water, and a City of Fargo Water Pipeline easement, all of which are depicted on the Plat.

City staff have concerns about the existing water pipeline easement that runs through Lots 1 and 3. The pipeline is a raw water line, continuously running at a rate of 80 psi. According to the Engineering Department, the pipeline is starting to have some failures and repairs will likely be required in the future.

Because of the unique circumstances noted above, the following documents will be required:

1. Developer Agreement – The Developer Agreement will require the property owner to enter into a Consent to Construct Agreement with the City prior to any site improvements within the City's existing watermain easement. It will also state that Lots 1, 2, and 3 will lose access through the private shared access easement whenever the City needs to complete work on the watermain.
  - The owner is in the process of developing a private shared access agreement with the adjacent East property owner in the event that the primary entrance to the site is closed for watermain repair.
2. Consent to Construct Agreement – The Consent to Construct Agreement will only allow surface improvements within the easement area. It will also specify that any impacts to private improvements within the easement area, as a result of the City completing work to its watermain, will solely be the property owners' responsibility. This includes removals and replacement of these improvements.
3. Amenities Plan – An updated amenities plan has been created by engineering staff and signed by the property owner.

**C-O, Conditional Overlay & CUP, Conditional Use Permit:**

Conditional overlay no. 5368 prohibits certain uses and provides design and pedestrian connectivity standards. The ordinance, approved by City Commission on 08-08-2022, repealed the existing CUP, conditional use permit allowing daycare facilities on the previously zoned MR-3, Multi-family Residential.

**Access & Amenities:**

Access to the site will align with an existing driveway on 54<sup>th</sup> Street South. There will be an access easement, shared by all three lots. There is an existing negative access easement along 40<sup>th</sup> Avenue and a negative access easement has been added along 54<sup>th</sup> Street South. These easements will prohibit vehicle access.

The LDC stipulates that the following criteria is met before a minor plat can be approved:

- 1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The current zoning for the area is LC, Limited Commercial with CO, conditional overlay. No zone change is proposed. The current zoning and proposed land use are consistent with the Suburban Neighborhood place type, designated in the 2024 Fargo Growth Plan. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff have received two inquiries, both from the same person. They have voiced no opposition to the subdivision, but have voiced concerns about increased traffic near the school. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

- 2. Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

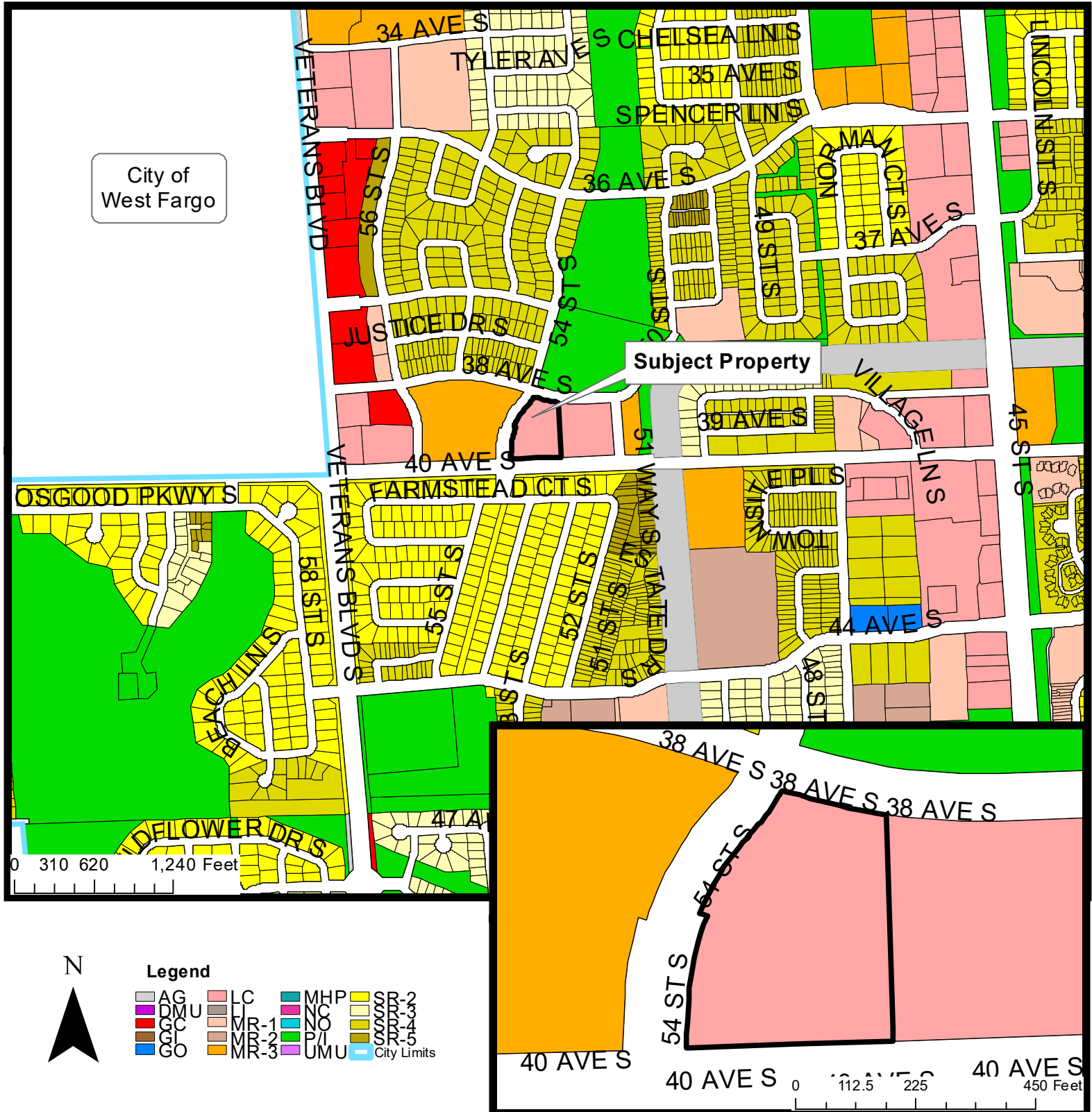
While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. **(Criteria Satisfied)**

<b>Staff Recommendation:</b>
Suggested Motion: “To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, <b>Valley View Twelfth Addition</b> , as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B and C of the LDC, and all other applicable requirements of the Land Development Code”.
<b>Planning Commission Recommendation:</b>
<b>Attachments:</b>
<ol style="list-style-type: none"><li>1. Zoning Map</li><li>2. Location Map</li><li>3. Preliminary Plat</li><li>4. Amenities Plan</li></ol>

# Minor Subdivision

## Valley View Twelfth Addition

3900 54th Street South

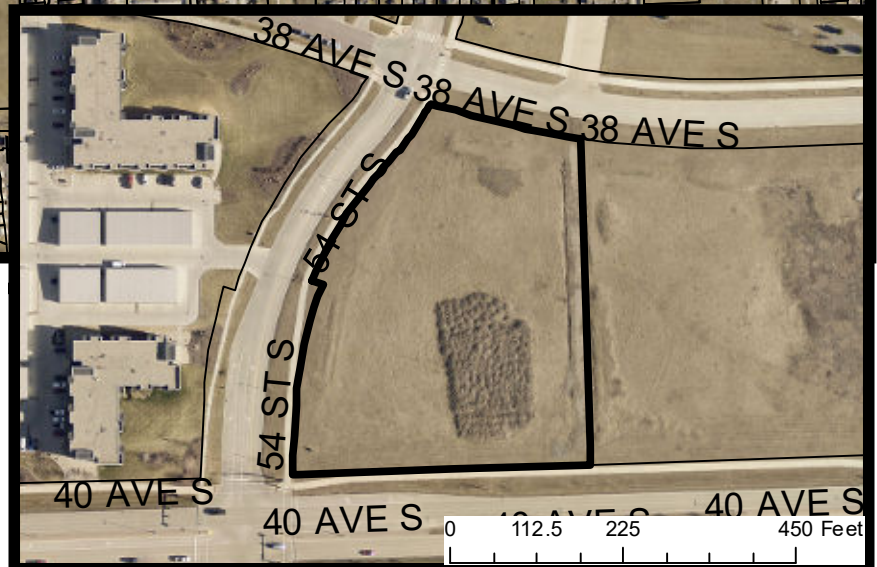
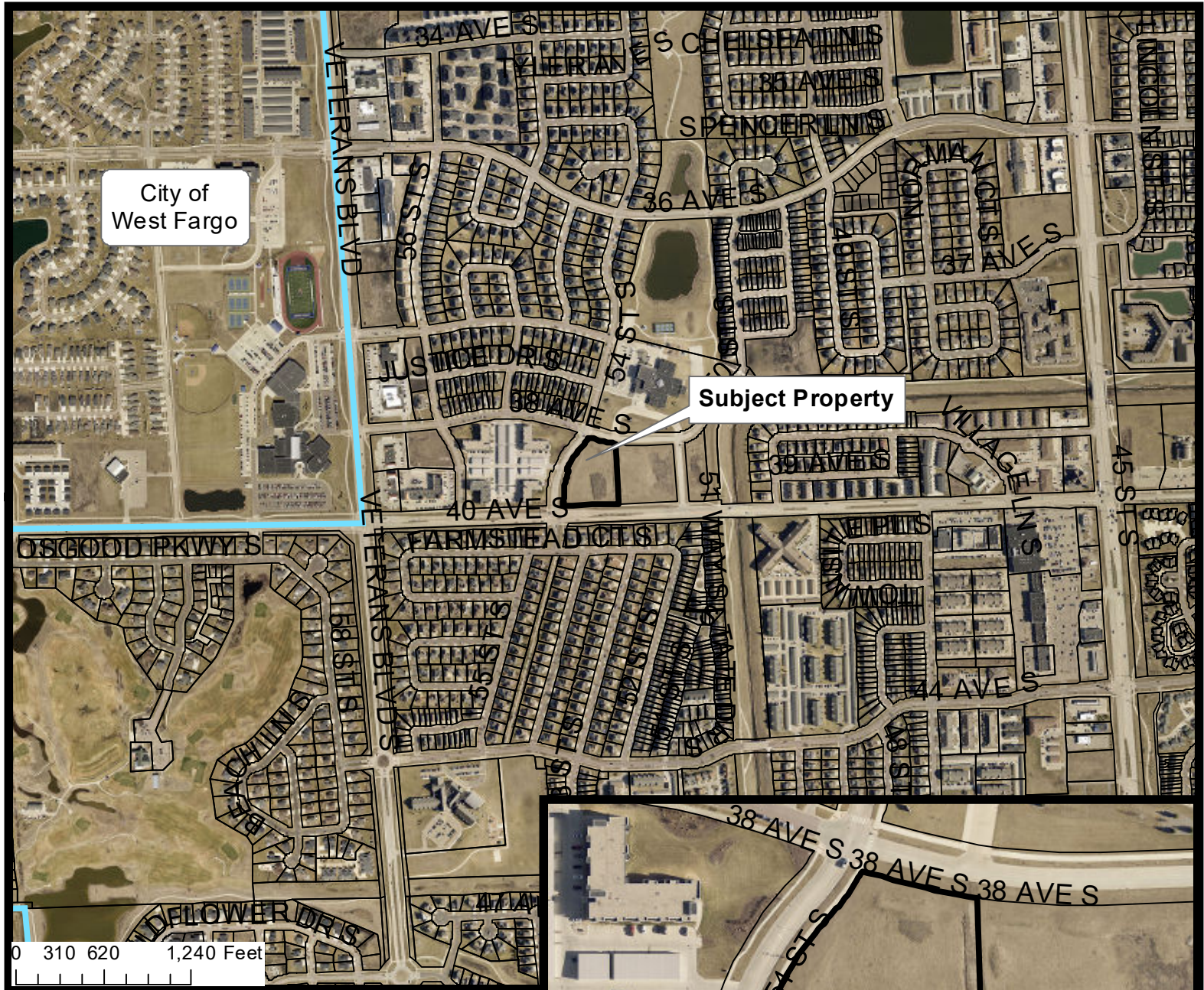




# Minor Subdivision

## Valley View Twelfth Addition

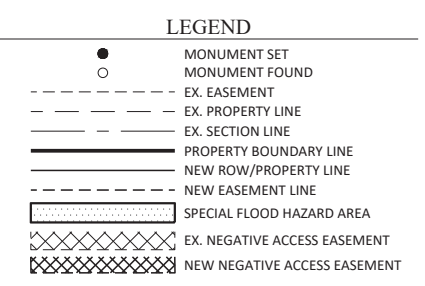
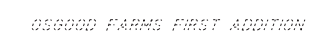
3900 54th Street South



### Legend

 City Limits



[illegible]

DATE OF SURVEY: SEPTEMBER 2021  
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE  
SYSTEM, DECEMBER 1992, US SURVEY FEET  
BENCHMARK USED: PROJECT BENCHMARK IS THE TOP NUT  
OF A FIRE HYDRANT LOCATED ON EAST SIDE  
OF LOT 2, BLOCK 1 OF VALLEY VIEW  
ELEVENTH ADDITION. THE ELEVATION OF  
SAID TOP NUT IS 908.55'. (NAVD88)

1. BASE FLOOD ELEVATION FOR ZONE AE 1% ANNUAL FLOOD CHANCE IS 905.70' IN NAVD 88 DATUM.
2. NEGATIVE EASEMENT, AS NOTED ON THE PLAT OF VALLEY VIEW NINTH ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OF PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STRIP OR WAY. THE NEGATIVE EASEMENT IS NOT A STRIP OF LAND OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

FOR RECORDING PURPOSES ONLY

07/09/25 02:40:58PM Z:\Lowry Shared Files\Projects\_2024\24141 - Daily Perks Coffee Fargo\Drawings\24141\_ProjectSurvey\XR-Plat\_24141.dwg

A MINOR SUBDIVISION PLAT OF  
**VALLEY VIEW TWELFTH ADDITION**  
A REPLAT OF LOT 1, BLOCK 1, VALLEY VIEW NINTH ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT GBP, LLC ARE IS THE OWNER OF THAT PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, VALLEY VIEW NINTH ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS VALLEY VIEW TWELFTH ADDITION TO THE CITY OF FARGO, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS THE SHARED POND EASEMENT AND ALL SHARED UTILITY & STORM SEWER EASEMENTS AS SHOWN ON SAID PLAT AS PRIVATE EASEMENTS FOR THE BENEFIT OF ALL LOTS. SAID TRACT OF LAND, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 3.47 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: \_\_\_\_\_  
BRIAN KOUNOVSKY, PRESIDENT  
GBP, LLC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRIAN KOUNOVSKY, PRESIDENT OF GBP, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS VALLEY VIEW TWELFTH ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COLE A. NESET,  
REGISTERED LAND SURVEYOR  
LS-7513

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

FARGO CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
TOM KNAKMUHS, PE  
CITY ENGINEER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, PE, FARGO CITY ENGINEER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
MARANDA TASA, CHAIR  
FARGO PLANNING COMMISSION

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA TASA, CHAIR, FARGO PLANNING COMMISSION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
TIMOTHY J. MAHONEY  
MAYOR

\_\_\_\_\_  
STEVEN SPRAGUE  
CITY AUDITOR

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR, CITY OF FARGO AND STEVEN SPRAGUE, CITY AUDITOR, CITY OF FARGO TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

FOR RECORDING PURPOSES ONLY

**Site Amenities and Project Plan  
Valley View Twelfth Addition  
July 25, 2025**

**Location:** The subject property is legally referred to as Lots 1, 2, and 3 Block 1, Valley View Twelfth Addition to the City of Fargo, Cass County, North Dakota, a replat of Lot 1, Block 1 of Valley View Ninth Addition.

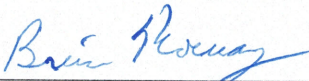
**Details:** The project includes three (3) LC, Limited Commercial zoned lots. As approved, the project is intended to be developed as a limited commercial development, pursuant to the LDC.

**Right of Way (ROW):** No public right of way dedications are required as part of Valley View Twelfth Addition.

**Storm Water Management:** Lots 1, 2, and 3, Block 1 of the Valley View Twelfth Addition are served by a regional storm water pond located on Lot 7, Block 6 of the Valley View Addition. This pond complies with the City of Fargo's Policy on Storm Water Discharge and Treatment Requirements, providing the required storm water quantity, up to 65% impervious, and quality for Lots 1, 2, and 3, Block 1 of the Valley View Twelfth Addition.

In addition, a previously constructed private, on-site storm water facility serves Lots 1 and 2, Block 1 of Valley View Eleventh Addition and Lots 2 and 3, Block 1 of Valley View Twelfth Addition. This storm water facility accommodates impervious areas of up to 80% for Lots 1, 2, or 3, Block 1 of the Valley View Twelfth Addition. Property owners within the Valley View Eleventh and Twelfth Additions are solely responsible for the operation and maintenance of the private storm water facility.

This Amenities Plan is hereby approved.

  
\_\_\_\_\_  
Brian Kounovsky, President  
GBP, LLC

7/29/25  
date

\_\_\_\_\_  
Tom Knakmuhs, City Engineer

\_\_\_\_\_  
date



City of Fargo Staff Report			
<b>Title:</b>	Gateway Hyundai Addition	<b>Date:</b>	7/30/2025
<b>Location:</b>	3800 Main Avenue	<b>Staff Contact:</b>	Luke Morman, Planner
<b>Legal Description:</b>	Portions of Lots 1-2, Porritt's Subdivision.		
<b>Owner(s)/Applicant:</b>	I&S Development LLP/Houston Engineering	<b>Engineer:</b>	Houston Engineering
<b>Entitlements Requested:</b>	<b>Major Subdivision</b> (a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota)		
<b>Status:</b>	Planning Commission Public Hearing: August 5 <sup>th</sup> , 2025		

Existing	Proposed
<b>Land Use:</b> Retail sales and service	<b>Land Use:</b> Unchanged
<b>Zoning:</b> GC, General Commercial	<b>Zoning:</b> Unchanged
<b>Uses Allowed:</b> GC, General Commercial, allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishments, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities.	<b>Uses Allowed:</b> Unchanged
<b>Maximum Lot Coverage:</b> Maximum 85% building coverage.	<b>Maximum Lot Coverage:</b> Unchanged

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> <li>1. A major subdivision, entitled <b>Gateway Hyundai Addition</b>, a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota.</li> </ol> <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> <li>• North: Across Main Avenue, GC with office.</li> <li>• East: Interstate 29 Right of Way.</li> <li>• South: Across 2<sup>nd</sup> Avenue South, LI, Limited Industrial, GC, General Commercial with limited vehicle service and retail sales and service.</li> <li>• West: GC, General Commercial with retail sales and service.</li> </ul>
Area Plans:
<p>Fargo's Growth Plan 2024 was adopted on August 19th, 2024. This project is consistent with the place type designation of Transitional Industrial/Commercial for this property.</p>

## Context:

**Schools:** The subject property is within the West Fargo School District and is served by L.E. Berger Elementary, Cheney Middle, and West Fargo High schools.

**Neighborhood:** The subject property is located within the Village West Neighborhood.

**Parks:** There are no parks within ½ mile of the subject property.

**Pedestrian / Bicycle:** There is a path on the south side of Main Avenue that is approximately 8 feet wide.

**Transit:** MATBUS Route 20 runs along 38<sup>th</sup> Street South and 9<sup>th</sup> Avenue South. A bus stop is located approximately ½ mile from the subject property.

## Staff Analysis:

### Major Subdivision

The subdivision plat will combine two deed-split lots into a one lot, one block subdivision entitled Gateway Hyundai Addition. An existing NDDOT (North Dakota Department of Transportation) easement is being formally dedicated as right-of-way to the NDDOT. The intersection will be unchanged and the existing access from the subject property will remain.

### Building Permit

There is a building permit application currently under review with a demolition and foundation only permits already approved. Due to the current permit review, an amenities plan is not required because storm water items are being addressed through the permitting process.

### **Major Subdivision**

The LDC stipulates that the following criteria are met before a major plat can be approved

- 1. Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.**

The existing zoning designation for the development on the subject property is GC, General Commercial, and will remain. This zone will accommodate the proposed car dealership and is consistent with the recently adopted Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project.

**(Criteria Satisfied)**

- 2. Section 20-0907.B.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The existing zoning designation of GC, General Commercial, will remain and is consistent with the adopted Fargo Growth Plan 2024. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code.

**(Criteria Satisfied)**

- 3. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**



The City's standard policy is that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.  
**(Criteria Satisfied)**

**Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission for the proposed major subdivision plat of **Gateway Hyundai Addition** a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota, as presented; as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, and 20-0907 of the LDC, and all other applicable requirements of the LDC."

**Planning Commission Recommendation:** August 5<sup>th</sup>, 2025

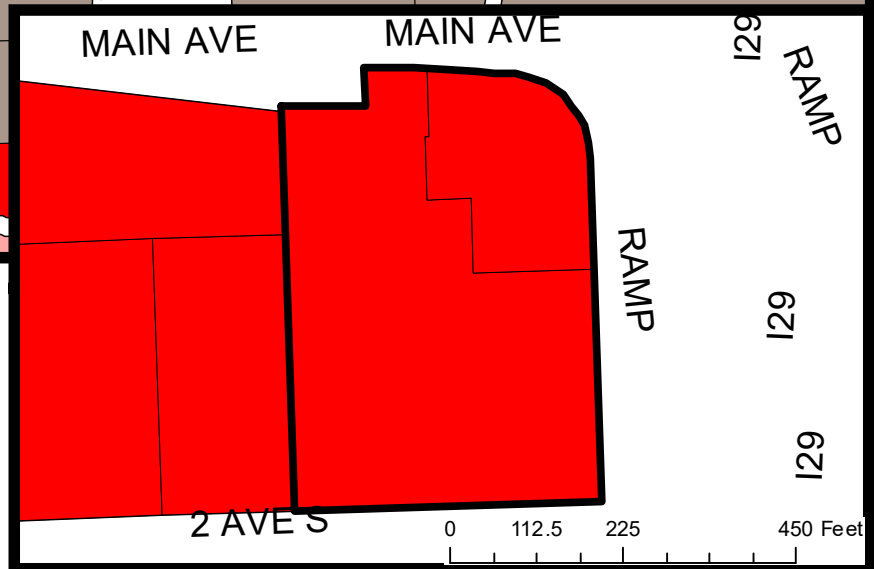
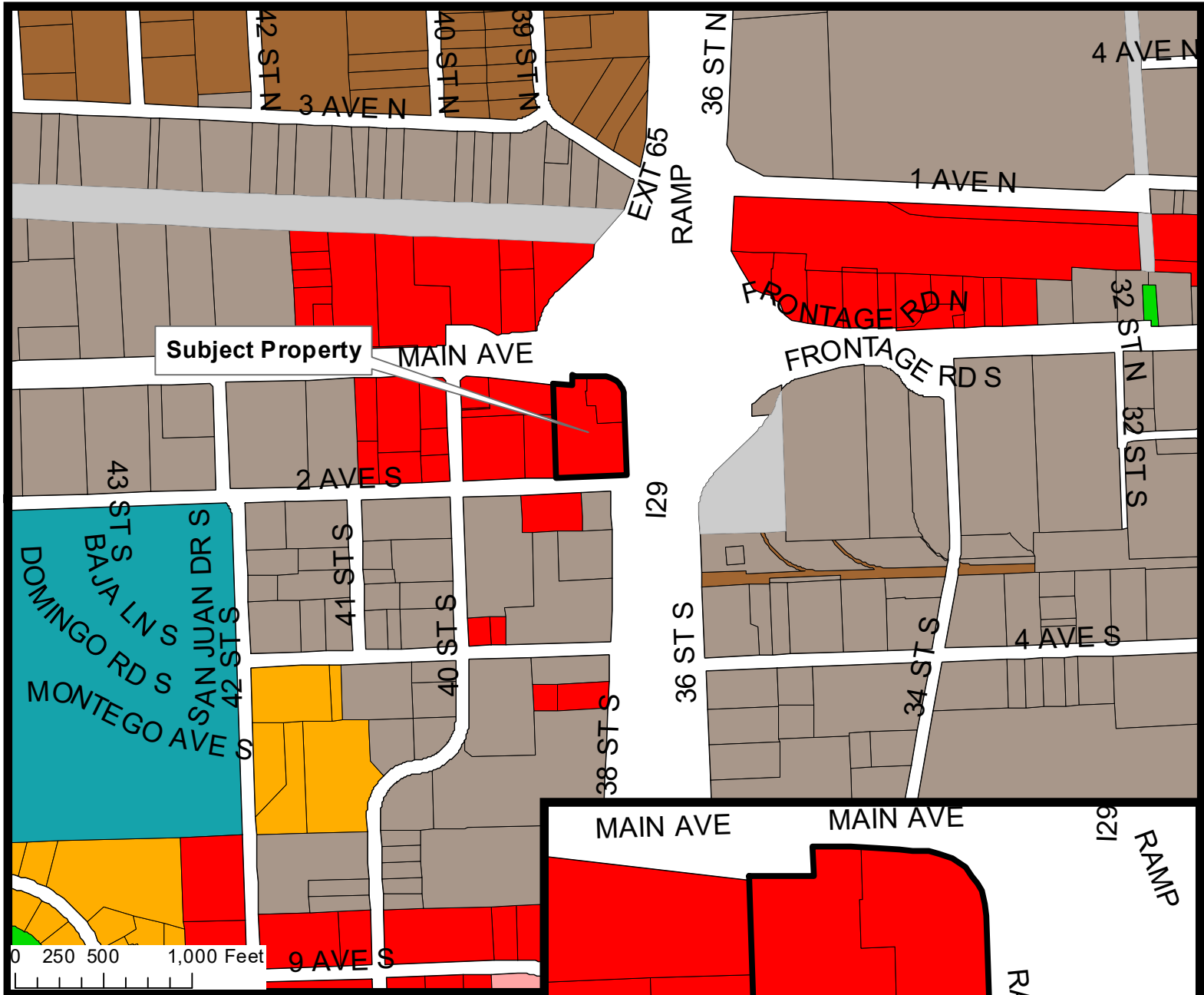
**Attachments:**

1. Zoning Map
2. Location Map
3. Preliminary Plat

# Major Subdivision

## Gateway Hyundai Addition

3800 Main Avenue



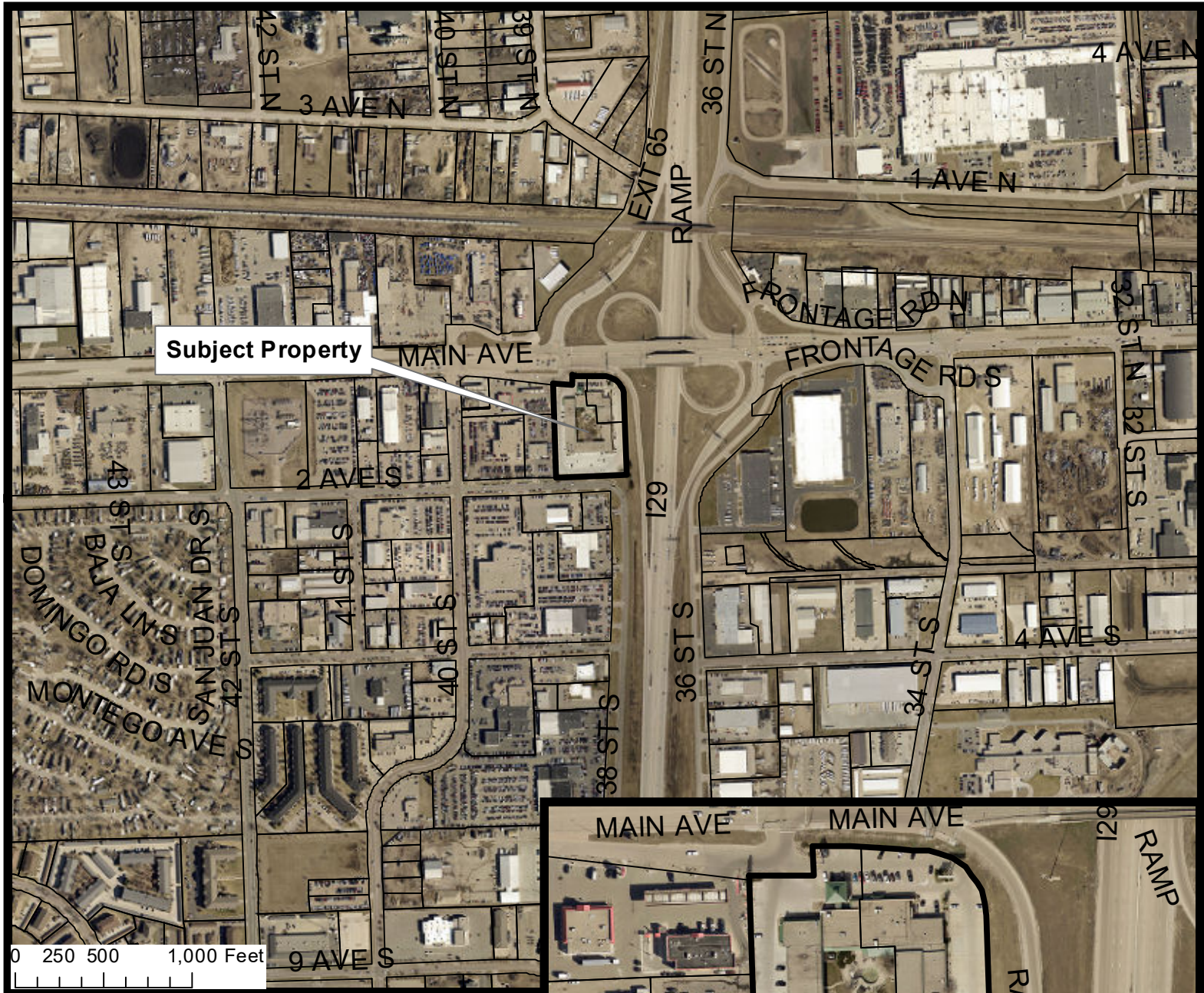
### Legend

AG	DMU	GC	GO	LC	MRR-1	MRR-2	MRR-3	MHP	NC	NO	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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# Major Subdivision

## Gateway Hyundai Addition

3800 Main Avenue



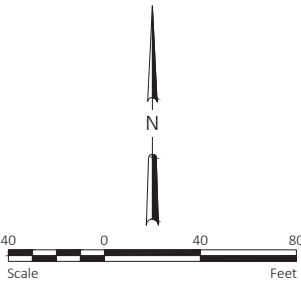
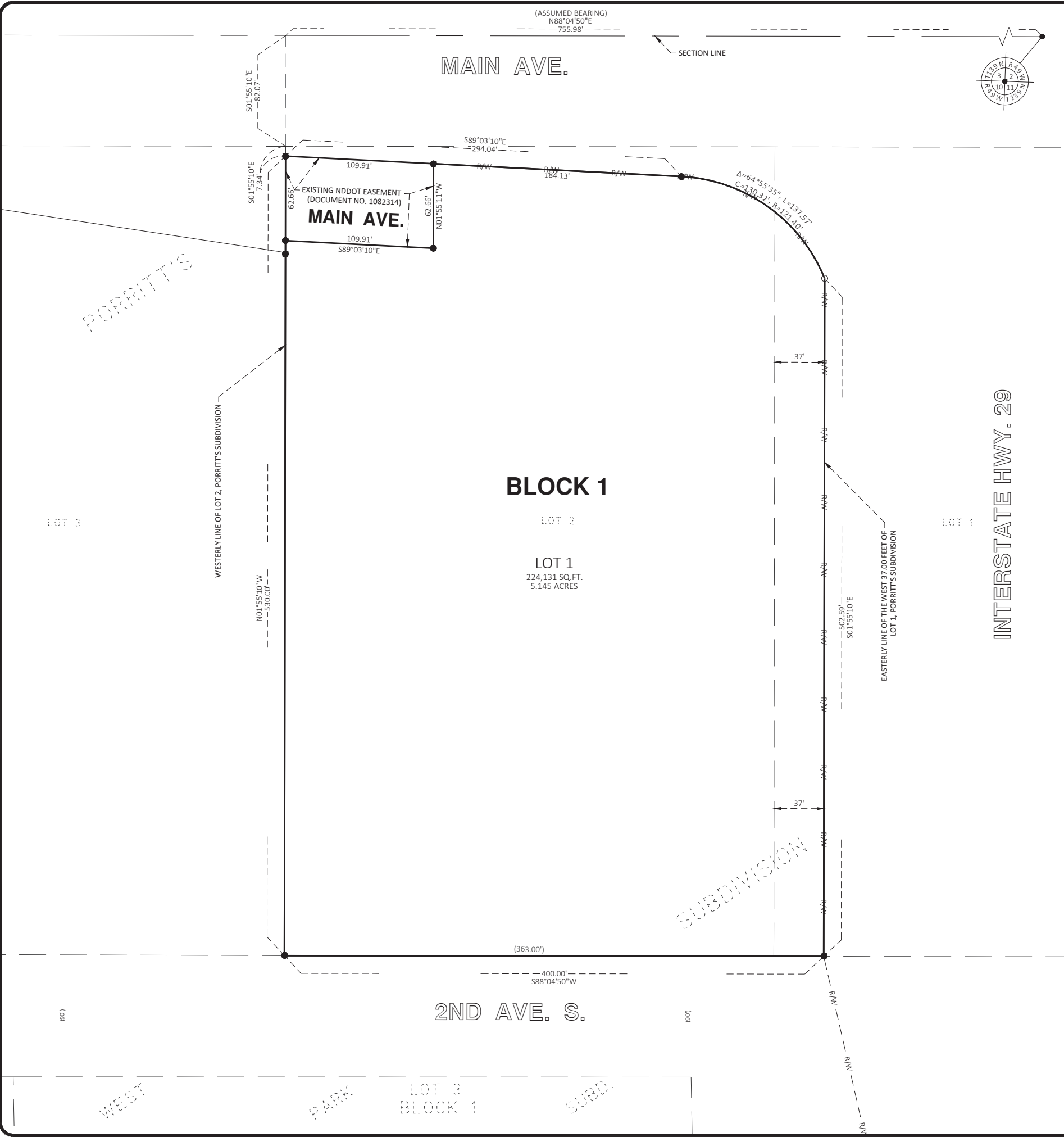
### Legend

 City Limits



# GATEWAY HYUNDAI ADDITION

A MAJOR SUBDIVISION  
BEING A REPLAT OF PART OF LOTS 1 & 2, PORRITT'S SUBIVISION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA



LEGEND	
IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
PLATTED LOT LINE	—————
EXISTING EASEMENT LINE	- - - - -
NEW EASEMENT LINE	- - - - -
EXISTING RIGHT-OF-WAY	————— R/W ———

BEARINGS SHOWN ARE BASED ON THE  
CITY OF FARGO GROUND COORDINATE  
SYSTEM, DECEMBER 1992.

PRELIMINARY PLAT

GATEWAY HYUNDAI ADDITION
A MAJOR SUBDIVISION
BEING A REPLAT OF PART OF LOTS 1 & 2, PORRITT'S SUBIVISION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That I & S Development, LLP, a North Dakota limited liability partnership, is the owner and proprietor of the following described tract of land:

Lot 2, together with the westerly 37.00 feet of Lot 1, Porritt's Subdivision of a portion of the North Half of Section 10, Township 139 North, Range 49 West of the Fifth Principal Meridian, in the City of Fargo, Cass County, North Dakota, less that part lying northerly of the following described line:

Commencing at the Northeast Corner of said Section 10; thence South 88°04'50" West (assumed bearing), along the northerly line of the Northeast Quarter of said Section 10, for a distance of 755.98 feet to a point of intersection with the westerly line of said Lot 2 as extended north; thence South 01°55'10" East, along the westerly line of said Lot 2 as extended north, for a distance of 82.07 feet to the Northwest Corner of said Lot 2; thence continue South 01°55'10" East, along the westerly line of said Lot 2, for a distance of 7.34 feet to a point of intersection with the westerly Right-of-Way line of Interstate Highway 29 and the True Point Of Beginning of the line to be described; thence South 89°03'10" East, along the westerly Right-of-Way line of said Interstate Highway 29, for a distance of 294.04 feet to a point of tangential curvature to the right, radius 121.40 feet; thence southeasterly, along said curve to the right and along the westerly Right-of-Way line of said Interstate Highway 29, for a distance of 137.57 feet, central angle 64°55'35", to a point of intersection with the easterly line of the westerly 37.00 feet of said Lot 1, said line there terminating.

Said tract contains 5.303 acres, more or less.

And that said party has caused the same to be surveyed and platted as GATEWAY HYUNDAI ADDITION to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the avenue as shown on this plat.

OWNER:

I & S Development, LLP, a North Dakota limited liability partnership

Brad Sather, President

State of
County of
)
) ss
)

On this day of , 20 before me personally appeared Brad Sather, President of I & S Development, LLP, a North Dakota limited liability partnership, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability partnership.

Notary Public:

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this day of , 20.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public:

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this day of , 20.

Tom Knakmuhs, PE, City Engineer

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as City Engineer.

Notary Public:

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this day of , 20.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public:

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this day of , 20.

Timothy J. Mahoney, Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public:



<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Selkirk Place Fourth Addition	<b>Date:</b>	7/30/2025
<b>Location:</b>	3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South	<b>Staff Contact:</b>	Donald Kress, planning coordinator
<b>Legal Description:</b>	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.		
<b>Owner(s)/Applicant:</b>	NICD, LLC; James and Kristin Bullis Family LLLP; Kick Properties LLC; City of Fargo; Southeast Cass Water Resource District / EagleRidge Development	<b>Engineer:</b>	Bolton & Menk
<b>Entitlements Requested:</b>	<b>Major Subdivision</b> (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) <b>Zone Change</b> (from AG, Agricultural and GC, General Commercial to AG, Agricultural, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional)		
<b>Status:</b>	Planning Commission Public Hearing: August 5 <sup>th</sup> , 2025		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Undeveloped	<b>Land Use:</b> Agricultural, Residential, Public Park, Stormwater Detention, County Drain, Levee
<b>Zoning:</b> AG, Agricultural; GC, General Commercial	<b>Zoning:</b> AG, Agricultural; SR-4, Single Dwelling Residential; SR-5, Single Dwelling Residential; MR-3, Multi-Dwelling Residential with Conditional Overlay; P/I, Public/Institutional
<b>Uses Allowed:</b> AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, crop production, and certain telecommunications facilities.  GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment, offices,	<b>Uses Allowed:</b> AG, Agricultural—no change  SR-4, Single Dwelling Residential Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities;  SR-5 Allows detached houses, attached houses and duplexes, daycare centers, parks and open

off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and some telecommunication facilities.	<p>space, religious institutions, safety services and basic utilities.</p> <p>MR-3, Multi-Dwelling allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, and basic utilities, and certain telecommunications facilities <b>with conditional overlay that provides development standards</b></p> <p>P/I, Public Institutional Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, schools, offices, commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, major entertainment events, basic utilities, and certain telecommunications facilities.</p>
<p><b>Maximum Density Allowed (Residential):</b> AG --1 dwelling unit per 10 acres.</p> <p>Maximum Lot Coverage GC—85%</p>	<p><b>Maximum Density Allowed:</b> AG-- 1 dwelling unit per 10 acres; SR-4-- 12.1 dwelling units per acre. SR-5—14.5 dwelling units per acre MR-3—24 dwelling units per acre Residential uses are not allowed in the P/I zone.</p>
<b>Proposal:</b>	
<p>The applicant requests two entitlements:</p> <ol style="list-style-type: none"> <li>1. A major subdivision, entitled <b>Selkirk Place Fourth Addition</b>, plat of a 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; and</li> <li>2. A zone change from AG, Agricultural and GC, General Commercial to AG, Agricultural, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O. Conditional Overlay and P/I, Public and Institutional</li> </ol> <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p><b>Surrounding Land Uses and Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>• North: SR-4 Single-Dwelling Residential; MR-3, Multi-Dwelling Residential; GC, General Commercial; P/I, Public/Institutional; platted; not yet undeveloped</li> <li>• East: AG; Cass County Drain 53</li> <li>• South: AG; undeveloped</li> <li>• West: Interstate 29 Right of Way</li> </ul>	
<b>Context:</b>	
<p><b>Schools:</b> The subject property is located within the Fargo School District and is served by Centennial Elementary, Discovery Middle and Davies High schools.</p> <p><b>Neighborhood:</b> The subject property is located within the Davies neighborhood.</p> <p><b>Parks:</b> The project includes a public park, which will be developed at the time of residential development.</p>	

**Pedestrian / Bicycle:** See “TRAIL CONNECTIVITY” below.

**Transit/MATBUS:** The subject property is not on a MATBUS route.

**Staff Analysis:**

**GROWTH PLAN**

Fargo Growth Plan 2024 designates the future place type of the area of the proposed subdivision as “Urban Neighborhood.” Primary uses within this place type are

- small lot single-family detached housing
- duplexes

Secondary uses are

- triplex, and quadplex,
- townhomes up to 10 units per building,
- pockets of multi-family structures,
- places of worship,
- schools,
- daycare centers,
- home offices,
- neighborhood-scale retail and services.

The proposed zoning and development for this subdivision is consistent with this place type designation.

**SUBDIVISION AND ZONE CHANGE**

The covers 124.22 acres and will create a total of 310 lots, to be zoned as shown in the chart below.

BLOCK	LOTS	ZONING	LAND USE	COMMENT
1	1, 2	AG	Undeveloped with this plat	For future development—see “AG Zoned Lots” below
2	1	MR-3	Multi-Dwelling Residential	With conditional overlay
2	2-20	SR-4	Single-Dwelling Residential (detached)	
3	1-19	SR-4	Single-Dwelling Residential (detached)	
4	1-19	SR-4	Single-Dwelling Residential (detached)	
4	20, 21	SR-5	Single-Dwelling Residential Townhomes (attached)	
5	1-38	SR-4	Single-Dwelling Residential (detached)	
6	1-35	SR-4	Single-Dwelling Residential (detached)	
7	1-32	SR-4	Single-Dwelling Residential (detached)	
8	1-30	SR-4	Single-Dwelling Residential (detached)	
9	1-14 and 16-28	SR-4	Single-Dwelling Residential (detached)	
9	15	P/I	Fargo Park District park	To be conveyed to Fargo Park District
9	29	P/I	Fargo Park District park	To be conveyed to Fargo Park District
9	30	P/I	Drain setback, levee	To be conveyed to SE Cass Water Resource District (WRD)
9	31	P/I	County Drain 53	Owned by SE Cass WRD
10	1-30	SR-4	Single-Dwelling Residential (detached)	
11	1-33	SR-4	Single-Dwelling Residential (detached)	
12	1	MR-3	Multi-Dwelling Residential	With conditional overlay
12	2-19	SR-4	Single-Dwelling Residential (detached)	

**SR-4 Zoned Lots** The 300 SR-4 zoned lots range in size from 4,800 square feet to over 8,500 square feet. Lot widths range from 40 to 50 feet. The developer intends these lots for detached single dwelling

residences. All SR-4 zoned lots meet the minimum required lot area of the SR-4 zone of 3,600 square feet and minimum lot width of 34 feet.

**SR-5 Zoned Lots** The lot sizes and maximum number of units for the two SR-5 zoned lots are shown in the chart below. These lots are intended for attached single-dwelling residences. Maximum density in the SR-5 zoned is 14.5 dwelling units per acre.

BLOCK	LOT	AREA	SR-5 DENSITY	MAXIMUM UNITS
4	20	1.66 acres	14.5 dwelling units per acre	24
4	21	2.23 acres	14.5 dwelling units per acre	32

**MR-3 Zoned Lots** The lot sizes and maximum number of units for the two MR-3 zoned lots are shown in the chart below. These lots are intended for multi-dwelling development. Maximum density in the MR-3 zone is 24 dwelling units per acre.

BLOCK	LOT	AREA	MR-3 DENSITY	MAXIMUM UNITS
2	1	10.39 acres	24 dwelling units per acre	249
12	1	9.09 acres	24 dwelling units per acre	218

The conditional overlay (C-O) on the MR-3 zoned lots provides development standards consistent with other recently-adopted conditional overlays for MR-3 zoned properties. A copy of the C-O is attached.

**P/I Zoned Lots.** The four P/I zoned lots are intended for a public park and stormwater detention facility, Cass County Drain 53 and its related setback and levee. These lots will be owned by government entities.

**AG Zoned Lots** Lots 1 and 2, Block 1 will be zoned AG: Agricultural. The applicant intends to develop these lots in a future phase, perhaps after the new Land Development Code has been adopted. The applicant will apply to rezone these lots at the time they get developed.

**ACCESS:** The lots will be accessed by way of dedicated public streets. Necessary rights of way will be dedicated with the plat, as shown in the chart below.

STREET	CLASSIFICATION	COMMENT
33rd Street South	Collector	Continues existing street
Diamond Drive South	Local	New street
`	Local	New street
Belding Drive	Local	Continues existing street
32 <sup>nd</sup> Street South	Local	Continues existing street
Selkirk Drive South	Local	Continues existing street
69 <sup>th</sup> Avenue South	Local	Continues existing street
71 <sup>st</sup> Avenue South	Local	New street
73 <sup>rd</sup> Avenue South	Collector	Aligns with 73rd Avenue on east side of Drain 53

**NEGATIVE ACCESS EASEMENT:** The plat depicts negative access easements (NAE's) along the side yards of the residential lots along 67<sup>th</sup>, 69<sup>th</sup>, 71<sup>st</sup>, and 73<sup>rd</sup> Avenues South. These NAE's prevent direct access to these lots from those avenues. Small NAE's also are depicted along the local residential streets where the lots widths are narrower than 50 feet. These NAE's are intended to manage driveway widths and locations.

**SIDEWALK AND BOULEVARD MAINTENANCE:** The property owners of the lots with side yard frontage along 67<sup>th</sup>, 69<sup>th</sup>, 71<sup>st</sup>, and 73<sup>rd</sup> Avenues South will have some responsibility for sidewalk and boulevard maintenance along those frontages, as described in the amenities plan.

**TRAIL CONNECTIVITY:** Planning, Engineering, and Park District staff are working with the applicant to insure effective trail connectivity. Off-street shared use paths are intended for the south sides of 67<sup>th</sup> and 73<sup>rd</sup> Avenue south, the east side of 33<sup>rd</sup> Street South (continuing an existing path), and along the nearby Drain 53. Proposed paths will be referred to in the amenities plan.



**CONCURRENT ANNEXATION:** A portion of the subject property is within the city limits and a portion is within Fargo's four-mile extra-territorial jurisdiction (ETJ). The portion in the ETJ is the subject of an owner-initiated annexation. This annexation follows a different review path than the subdivision, but both the annexation and subdivision are intended to appear on the same City Commission agenda for final hearing. Planning Commission review of the proposed annexation is item D.1 on the August 5<sup>th</sup>, 2025 Planning Commission Agenda.

### **Zoning**

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

**1. Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?**

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned AG, Agricultural and GC, General Commercial. The proposed zoning of SR-4, SR-5, and MR-3 with conditional overlay will allow the proposed residential development. The proposed P/I zoning will accommodate the proposed public park as well as County Drain 53 and its related setback and levee. The P/I zoned lots will be owned by government entities. Two large lots will be zoned AG, Agricultural, intended for a future phase of development. **(Criteria Satisfied)**

**2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?**

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. Lots in the subdivision will front on dedicated public streets. The necessary rights of way for these streets will be dedicated with the plat. These streets will provide access and public utilities to serve the development. **(Criteria satisfied)**

**3. Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

**4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?**

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." The proposed development is consistent with the recently adopted Fargo Growth Plan 2024. **(Criteria satisfied)**

### **Subdivision**

The LDC stipulates that the following criteria are met before a major plat can be approved:

**1. Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.**

The proposed zoning designations for the development on this property are AG, Agricultural; SR-4 and SR-5, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential with conditional overlay; and P/I, Public/Institutional. The SR- and MR-zones will accommodate the proposed residential development. The proposed P/I zoning will accommodate the proposed public park as well as County Drain 53 and its related setback and levee. Two large lots will be zoned AG, Agricultural, intended for a future phase of development and are consistent with the recently adopted Fargo Growth Plan 2024. In accordance with

Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project. **(Criteria Satisfied)**

**2. Section 20-0907.B.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The proposed zoning designations for the development on this property of AG, Agricultural; SR-4 and SR-5, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential with conditional overlay; and P/I, Public/Institutional are consistent with the recently adopted Fargo Growth Plan 2024. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

**3. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

Any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. City staff has developed an amenities plan to define certain aspects of the development, including stormwater, utility connections, and access. This amenities plan will be reviewed and signed by the applicant and reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final City Commission hearing for this subdivision. **(Criteria Satisfied)**

#### **Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed: 1) zone change from AG, Agricultural and GC, General Commercial to AG, Agricultural, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional; and 2) plat of **Selkirk Place Fourth Addition** major subdivision, as presented; as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, and Sections 20-0906.F (1-4) and 20-0907 of the LDC, and all other applicable requirements of the LDC."

**Planning Commission Recommendation:** August 5th, 2025

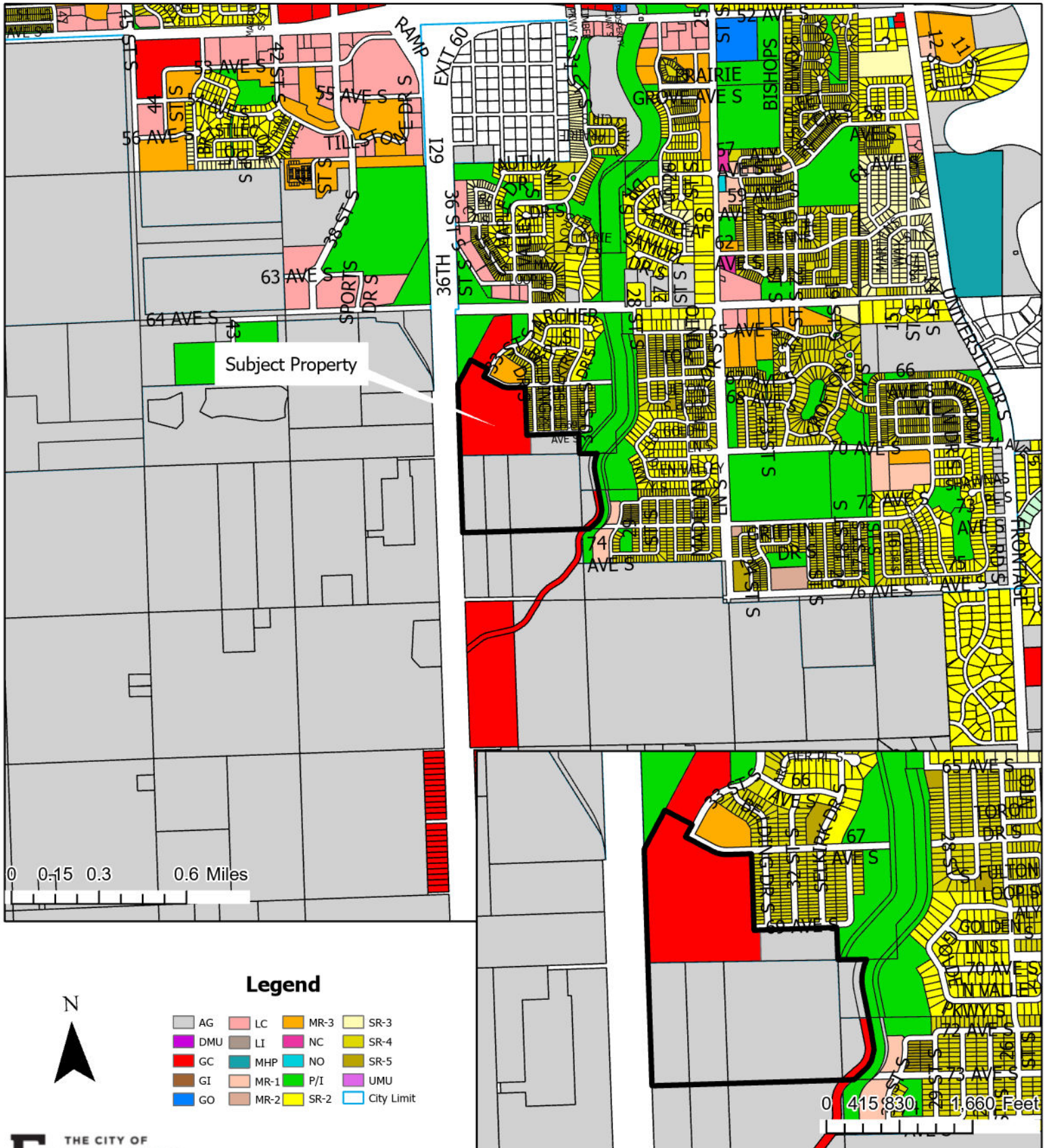
#### **Attachments:**

1. Zoning Map
2. Location Map
3. Zoning Exhibit (provided by applicant)
4. Draft Conditional Overlay
5. Preliminary Plat

Major Subdivision and Zone 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/Institutional

Selkirk Place Fourth Addition

3276 67th Avenue South; 7273 25th Street South; 3423, 3539, and 3699 76th Avenue South; 6987 Golden Valley Parkway South

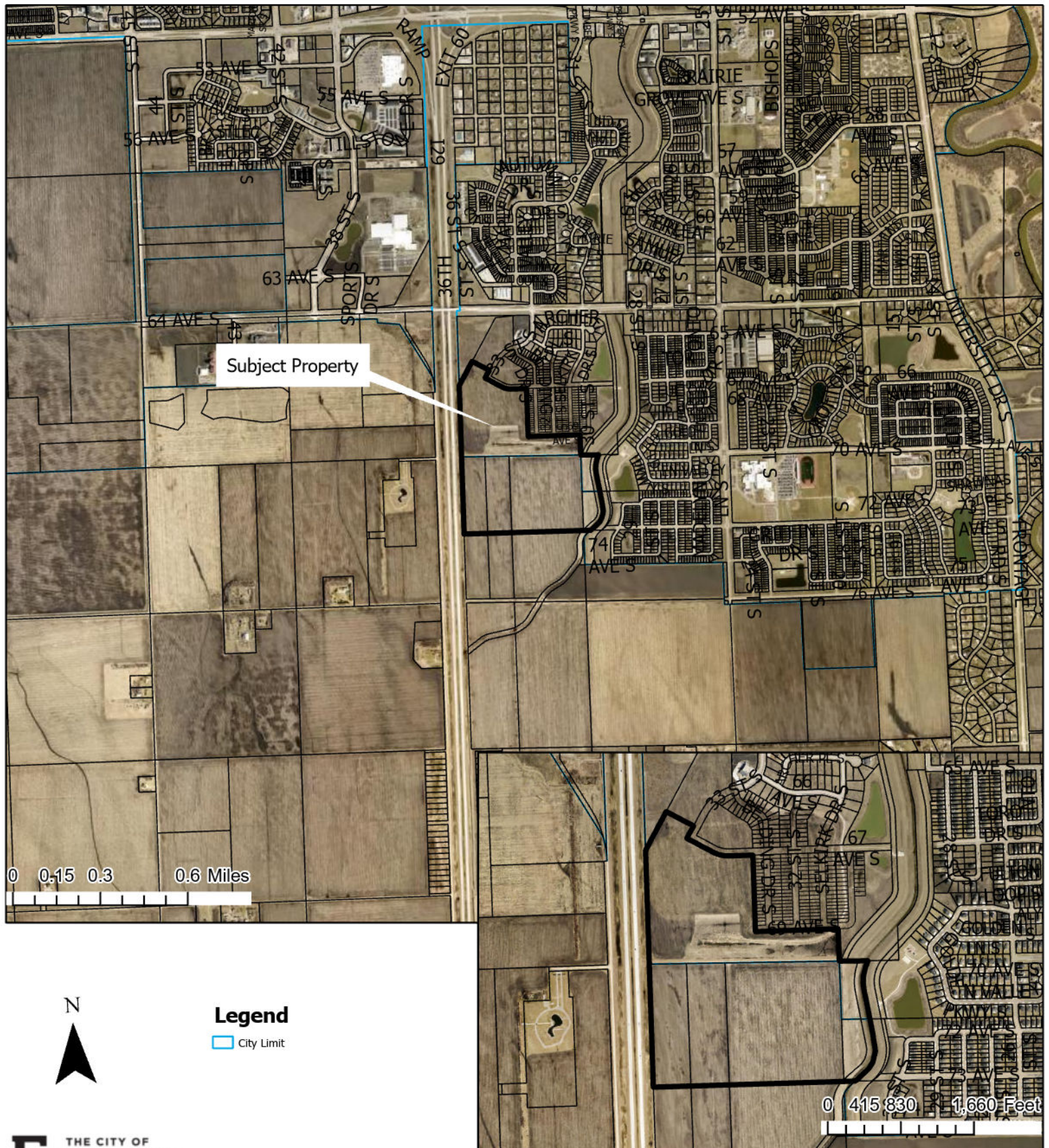




**Major Subdivision and Zone Change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay; SR-4, Single-Dwelling Residential; SR-5, Single-Dwelling Residential; and P/I, Public/Institutional**

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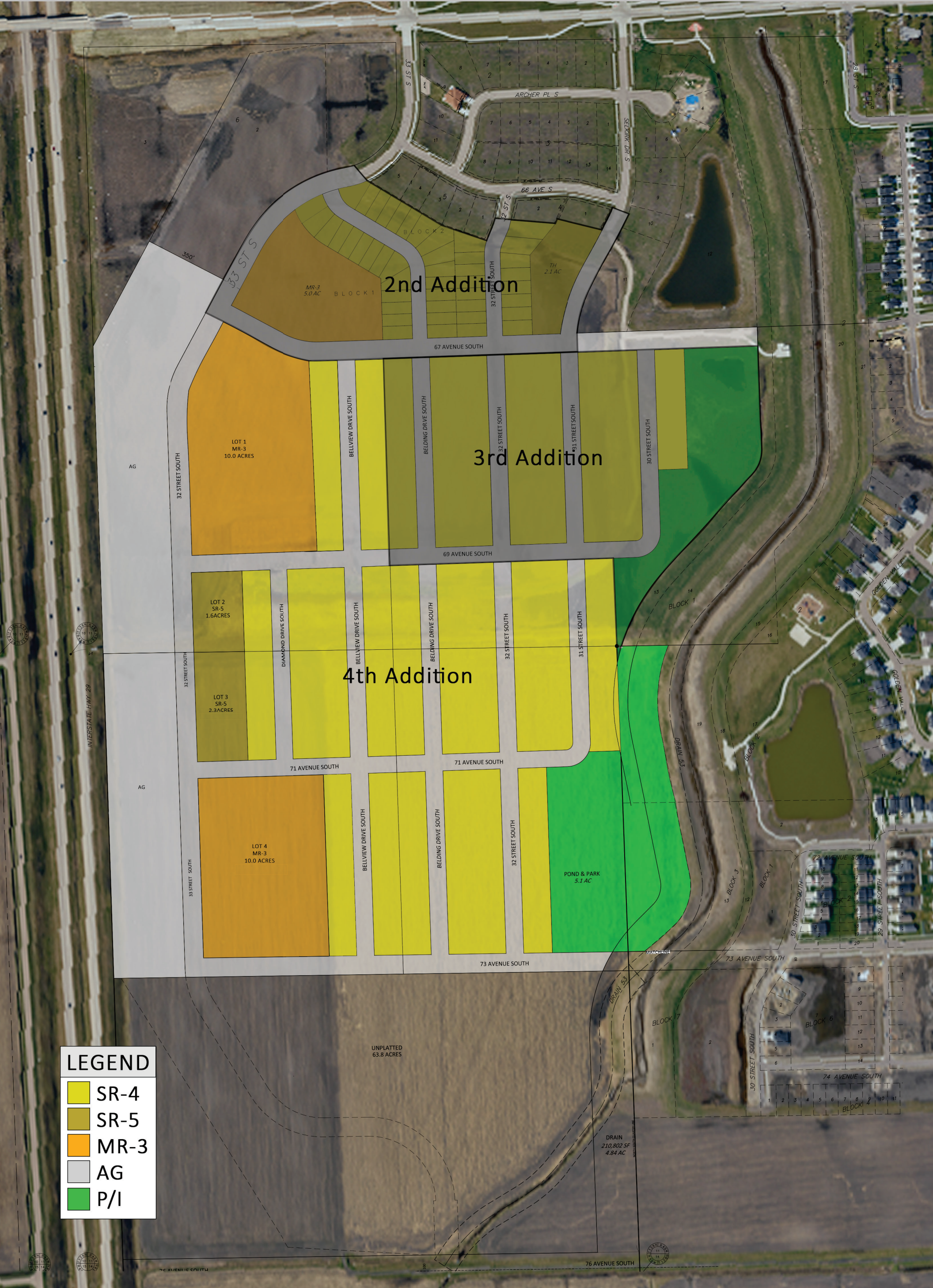
# Selkirk Place Fourth Addition





# Selkirk 4th Zoning Exhibit

An EagleRidge Community



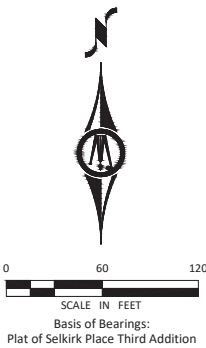


**FOR LOT 1, BLOCK 2 and LOT 1, BLOCK 12, ZONED MR-3 WITH CONDITIONAL OVERLAY:**

1. No accessory buildings shall be allowed between the primary building(s) and the front or street side along public right of way or between building front and private road.
2. Individual accessory buildings shall have a maximum length of 140 feet.
3. The cumulative total building footprint for all accessory buildings shall be a maximum of 45 percent of the primary building coverage.
4. Separate vehicular and pedestrian circulation systems shall be provided. An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following:
  - a. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the development.
  - b. Parking areas that serve each primary building.
  - c. Any public sidewalk system along the perimeter streets adjacent to the development.
  - d. Where practical and appropriate, adjacent land uses and developments, including but not limited to residential developments, parks, retail shopping centers, and office buildings.

# SELKIRK PLACE FOURTH ADDITION

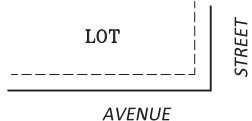
PART OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
A MAJOR SUBDIVISION



## LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
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- - - QUARTER SECTION LINE
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- - - LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
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Public utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

## BENCHMARK

CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88

preliminary



PREPARED BY:

**BOLTON & MENK**

INTERSTATE HIGHWAY NO. 29

EASTERLY R/W LINE OF  
INTERSTATE HIGHWAY NO. 29

BLOCK 1

BLOCK 2

100 YEAR FLOODPLAIN LINE  
BASE FLOOD ELEVATION 907

69 AVENUE SOUTH

BELVIEW DRIVE SOUTH

BELONG DR. SOUTH

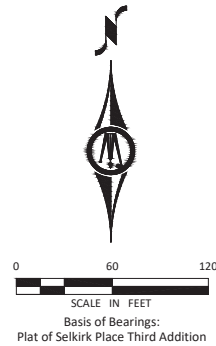
69 AVENUE SOUTH

SHEET 1 OF 6

SMT 7/30/2025 24X.135575V-PLTP5dmg

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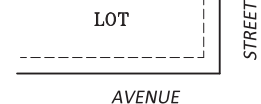
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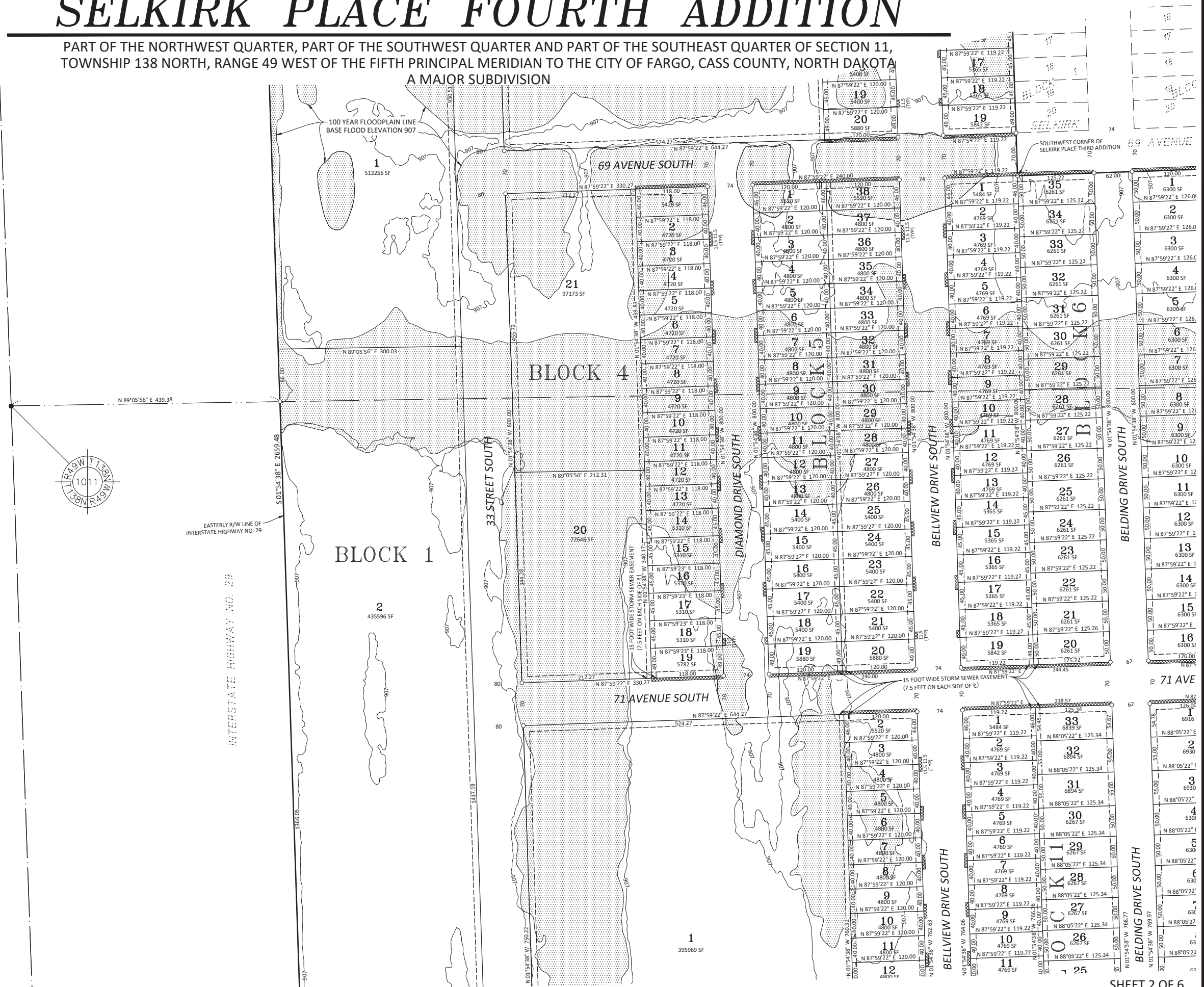
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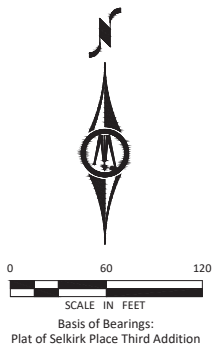


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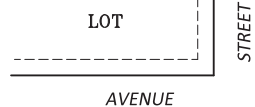
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING



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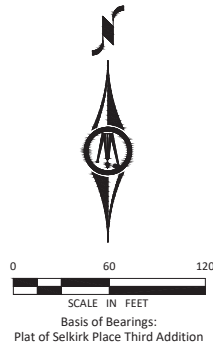
**BOLTON & MENK**



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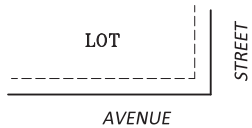
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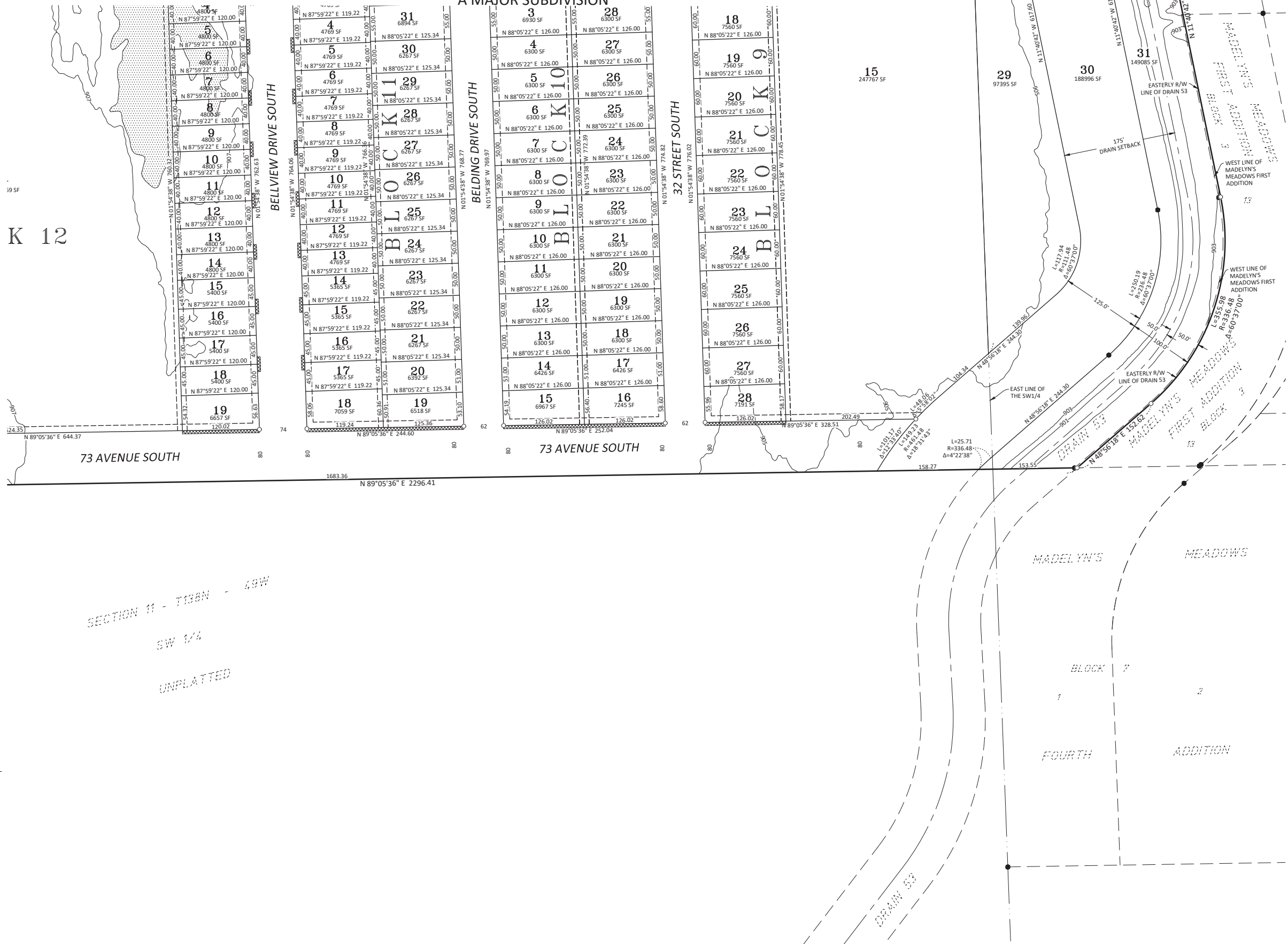
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ELEVATION=906.69 NAVD88



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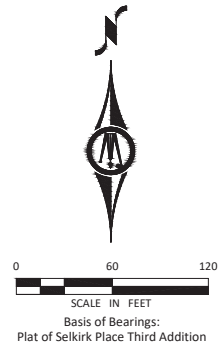


PREPARED BY:



# SELKIRK PLACE FOURTH ADDITION

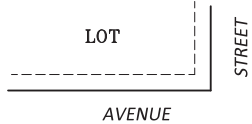
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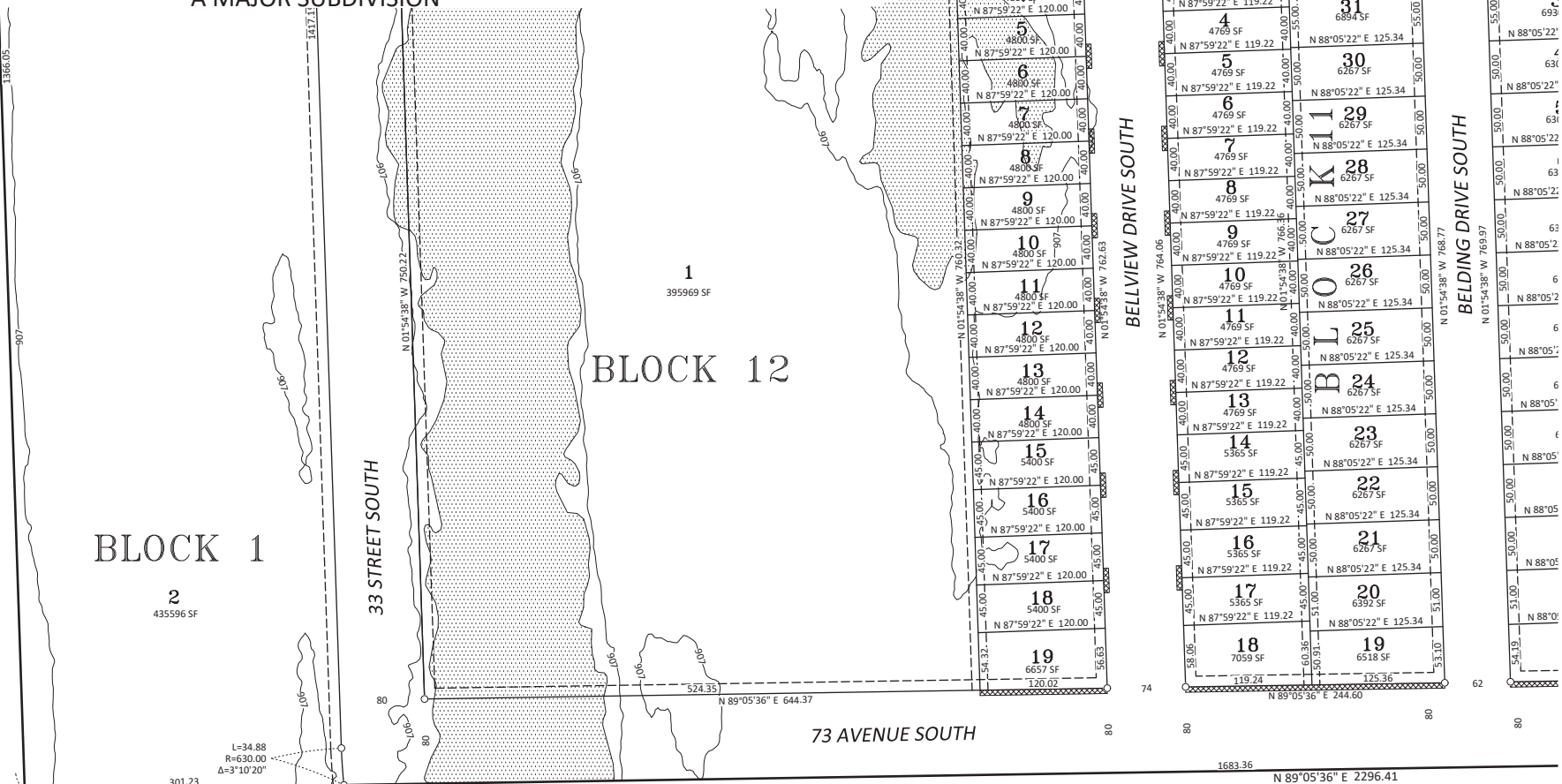
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preliminary



PREPARED BY:

**BOLTON & MENK**

# SELKIRK PLACE FOURTH ADDITION

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A MAJOR SUBDIVISION

## OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That NICD, LLC, a North Dakota limited liability company, KICK Properties, LLC, and James, Kristen Bullis Family, LLP, Southeast Cass Water Resource District and The City of Fargo as owners of a parcel of land located in that part of the Northwest Quarter, part of the Southwest Quarter and part of the Southeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at the southeast corner of said Northwest Quarter; thence North 02 degrees 09 minutes 40 seconds West on a record bearing along the east line of said Northwest Quarter for a distance of 368.66 feet to the southerly line of, SELKIRK PLACE THIRD ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, said Cass County; thence South 87 degrees 59 minutes 22 seconds West along said southerly line for a distance of 939.55 feet to the southwest corner of said SELKIRK PLACE THIRD ADDITION; thence North 01 degree 54 minutes 38 seconds West along the west line of said SELKIRK PLACE THIRD ADDITION, for a distance of 870.00 feet to the southerly right of way line of 67 Avenue South; thence South 87 degrees 59 minutes 22 seconds West along said southerly right of way line for a distance of 266.00 feet; thence westerly, continuing along said southerly right of way line on a tangential curve concave to the north, having a radius of 380.00 feet and a central angle of 30 degrees 05 minutes 23 seconds for an arc distance of 199.56 feet; thence North 61 degrees 55 minutes 15 seconds West continuing along said southerly right of way line for a distance of 331.01 feet to the westerly right of way line of 33 Street South; thence North 28 degrees 04 minutes 45 seconds East along said westerly right of way line for a distance of 161.34 feet to the southerly line of Lot 2, Block 6, SELKIRK PLACE FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of said Recorder; thence North 62 degrees 46 minutes 07 seconds West along said southerly line for a distance of 350.04 feet to the easterly line of Lot 3, Block 6, said SELKIRK PLACE FIRST ADDITION; thence South 28 degrees 04 minutes 45 seconds West along said easterly line for a distance of 498.34 feet to the Easterly right of way line of Interstate Highway No. 29; thence South 01 degree 54 minutes 38 seconds East along said easterly right of way line for a distance of 2659.48 feet; thence North 89 degrees 05 minutes 36 seconds East for a distance of 2296.41 feet to the easterly right of way line of Cass County Drain 53; thence North 48 degrees 56 minutes 18 seconds East along said easterly right of way line for a distance of 152.62 feet; thence northerly along said easterly right of way line on a tangential curve concave to the west, having a radius of 336.48 feet and a central angle of 60 degrees 37 minutes 00 seconds for an arc distance of 355.98 feet; thence North 11 degrees 40 minutes 42 seconds West along said easterly right of way line for a distance of 617.60 feet; thence northerly along said easterly right of way line on a tangential curve concave to the east, having a radius of 522.96 feet and a central angle of 38 degrees 25 minutes 08 seconds for an arc distance of 350.66 feet to north line of said Southeast Quarter; thence South 89 degrees 05 minutes 56 seconds West along said north line for a distance of 326.66 feet to the point of beginning.

Said tract contains 124.22 acres, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "SELKIRK PLACE FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public, for public use forever, the streets, and the utility easements as shown on this plat and does hereby dedicate to the City of Fargo, the storm sewer easements as shown on this plat.

OWNER: NICD, LLC  
Lot 1, Block 1; All of Blocks 2-3; Lots 1-8 & 21, Block 4; Lots 1-8 & 31-38, Block 5  
Lots 1-9 & 29-35, Block 6; Lots 1-7 & 26-32, Block 7; Lots 1-7 & 25-30, Block 8;  
Lots 1-6, Block 9

By: James Bullis, President

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared James Bullis, President, NICD, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of NICD, LLC.

Notary Public

OWNER: JAMES AND KRISTEN BULLIS FAMILY, LLP  
Lot 2, Block 1; Lots 9-20, Block 4; Lot 1, Block 12

By: James Bullis, President

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared James Bullis, President, James and Kristen Bullis Family, LLP, a North Dakota limited liability limited partnership, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of James and Kristen Bullis Family, LLP.

Notary Public

OWNER: KICK Properties, LLC  
Lots 9-30, Block 5; Lots 10-28, Block 6; Lots 8-25, Block 7; Lots 8-24, Block 8;  
Lots 7-28, Block 9; All of Blocks 10-11; Lots 2-19, Block 12

By: James Bullis, President

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared James Bullis, President, KICK Properties, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of KICK Properties, LLC.

Notary Public

OWNER: SOUTHEAST CASS WATER RESOURCE DISTRICT  
Lots 30 & 31, Block 9

By: Keith Weston, Chair  
Attest: Melissa Hinkemeyer, Secretary

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared Keith Weston, Chair, and Melissa Hinkemeyer, Secretary, known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Southeast Cass Water Resource District.

Notary Public

OWNER: CITY OF FARGO  
Lot 29, Block 9

By: Timothy J. Mahoney, Mayor  
Attest: Steven Sprague, City Auditor

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, Auditor, known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

MORTGAGE HOLDER:  
First International Bank & Trust

By: Matt Mueller, Senior Vice President

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025 before me, a notary public within and for said County and State, personally appeared Matt Mueller, Senior Vice President, First International Bank & Trust, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of First International Bank & Trust.

Notary Public

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_\_ day of \_\_\_\_\_, 2025.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as City Engineer for the City of Fargo.

Notary Public

## CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planing Commission this \_\_\_\_ day of \_\_\_\_\_, 2025.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_ day of \_\_\_\_\_, 2025.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor  
North Dakota License Number LS-5900

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public



PREPARED BY:

**BOLTON  
& MENK**

preliminary



**City of Fargo  
Staff Report**

<b>Title:</b>	Laverne's Sixth Addition	<b>Date:</b>	7/30/2025
<b>Location:</b>	2701, 2741, and 2761 43 <sup>rd</sup> Street North	<b>Staff Contact:</b>	Luke Morman, Planner
<b>Legal Description:</b>	Lot 1, Block 2, Laverne's Addition.		
<b>Owner(s)/Applicant:</b>	Variant Warehouse 4, LLC / Houston Engineering	<b>Engineer:</b>	Houston Engineering
<b>Entitlements Requested:</b>	<b>Minor Subdivision</b> (a replat of Lot 1, Block 2, Laverne's Addition, to the City of Fargo, Cass County, North Dakota)		
<b>Status:</b>	Planning Commission Public Hearing: August 5 <sup>th</sup> , 2025		

Existing	Proposed
<b>Land Use:</b> Industrial	<b>Land Use:</b> Unchanged
<b>Zoning:</b> LI, Limited Industrial	<b>Zoning:</b> Unchanged
<b>Uses Allowed:</b> LI, Limited Industrial allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space areas, religious institutions, safety services, basic utilities, adult establishments, offices, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunications facilities.	<b>Uses Allowed:</b> Unchanged
<b>Maximum Lot Coverage Allowed:</b> 85%	<b>Maximum Lot Coverage Allowed:</b> Unchanged

**Proposal:**

The applicant requests one entitlement:

1. A minor subdivision, entitled **Laverne's Sixth Addition**, replat of Lot 1, Block 2, Laverne's Addition, to the City of Fargo, Cass County, North Dakota.

**Surrounding Land Uses and Zoning Districts:**

- North: Undeveloped land in LI, Limited Industrial;
- East: LI, Limited Industrial with warehouse;
- South: LI, Limited Industrial with office and warehouse;
- West: LI, Limited Industrial, undeveloped.

**Area Plans:**

The Fargo Growth Plan 2024 designates the Place Type of the subject property as General Industrial and Flex Warehouse. The current zoning of LI, Limited Industrial, matches this Place Type designation.

### Context:

**Schools:** The subject property is located within the West Fargo Public School District, specifically Harwood Elementary, Cheney Middle, and West Fargo High schools.

**Neighborhood:** The subject property is not located within a designated Neighborhood.

**Parks:** There are no public parks within one mile of the subject property.

**Pedestrian / Bicycle:** There is an 8-foot-wide multi-use trail on the west side of 43<sup>rd</sup> Street North. There is an off-road multi-use trail within one mile of the subject property along 19<sup>th</sup> Avenue North. Both paths are part of the metro area bikeways system.

**Transit:** The subject property is not on a MATBUS route at this time.

### Staff Analysis:

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

#### Minor Subdivision

The plat will replat one existing lot into a two lot subdivision entitled Laverne's Sixth Addition. The new lot lines will separate a portion of the existing parking lot and one of the buildings onto Lot 1, however, each lot will meet code requirements on their own. Within the scope of this plat, a 72' wide access, parking, and utility easement will be added to connect the west access to the east, and a 24' wide access & utility easement will be added to connect the north access to the south. These easements are proposed to be over portions of the existing parking lot. The existing Amenities Plan will continue through from the previous plat as the subject property is already built upon.

#### **Minor Subdivision**

The LDC stipulates that the following criteria is met before a minor plat can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The current zoning is LI, Limited Industrial and no zone change is proposed. The zoning is consistent with the Fargo Growth Plan 2024 designation of "General Industrial and Flex Warehouse" Place Type for the subject property. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

2. **Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure and Funding Policy, which may include the use of special assessments.

**(Criteria Satisfied)**

**Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, **Laverne's Sixth Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B and C of the LDC, and all other applicable requirements of the Land Development Code".

**Planning Commission Recommendation:** August 5<sup>th</sup>, 2025

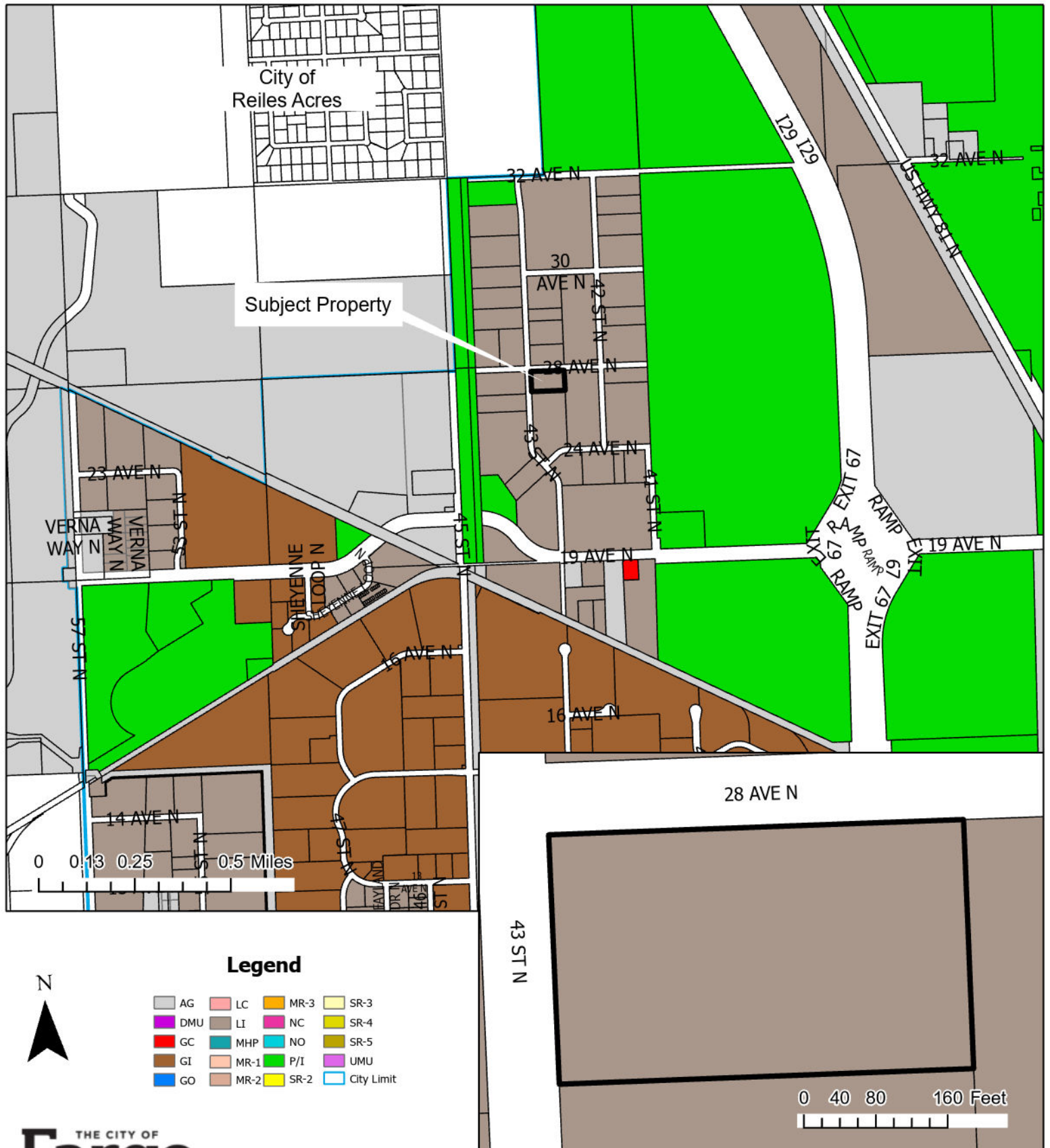
**Attachments:**

1. Zoning Map
2. Location Map
3. Preliminary Plat

# Minor Subdivision

## Laverne's Sixth Addition

2701, 2741 and 2761 43rd Street North

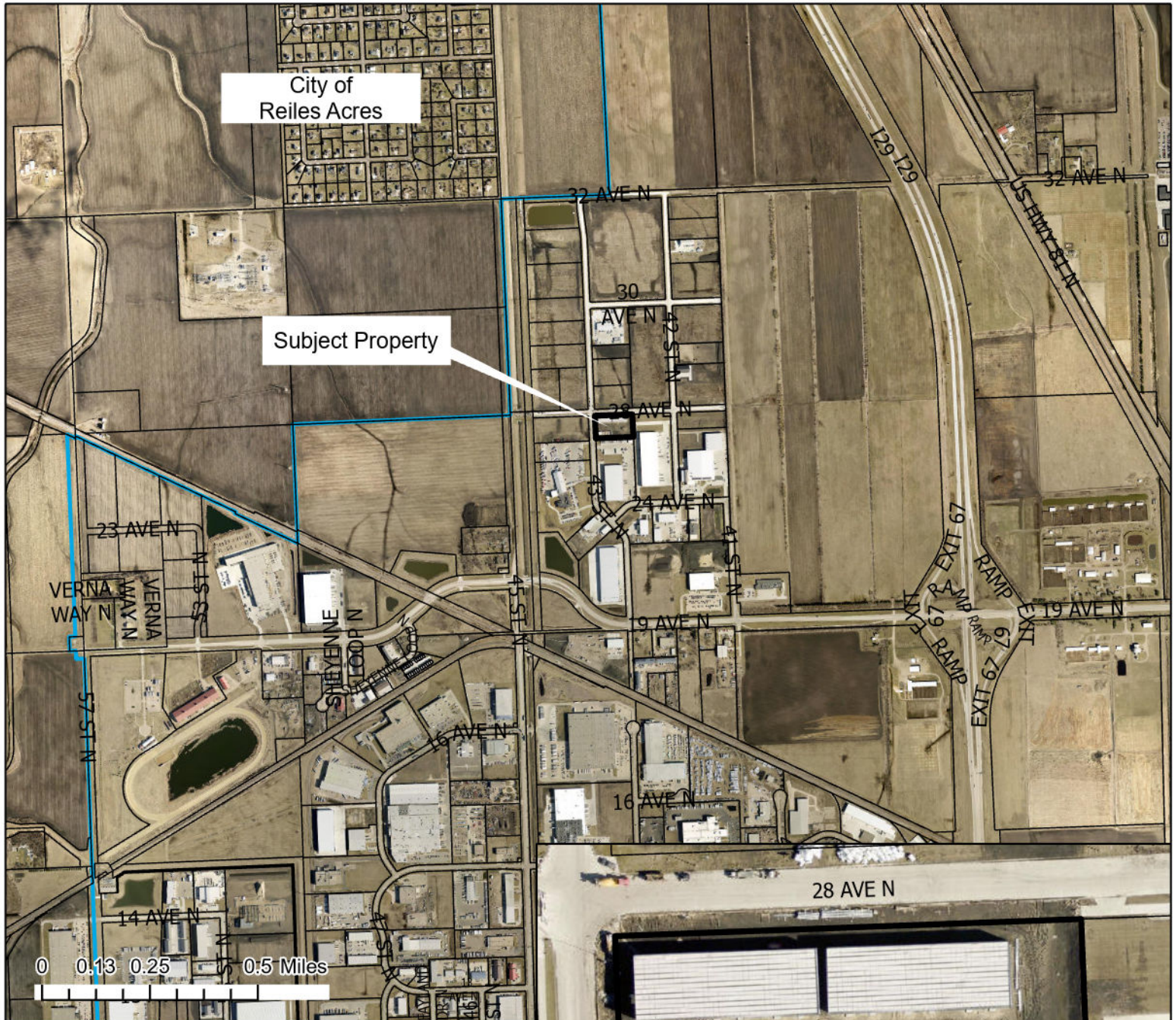




# Minor Subdivision

## Laverne's Sixth Addition

2701, 2741 and 2761 43rd Street North

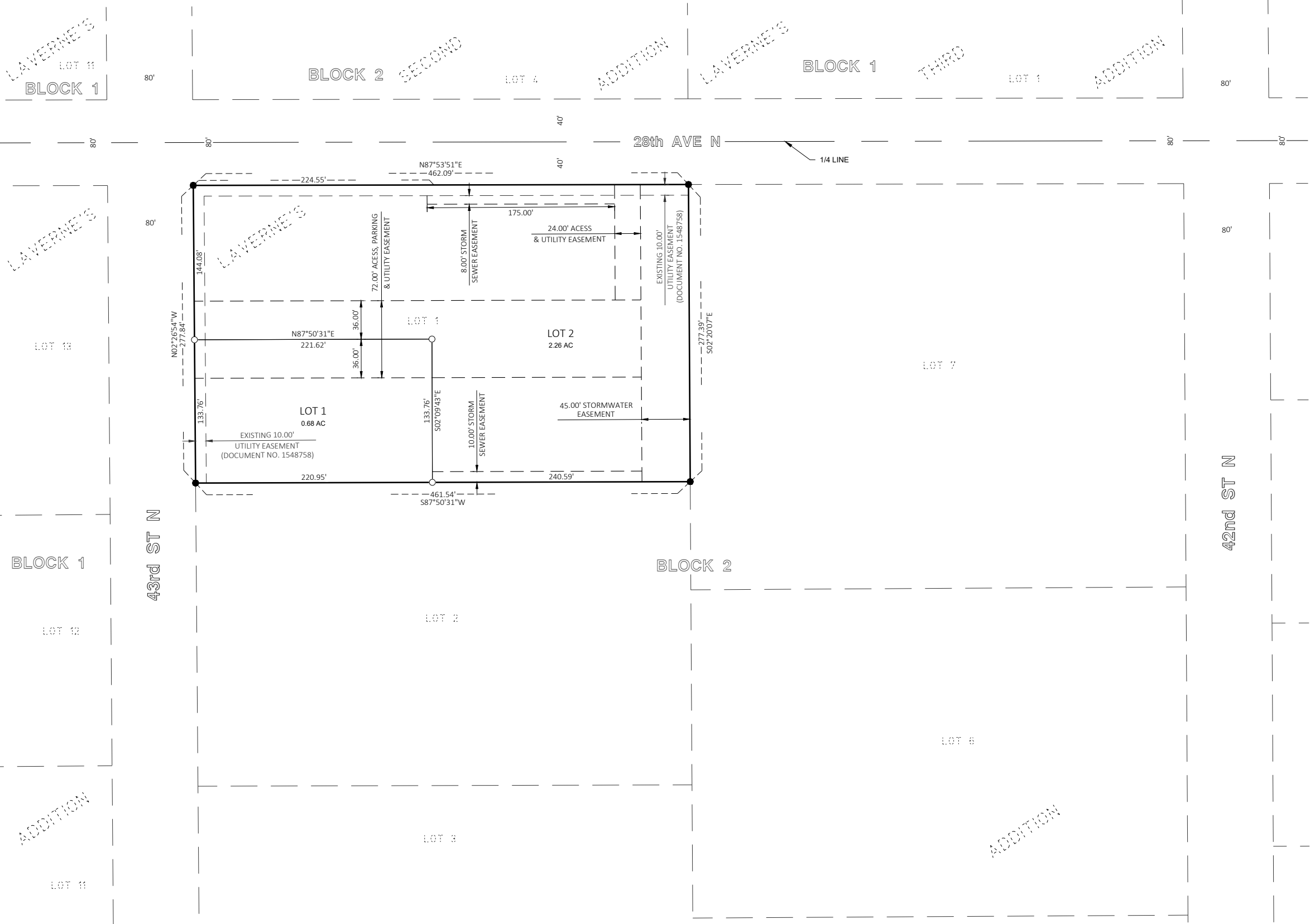


### Legend

City Limit



**LAVERNE'S SIXTH ADDITION**  
**A MINOR SUBDIVISION**  
**BEING A REPLAT OF LOT 1, BLOCK 2**  
**LAVERNE'S ADDITION**  
**CITY OF FARGO,**  
**CASS COUNTY, NORTH DAKOTA**



**LEGEND**

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- PLAT BOUNDARY
- LOT LINE
- UTILITY EASEMENT
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT

BEARINGS SHOWN ARE BASED ON  
CITY OF FARGO GROUND COORDINATE  
SYSTEM, DECEMBER 1992.

H:\BN\7400\7489\_0135\CAD\Plat\Laverne's Sixth Addition.dwg-PLAT-7/23/2025 1:18 PM-(dbucholtz)

LAVERNE'S SIXTH ADDITION
A MINOR SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 2
LAVERNE'S ADDITION
CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE:

NOW ALL PERSONS BY THESE PRESENTS: That Variant 4 Warehouse, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:
Lot 1, Block 2, Laverne's Addition, to the City of Fargo, Cass County, North Dakota.
Said tract contains 2.94 acres, more or less.
And that said party has caused the same to be surveyed and platted as LAVERNE'S SIXTH ADDITION to the City of Fargo, Cass County, North Dakota.

OWNER:

VARIANT 4 WAREHOUSE, LLC
By: Syndica, LLP
Its: Manager

By: Austin J. Morris, Partner

State of )
) ss
County of )

The foregoing instrument was acknowledged before me this day of
, 20, by Austin J. Morris, a Partner of Syndica, LLP, a North Dakota limited liability partnership, Manager of Laverne Indy, LLC, a North Dakota limited liability company, on behalf of the limited liability partnership.

Notary Public:

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this day of , 20.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota )
) ss
County of Cass )

On this day of , 20 before me personally appeared James A. Schlieman, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public:

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this day of , 20.

Tom Knakmuhs, PE, City Engineer

State of North Dakota )
) ss
County of Cass )

On this day of , 20 before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as City Engineer.

Notary Public:

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this day of
, 20.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota )
) ss
County of Cass )

On this day of , 20, before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public:

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this day
of , 20.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota )
) ss
County of Cass )

On this day of , 20, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public:





City of Fargo Staff Report			
<b>Title:</b>	Northern Pacific Third Addition	<b>Date:</b>	7/30/2025
<b>Location:</b>	13, 15, 21, and 23 Broadway North, and 512 and 408 Northern Pacific Avenue	<b>Staff Contact:</b>	Luke Morman, Planner
<b>Legal Description:</b>	Lots 4-13, Block A4, Northern Pacific Second Addition, and a portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West.		
<b>Owner(s)/Applicant:</b>	Buck Properties II, LLP, Patrick Vesey, 23 Broadway, LLC/Houston Engineering	<b>Engineer:</b>	Houston Engineering
<b>Entitlements Requested:</b>	<b>Major Subdivision</b> (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)		
<b>Status:</b>	Planning Commission Public Hearing: August 5 <sup>th</sup> , 2025		

Existing	Proposed
<b>Land Use:</b> Mixed use and parking lot	<b>Land Use:</b> Unchanged
<b>Zoning:</b> DMU, Downtown Mixed-Use	<b>Zoning:</b> Unchanged
<b>Uses Allowed:</b> DMU, Downtown Mixed-Use, allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishments, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities.	<b>Uses Allowed:</b> Unchanged
<b>Maximum Lot Coverage Allowed:</b> 100%	<b>Maximum Density Allowed:</b> Unchanged

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> <li>1. A major subdivision, entitled <b>Northern Pacific Third Addition</b>, 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.</li> </ol> <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> <li>• North: Across Northern Pacific Ave N, DMU, Downtown Mixed-Use with office.</li> <li>• East: DMU, Downtown Mixed-Use with the Ground Transportation Center and parking lot.</li> <li>• South: BNSF railroad.</li> <li>• West: Across Broadway North, DMU, Downtown Mixed-Use with commercial.</li> </ul>

<b>Area Plans:</b>
Fargo's Growth Plan 2024 designates the place type of the subject property as Downtown / Core. The Downtown InFocus plan identifies the property for mixed-use. The current zoning is DMU, Downtown Mixed-Use, which matches this place type designation.
<b>Context:</b>
<p><b>Schools:</b> The subject property is within the Fargo School District and is served by Horace Mann / Roosevelt Elementary, Ben Franklin Middle, and North High schools.</p> <p><b>Neighborhood:</b> The subject property is located within the Downtown Neighborhood.</p> <p><b>Parks:</b> Ole Tangen Park, Broadway Square, and Great Northern Park are within ½ mile of the subject property. Broadway Square includes amenities of outdoor skating rink, picnic tables, restrooms, and warming houses. Great Northern Park includes amenities of picnic tables and stages-amphitheater.</p> <p><b>Pedestrian / Bicycle:</b> Separated bike land facilities on NP Avenue North exist between University Drive and 8<sup>th</sup> Street North, are under construction at the 600 block, and will continue east on NP Avenue North with future construction projects.</p> <p><b>Transit:</b> The subject property is adjacent to the Ground Transportation Center (GTC) for MATBUS. The GTC connects Routes 1, 2, 4, 11, 13, 14, 15, 16, 17, and 18.</p>
<b>Staff Analysis:</b>
<p><u>Major Subdivision</u> The subdivision plat will combine five deed-split lots and an unplatted tract of land into a two lot, one block subdivision entitled Northern Pacific Third Addition. The proposed Lot 1 (23 Broadway N) will remain as a separate lot, while the others will be combined into Lot 2 as shown on the plat. An amenities plan is not required for this entitlement because of the right-of-way vacation, combination of existing lots, and that there is no development proposed on the subject properties at this time.</p> <p><u>Utility Easement</u> The applicant is currently coordinating with private utility companies to provide an easement for their utilities within the existing alley right-of-way.</p> <p><b>Major Subdivision</b> The LDC stipulates that the following criteria are met before a major plat can be approved</p> <ol style="list-style-type: none"> <li><b>1. Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.</b> The existing zoning designation for the development on the subject property is DMU, Downtown Mixed-Use, and will remain. This zone will accommodate the existing development and is consistent with the recently adopted Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project. <b>(Criteria Satisfied)</b></li> <li><b>2. Section 20-0907.B.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.</b> The existing zoning designation of DMU, Downtown Mixed-Use, will remain and is consistent with the adopted Fargo Growth Plan 2024. The project has been reviewed by the city's Planning,</li> </ol>

Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code.

**(Criteria Satisfied)**

**3. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

The City's standard policy is that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.

**(Criteria Satisfied)**

**ROW Vacation Approval Criteria:** The City of Fargo does not currently have any adopted regulation dealing with the vacation of rights-of-way. However, city policy dictates that any petitioner wishing to vacate right-of-way must submit a Vacate Application, a one-page form wherein the petitioner provides: a description of the area to be vacated, and signatures of all property owners adjoining the area to be vacated. In addition, the petitioner must submit a vacate plat (a major subdivision). Notwithstanding the Land Development Code's (LDC) silence on the matter, the North Dakota Century Code (N.D.C.C) does address the opening and vacating of roadways in Chapter 24-07 (outside of municipal limits) and Chapter 40-39 (inside municipal limits). To that end, the balance of this report will focus on the specific approval criteria outlined within the N.D.C.C.

***N.D.C.C. 40-39-04. Vacation of streets and alleys where sewers, water mains, pipes, and lines located – Conditions. No public grounds, streets, alleys, or parts thereof over, under, or through which have been constructed, lengthwise, any sewers, water mains, gas, or other pipes or telephone, electric, or cable television lines, of the municipality or the municipality's grantees of the right of way thereof, may be vacated unless the sewers, mains, pipes, or lines have been abandoned and are not in use, or unless the grantee consents, thereto, or unless perpetual easements for the maintenance of sewers, water mains, gas, or other pipes, or telephone, electric facilities, whether underground or aboveground, is subject to the continued right of location of such electric facilities in the vacated streets.***

This portion of right-of-way does not contain any City utilities such as sewer or water main pipes. The applicant is currently coordinating with private utility companies to provide an easement for the utilities under the existing alley right-of-way. The application has been routed to the appropriate agencies for their review and staff has not received any comments.

**(Criteria Satisfied)**

***N.D.C.C. 40-39-05. Petition for vacation of streets, alleys, or public grounds – Contents – Verification. No public grounds, streets, alleys, or parts thereof within a municipality shall be vacated or discontinued by the governing body except on a petition signed by all of the owners of the property adjoining the plat to be vacated. Such petition shall set forth the facts and reasons for such vacation, shall be accompanied by a plat of such public grounds, streets, or alleys proposed to be vacated, and shall be verified by the oath of at least one petitioner.***

In accordance with the requirement of this section, the applicant has submitted a petition signed by all adjacent owners for review and consideration, along with a plat of such public street.

**(Criteria Satisfied)**

***N.D.C.C 40-39-06. Petition filed with city auditor – Notice published – Contents of notice. If the governing body finds that the petition for vacation is in proper form and contains the requisite signatures, and if it deems it expedient to consider such petition, it shall order the petition to be filed with the city auditor who shall give notice by publication in the official newspaper of the municipality at least once each week for four weeks. The notice***

***shall state that a petition has been filed and the object thereof, and that it will be heard and considered by the governing body or a committee thereof on a certain specified day which shall not be less than thirty days after the first publication of the notice.***

Documentation of said action is located within both the Planning project file and Auditor's file.

**(Criteria Satisfied)**

***N.D.C.C. 40-39-07. Hearing on petition – Passage of resolution declaring vacation by governing body. The governing body, or such committee as may be appointed by it, shall investigate and consider the matter set forth in the petition specified in section 40-39-05 and, at the time and place specified in the notice, shall hear the testimony and evidence of persons interested. After hearing the testimony and evidence or upon the report of the committee favoring the granting of the petition, the governing body, by a resolution passed by a two-thirds vote of all its members, may declare the public grounds, streets, alleys, or highway described in the petition vacated upon such terms and conditions as it shall deem just and reasonable.***

This action will be taken by the City Commission.

**(Criteria Satisfied)**

**Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission for the proposed major subdivision plat of **Northern Pacific Third Addition**, 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, as presented; as the proposal complies with the Fargo Growth Plan 2024, Downtown InFocus Plan, Standards of Article 20-06 and 20-0907 of the LDC, all other applicable requirements of the LDC, and North Dakota Century Code Section 40-39."

**Planning Commission Recommendation:** August 5<sup>th</sup>, 2025

**Attachments:**

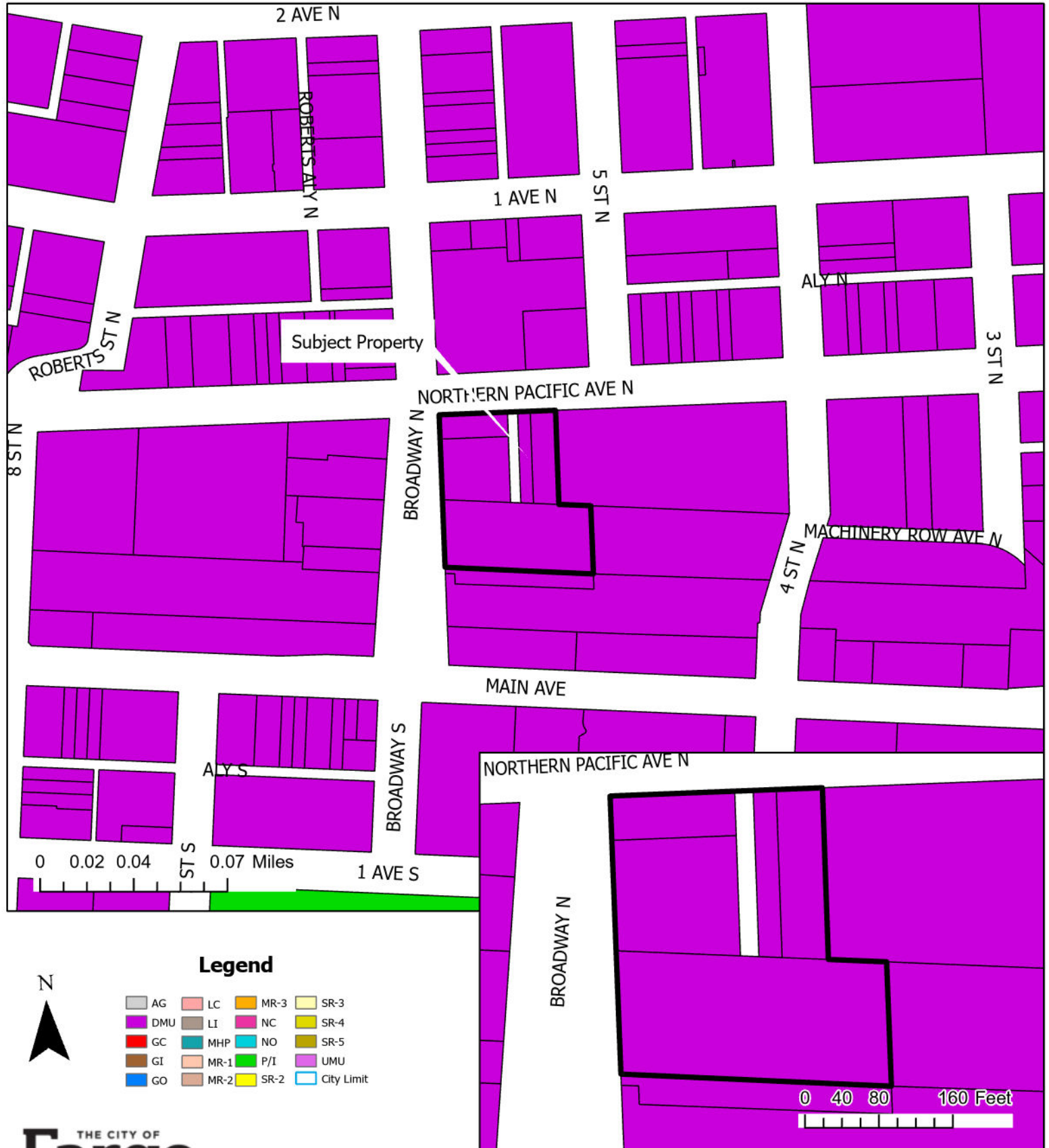
1. Zoning Map
2. Location Map
3. Preliminary Plat



# Major Subdivision & Vacation of Right of Way

## Northern Pacific Third Addition

13, 15, 21 & 23 Broadway;  
512 & 508 NP Avenue

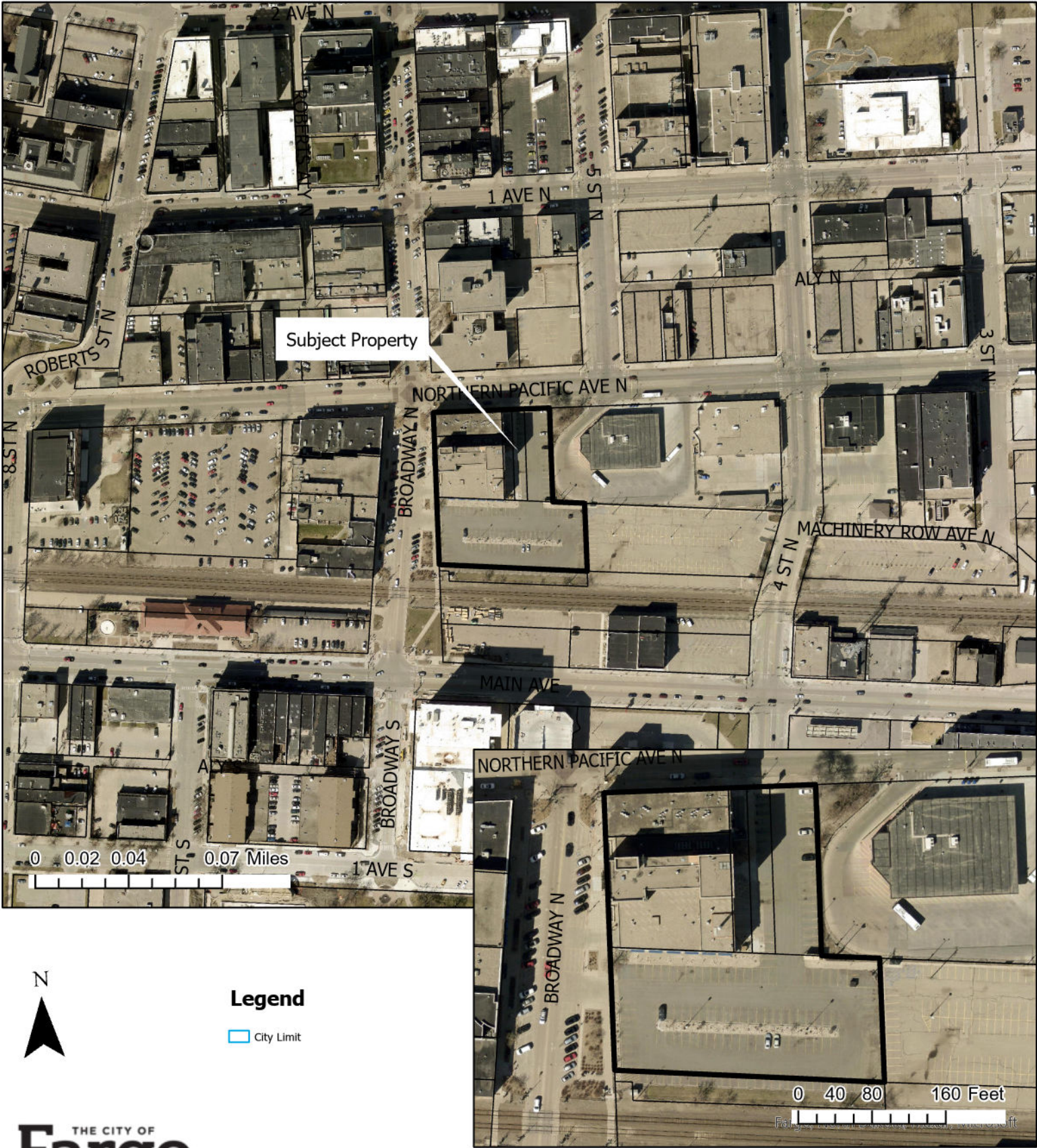




Major Subdivision & Vacation of Right of Way

Northern Pacific Third Addition

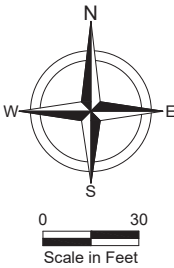
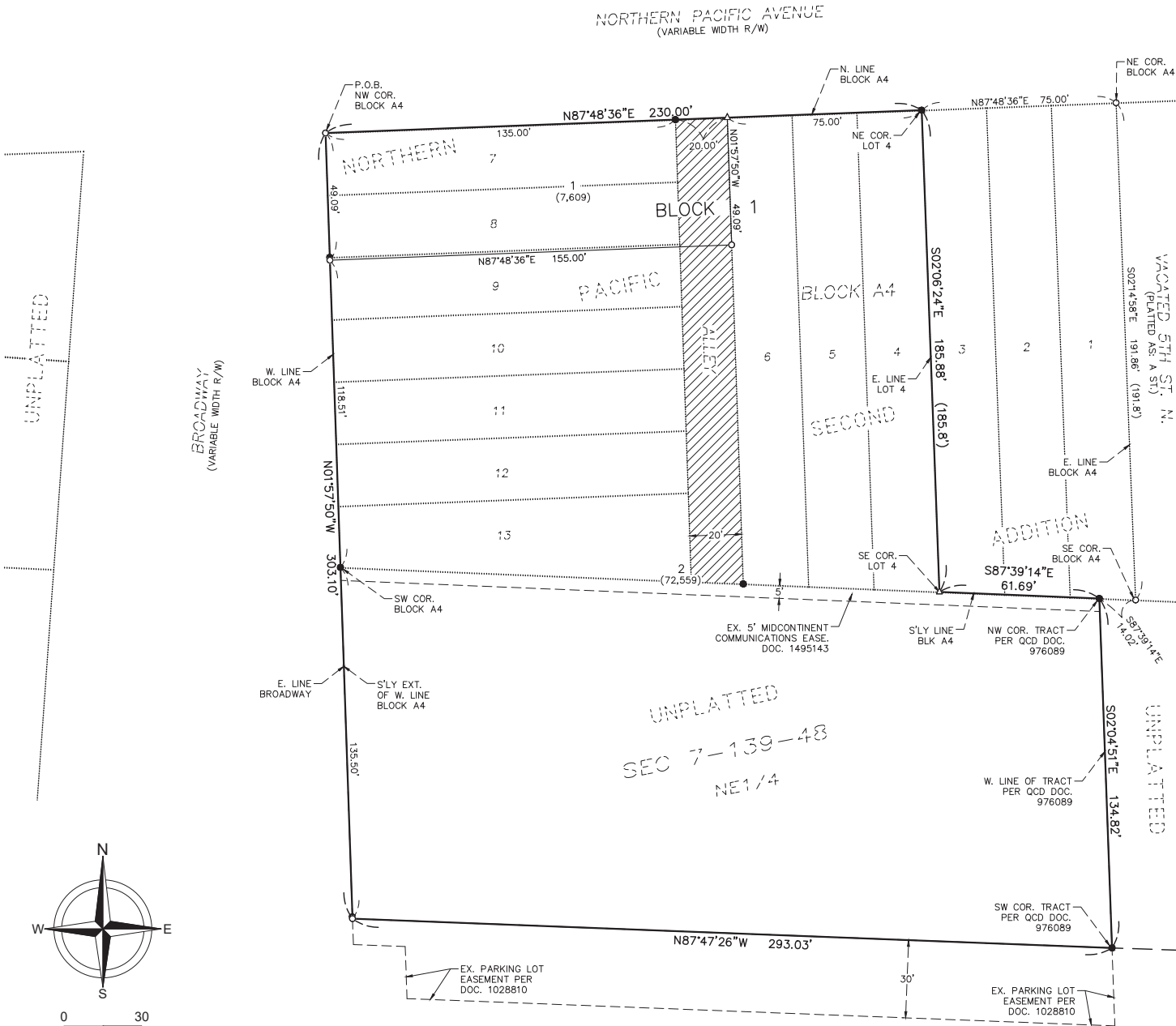
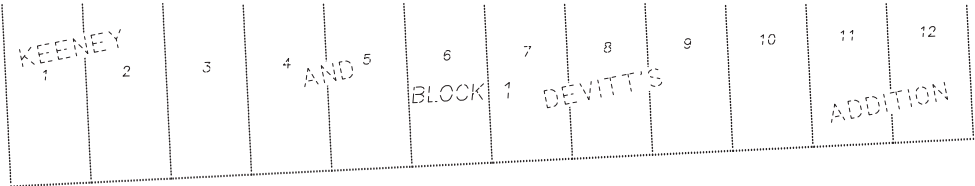
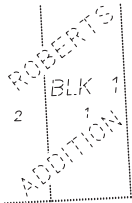
13, 15, 21 & 23 Broadway;  
512 & 508 NP Avenue





# NORTHERN PACIFIC THIRD ADDITION

TO THE CITY OF FARGO, A REPLAT OF LOTS 4-13, AND A VACATION OF THE ALLEY, ALL IN BLOCK A4,  
NORTHERN PACIFIC SECOND ADDITION TO THE CITY OF FARGO, AND A PLAT OF PART OF THE NE1/4  
OF SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST, CASS COUNTY, NORTH DAKOTA  
(A MAJOR SUBDIVISION)



Basis of Bearings:  
The north line of Block A4,  
NORTHERN PACIFIC SECOND  
ADDITION has a bearing of  
N87°48'36"E based on the  
City of Fargo ground  
coordinate system.

- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. LS-6571
  - IRON MONUMENT FOUND
  - Δ MONUMENT UNABLE TO BE SET
  - PLAT DISTANCE
  - PLAT BOUNDARY LINE
  - EXISTING LOT LINE
  - /// ALLEY TO BE VACATED WITH THIS PLAT

## DESCRIPTION OF AREA TO BE VACATED:

The alley in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the office of the Recorder, Cass County, North Dakota.  
Containing 3,582 square feet, more or less, and subject to all easements, restrictions, reservations and rights of way of record, if any.

## CERTIFICATE

Steven W. Holm, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "NORTHERN PACIFIC THIRD ADDITION" to the City of Fargo, a replat of Lots 4-13, and a vacation of the alley, all in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, and a plat of part of the NE1/4 of Section 7, Township 139 North, Range 48 West, Cass County, North Dakota; that said plat is a true and correct representation of the survey thereof; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys and that said addition is described as follows, to wit:

Lots 4 through 13, and the alley, all in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the office of the Recorder, Cass County, North Dakota, and that part of the Northeast Quarter of Section 7, Township 139 North, Range 48 West of the Fifth Principal Meridian, said County and State, described as follows:

Beginning at the northwest corner of said Block A4; thence North 87 degrees 48 minutes 36 seconds East on an assumed bearing along the north line of said Block A4 for a distance of 230.00 feet to the northeast corner of Lot 4, said Block A4; thence South 02 degrees 06 minutes 24 seconds East along the east line of said Lot 4 for a distance of 185.88 feet to the southeast corner of said Lot 4; thence South 87 degrees 39 minutes 14 seconds East along the southerly line of said Block A4 for a distance of 61.69 feet to the northwest corner of a certain tract of land as described in Quit Claim Deed Document No. 976089, recorded March 8, 2001, on file and of record in the office of said Recorder; thence South 02 degrees 04 minutes 51 seconds East along the west line of said tract of land for a distance of 134.82 feet to the southwest corner of said tract of land; thence North 87 degrees 47 minutes 26 seconds West for a distance of 293.03 feet to a point on the southerly extension of the west line of said Block A4, said point being 135.30 feet distant from the southwest corner of said Block A4; thence North 01 degree 57 minutes 50 seconds West along the west line of said Block A4 and the southerly extension thereof, also being the east right of way line of Broadway, for a distance of 303.10 feet to the point of beginning.

Said tract contains 1.84 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

## PRELIMINARY

Steven W. Holm  
Registered Land Surveyor  
Reg. No. LS-6571



State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared Steven W. Holm, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

## DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "NORTHERN PACIFIC THIRD ADDITION" to the City of Fargo, a replat of Lots 4-13, and a vacation of the alley, all in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, and a plat of part of the NE1/4 of Section 7, Township 139 North, Range 48 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of Steven W. Holm, Registered Land Surveyor, and that the description as shown in the Certificate of the Registered Land Surveyor is correct.

Owner of Lot 1: 23 Broadway, LLP

Owner of Lot 2: Buck Properties II, LLP

Mortgagee of Lot 2: U.S. Bank National Association

Patrick Vesey, Managing Partner

Patrick Vesey, Managing Partner

Name: \_\_\_\_\_

State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared Patrick Vesey, Managing Partner, of 23 Broadway, LLP, a North Dakota Limited Liability Partnership, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of said Limited Liability Partnership.

Notary Public, Cass County, North Dakota

State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared Patrick Vesey, Managing Partner, of Buck Properties II, LLP, a North Dakota Limited Liability Partnership, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of said Limited Liability Partnership.

Notary Public, Cass County, North Dakota

State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, of U.S. Bank National Association, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same in the name of U.S. Bank National Association.

Notary Public, Cass County, North Dakota

## FARGO PLANNING COMMISSION APPROVAL

This plat in the City of Fargo is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Maranda R. Tasa, Chair

State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared Maranda R. Tasa, Chair of the Fargo Planning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same in the name of the Fargo Planning Commission.

Notary Public, Cass County, North Dakota

## FARGO CITY COMMISSION APPROVAL

This plat in the City of Fargo is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Timothy J. Mahoney, Mayor

Steven Sprague, City Auditor

State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared Timothy J. Mahoney, Mayor and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the City of Fargo.

Notary Public, Cass County, North Dakota

## CITY ENGINEER'S APPROVAL

This plat in the City of Fargo is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Tom Knakmuhs, City Engineer  
Registered Professional Engineer  
Reg. No. PE-10059

State of North Dakota)  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared Tom Knakmuhs, City Engineer, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

SHEET 1 OF 1  
PROJ. NO. 30340



<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Madelyn's Meadows Addition	<b>Date:</b>	07/28/2025
<b>Location:</b>	2557 72 Ave. South	<b>Staff Contact:</b>	Chelsea Levorsen, Planner
<b>Legal Description:</b>	Lot 6, Block 1, Madelyn's Meadows Addition		
<b>Owner(s)/Applicant:</b>	Yemane Tesfatsen	<b>Engineer:</b>	None
<b>Entitlements Requested:</b>	<b>Conditional Use Permit (CUP)</b> (to allow Group Living in the SR-4, Single Dwelling Residential zoning district)		
<b>Status:</b>	Planning Commission Public Hearing: August 5 <sup>th</sup> , 2025		
<b>Existing</b>		<b>Proposed</b>	
<b>Land Use:</b> Residential		<b>Land Use:</b> Residential group living	
<b>Zoning:</b> SR-4, Single-Dwelling Residential		<b>Zoning:</b> SR-4, Single-Dwelling Residential	
<b>Uses Allowed:</b> SR-4 - Single-Dwelling Residential allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities;		<b>Uses Allowed:</b> No change proposed, Conditional Use Permit will allow group living	
<b>Maximum Density Allowed:</b> SR-4 allows a maximum 12.1 units per acre;		<b>Maximum Density Allowed:</b> No change proposed	
<b>Proposal:</b>			
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> <li><b>Conditional Use Permit (CUP)</b> (to allow Group Living in the SR-4, Single Dwelling Residential zoning district)</li> </ol> <p>The applicant is requesting the Conditional Use Permit to allow group living in his home to open a State-licensed, Agency Foster Home for Adults (AFHA). In North Dakota, AFHAs are residential settings where up to four Medicaid waiver recipients live together, receiving residential habitation and community support services. These homes are designated to provide a home-like environment with individualized care and support.</p> <p><b>Approval and Appeal</b> The Planning Commission is the final decision maker for CUP's. Any appeal of the Planning Commission's decision goes to the City Commission. Pursuant of LDC Section 20-0903.B, appeals of final decisions must be filed within 10 days of the date of the decision.</p> <p><b>Surrounding Land Uses and Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>North: SR-2, single-dwelling residential</li> <li>East: P/I, Public &amp; Institutional, Davies High School (across 25<sup>th</sup> Street)</li> <li>South: SR-4, single family residential</li> <li>West: SR-4, single family residential</li> </ul>			
<b>Area Plans:</b>			
The subject property is located within the 2024 Fargo Growth Plan, which designates the property as a Suburban Neighborhood Place type. The current SR-4, Single-Dwelling Residential zoning is consistent with this land use designation. No zone change is proposed.			
<b>Context:</b>			
<p><b>Schools:</b> The subject property is located within the Fargo School District, specifically within the Centennial Elementary, Discovery Middle and Davies High schools.</p> <p><b>Neighborhood:</b> The subject property is located within the Davies neighborhood.</p>			



**Parks:** Golden Valley Park (6977 Golden Valley Parkway South) is approximately one-half mile northwest of the subject property. This park provides a basketball court, grill, picnic table, playground for ages 2-5, playground for ages 5-12, and a shelter.

Davies Recreational Pool (7150 25 Street South) is approximately .25 miles east of the subject property. Park amenities include outdoor pools, concessions, and restrooms.

**Pedestrian / Bicycle:** There is a multi-use path across 25<sup>th</sup> Street South, east of the subject property.

**MATBUS Route:** The subject property is not located along a MATBUS route.

#### **Staff Analysis:**

The applicant, Yemane Tesfatsen, is a registered nurse. He intends to use his residence as an agency foster home for adults. This State-ran program, provides a residential setting where a survivor of brain injury, dementia, and/or stroke would receive home and community-based services. Services can be provided for up to four adults, up to 24 hours per day.

This residential care facility will be regulated by the North Dakota Department of Health and Human Services, based on North Dakota Century Code (NDCC) statutes. NDCC 50-11-00.1 defines “agency foster care home for adults” as “a residential home in which foster care for adults is regularly provided by professional staff trained to provide services to older adults or adults with a disability, to four or fewer adults who are not related by blood or marriage to the owner or lessee, for hire or compensation.” Licensure will be issued and monitored by the State. Prior to licensure, the State requires that the home; meet all City of Fargo building codes, be accessible to all non-ambulatory individuals, and have a fire suppression system. The homeowner must also receive a written statement showing compliance to all local zoning laws and ordinances. In order to be consistent with the Fargo Land Development Code and comply with the City’s zoning ordinance, a conditional use permit for group living is required to allow more than three unrelated people to reside in a single-dwelling residence.

Note that approval of this CUP is only an approval for the land use. It does not guarantee State licensure or permit the Agency Foster Care for Adults.

The applicant has not applied for licensure yet, but is in communication with the State about the requirements listed above. He has obtained a quote for fire suppression and is actively working on the remaining items.

A site plan and floor plan of the residence are attached for the Commission’s reference. The applicant intends to use only the main floor of the home as living quarters for the agency adult foster care. No other individuals will be residing in the home. The main level consists of three bedrooms, two bathrooms, laundry, dining, living, and kitchen area. The lower level consists of a family room, three bedrooms, one bathroom, and a mechanical room.

#### **Parking:**

One of the considerations outlined in section 20-0402.E.b. of the Land Development Code pertaining to group living conditional use permitting is whether the property “has off-street parking space for every vehicle which is owned, possessed, or utilized by occupants of the building”. The property provides three off-street parking spaces; two inside the garage and one on the driveway. The applicant has stated that the individuals residing at the residence will not be driving and will not own a vehicle. The only anticipated vehicles utilizing the property will be Mr. Tesfatsen’s personal vehicle and a passenger van. He stated he may hire an additional staff person in the future. To ensure parked vehicles do not become an issue for the neighborhood, the condition that only three vehicles be parked at the property has been added to the Conditional Use Permit.

To date, staff have received three inquiries about the Conditional Use Permit. All three inquiries expressed no concerns.

### **Conditional Use Permit Approval Criteria (Section 20-0909.D)**

The following is a list of criteria that must be determined satisfied in order for a Conditional Use Permit to be approved:

- 1. Does the proposed conditional use comply with all applicable provisions of the LDC and will it conform to the general intent and purpose of this LDC?**

The purpose of the LDC is to implement Fargo's Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. As noted above, provisions of the LDC will apply and additional conditions will be added to insure that this project is developed in a manner that is appropriate to the context of the surrounding properties and uses. Staff finds this proposal is consistent with the purpose of the LDC, Fargo Growth Plan 2024, and other adopted policies of the City. **(Criteria Satisfied)**

- 2. Will the proposed conditional use at the specified location contribute to and promote the welfare or convenience of the public?**

Staff believes that the location of the proposed conditional use will contribute and promote the welfare and convenience of the public. The CUP will help the applicant create a care environment in a residential setting for survivors of brain injury, dementia, and stroke. **(Criteria Satisfied)**

- 3. Will the proposed conditional use cause substantial injury to the value of other property in the neighborhood in which it is to be located?**

Staff has no data to suggest the proposed use would cause substantial injury to the value of other property in the neighborhood. In accordance with Section 20-0901.F of the LDC, notices of the proposed use were sent out to property owners within 300 feet of the subject property. Planning staff has received three inquiries, with no noted concerns, as noted above. **(Criteria Satisfied)**

- 4. Is the location and size of the conditional use, the nature and intensity of the operation conducted in connection with it, and the location of the site with respect to streets giving access to it such that the conditional use will not dominate the immediate neighborhood so as to prevent the development and use of the neighboring property in accordance with the applicable zoning district regulations? In considering this criteria, location, nature, and height of buildings, structures, walls, and fences on the site are to be considered, as well as the nature and extent of proposed landscaping and buffering on the site.**

The proposed CUP for group living in a single-dwelling residential zone will not dominate the immediate neighborhood or prevent any other sites from being used in the manner allowed by zoning district regulations. The property was developed to the Land Development Code standards of a single-dwelling residence. The applicant will be required to apply for a change of use permit, changing the use to group living. The CUP condition requires that if the property is transferred, the new owner must apply for a new CUP if they want the group living use to continue. **(Criteria Satisfied)**

- 5. Are adequate utility, drainage, and other such necessary facilities and services provided or will they be at the time of development?**

The property has access to all necessary utilities and services. Staff is not aware of any deficiencies regarding drainage or utilities that would limit the ability of the applicant to utilize the property as proposed. Based on this information, staff finds that the adequate utility, drainage, and other such necessary facilities and services are in place. **(Criteria Satisfied)**

- 6. Have adequate access roads or entrances and exit drives been provided and are they designed to prevent traffic hazards and to minimize traffic congestion in public streets?**

The subject property is a residential property with a driveway onto 72<sup>nd</sup> Avenue South. **(Criteria Satisfied)**

<b>Staff Recommendation:</b>
Suggested Motion: To accept the findings and recommendations of staff and approve the proposed conditional use permit to allow group living on Lot 6, Block 1, <b>Madelyn's Meadows Addition</b> as presented, as the proposal complies with the 2007 Growth Plan, Standards of Section 20-0909.D, and all other applicable requirements of the LDC, with the following conditions: <ol style="list-style-type: none"><li>1. No more than four individuals residing at the property</li><li>2. No more than three vehicles parked at property</li><li>3. Conditional Use Permit is not valid until State licensure is issued</li><li>4. The Conditional Use Permit will cease upon sale or transfer of property</li><li>5. Conditional Use Permit to cease upon loss of State Licensure</li></ol>
<b>Planning Commission Recommendation:</b> August 5 <sup>th</sup> , 2025
<b>Attachments:</b>
<ol style="list-style-type: none"><li>1. Zoning map</li><li>2. Location map</li><li>3. Site plan</li><li>4. Floor Plan</li></ol>





Conditional Use Permit (CUP) to allow group living in the SR-4, Single-Dwelling Residential zoning district


Madelyn's Meadows Addition

2557 72nd Avenue South







<h1 style="margin: 0;">Madelyn Meadows Model 2GR</h1> <h2 style="margin: 0;">(Entry on Left)</h2>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">A2</div>	
	Drawn by: JCHI	Checked by: #Checked By
<div style="border: 1px solid black; padding: 10px;"> <h3>Project Description:</h3> <p style="margin: 5px 0;">Lot 6, Block 1, Madelyn Meadows 1st Addition, 2557 72nd Avenue South, Fargo, North Dakota</p> </div>		
<div style="border: 1px solid black; padding: 10px;"> <h3>Disclaimer of Warranties</h3> <p style="margin: 5px 0; font-size: 0.8em;">Plans furnished by <b>Simmons Lbr. &amp; Hdware, Inc.</b>, are prepared by Draftsmen who are not Qualified as professional Architect or professional Engineer. <b>Simmons Lbr. &amp; Hdware, Inc.</b> expressly disclaims any liability whatsoever for errors of any kind which may be found on the plans. Use of such plans shall be at the <b>Sole Risk of the User</b>. <b>Any plans</b> furnished by <b>Simmons Lbr. &amp; Hdware, Inc.</b> shall be used for the <b>Sole Purpose</b> of obtaining <b>Lumber Estimates</b> that they are suitable for any general or particular purpose. Reliance by any <b>User</b> of these plans and <b>All Responsibilities</b> for the usage and/or calculation of correct structural materials, spans, loads, &amp; bracing, etc., shall be the responsibility of the <b>User</b>. <b>Simmons Lbr. &amp; Hdware, Inc.</b> is not responsible for any changes after the date above.</p> </div>		
<div style="border: 1px solid black; padding: 10px;"> <h3>Copyright</h3> <p style="margin: 5px 0; font-size: 0.8em;">Any use, reproduction, copying, modification, or derivative work of the plan(s) furnished by <b>Simmons Lumber &amp; Hardware, Inc.</b> without <b>Simmons Lumber &amp; Hardware, Inc.</b> written permission is a violation of the United States Federal Copyright Act.</p> </div>		
<div style="border: 1px solid black; padding: 10px;"> <p style="margin: 0; font-size: 0.8em;">THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:</p> <h1 style="margin: 0;">10/13/2021</h1> <p style="margin: 5px 0; font-size: 0.8em;">IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.</p> </div>		
<div style="border: 1px solid black; padding: 10px;"> <h1 style="margin: 0;">JACKSON HOMES</h1> </div>		
<div style="border: 1px solid black; padding: 10px;"> <h2 style="margin: 0;">CONTRACTOR</h2> </div>		
<div style="border: 1px solid black; padding: 10px;">  <p style="margin: 5px 0; font-size: 0.8em;">An Employee Owned Company</p> <p style="margin: 5px 0; font-size: 0.8em;">Simmons Lumber &amp; Hardware, Inc.</p> <p style="margin: 5px 0; font-size: 0.8em;">Fargo, ND. Ph: (701) 232-3281</p> </div>		

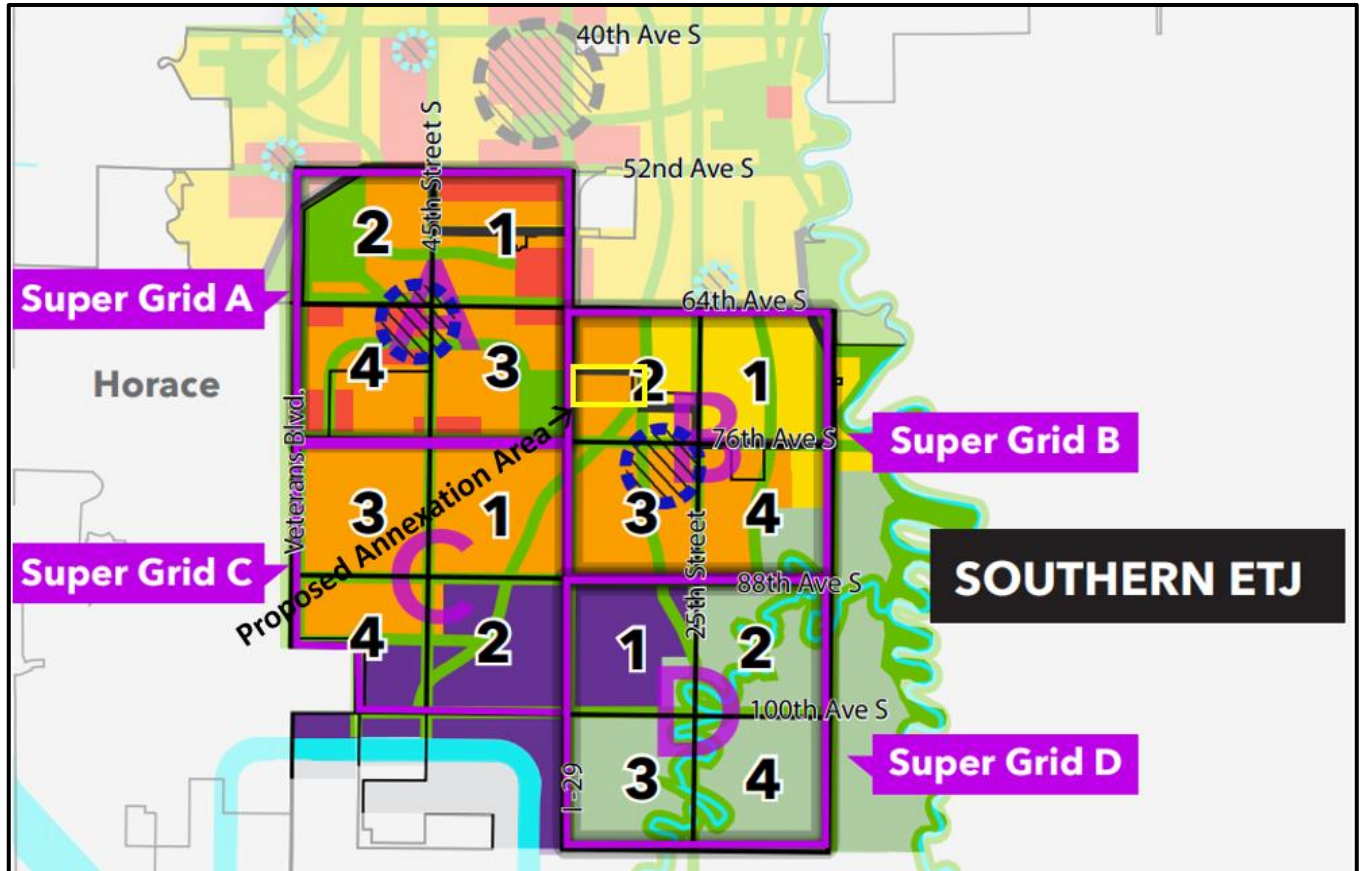


<b>Agenda Item #</b>	D.1
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City of Fargo Staff Report			
Title:	Annexation of portions of the Southwest Quarter and Southeast Quarter of Section 11, T138N, R49W	Date:	7/30/2025
Location:	7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Portions of the Southwest Quarter and Southeast Quarter of Section 11, T138N, R49W, of the 5th Principal Meridian, Cass County, North Dakota		
Owner(s)/Applicant:	James and Kristin Bullis Family LLLP; Kick Properties LLC; City of Fargo; Southeast Cass Water Resource District/ EagleRidge Development	Engineer:	Bolton & Menk
Entitlements Requested:	Planning Commission review of consistency with Fargo Growth Plan 2024		
Status:	Planning Commission review August 5th, 2025		
Proposal:			
<p>The applicant requests one entitlement:</p> <p>1. Annexation of an approximately 72.96 acre portion of the Southwest Quarter and Southeast Quarter of Section 11, T138N, R49W West of the 5th Principal Meridian, Cass County, North Dakota</p> <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p><b>Surrounding Land Uses and Zoning Districts:</b></p> <ul style="list-style-type: none"><li>• North: AG, Agricultural; undeveloped</li><li>• East: AG; Cass County Drain 53</li><li>• South: AG, Agricultural; undeveloped</li><li>• West: Interstate 29 right of way</li></ul>			
Staff Analysis:			
<p>This 72.96 acre property, located between the east edge of the Interstate 29 and the east edge of County Drain 53, is proposed to be annexed is part of a larger proposed subdivision, Selkirk Place Fourth Addition, described in “Concurrent Subdivision And Zone Change” below.</p> <p>This is an owner-initiated annexation. This annexation is by ordinance, pursuant to the process described in North Dakota Century Code Section 40-51.2 (the Municipal Annexation Act of 1969).</p> <p><u>OWNERSHIP</u></p> <p>The entire property involved in the annexation is owned by the applicants, James and Kristin Bullis Family LLLP; Kick Properties LLC; City of Fargo; and Southeast Cass Water Resource District. The property is undeveloped. There are no existing residences or businesses in the annexation area. A large part of the annexation area is used for agriculture at this time.</p> <p><u>PLAN CONSISTENCY</u></p> <p>The proposed annexation area is adjacent to city limits. and is depicted within Super Grid Number B2 of the Southern ETJ of the Fargo Growth Plan 2024. as shown on the graphic below.</p>			



Streets and city utility lines that will be developed within the proposed annexation area will be contiguous with existing streets and city utility lines.



The future place type designation is “Urban Neighborhood.”

Primary uses within this place type are

- small lot single-family detached housing
- duplexes

Secondary uses are

- triplex, and quadplex,
- townhomes up to 10 units per building,
- pockets of multi-family structures,
- places of worship,
- schools,
- daycare centers,
- home offices,
- neighborhood-scale retail and services.

The development proposed by the Selkirk Place Fourth Addition is consistent with this place type.

#### CONCURRENT SUBDIVISION AND ZONE CHANGE

The entire annexation area will be incorporated into the proposed Selkirk Place Fourth Addition, which includes a subdivision and zone change. The subdivision will create 310 lots in 12 blocks, including 300 lots for detached single-dwelling residences; two lots for attached residences (townhomes); and two lots for multi-dwelling residences. The staff report for Selkirk Place Fourth Addition provides details. The Selkirk Place Fourth Addition is going through the review and hearing process concurrently with this annexation, and appears as items 4.a and 4.b on the August 5th, 2025 Planning Commission agenda.

**PROCESS**

The Planning Commission will evaluate this proposed annexation for consistency with Fargo Growth Plan 2024 in item D.1 of the August 5<sup>th</sup>, 2025 Planning Commission agenda. A hearing will be scheduled for this annexation at the City Commission concurrently with the final plat and zone change hearing for the Selkirk Place Fourth Addition.

**Staff Recommendation:**

Staff recommends the Planning Commission find that the proposed annexation of a Portions of the Southwest Quarter and Southeast Quarter of Section 11, T138N, R49W of the 5th Principal Meridian, Cass County, North Dakota to be consistent with the Fargo Growth Plan 2024.

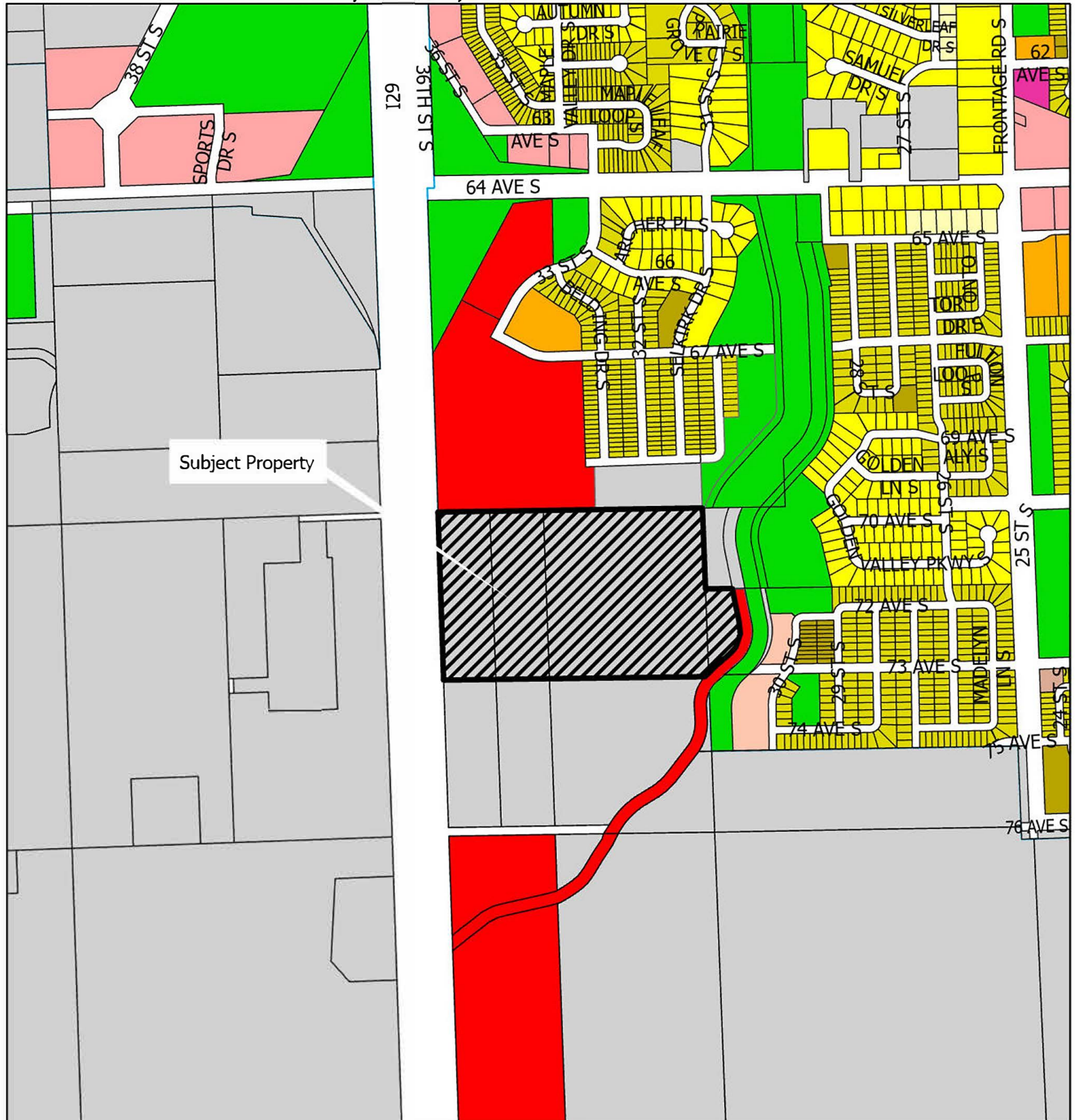
**Attachments:**

1. Zoning map
2. Location map
3. Annexation plat

# Annexation

Portions of the Southwest ¼ and Southeast ¼ of Section 11, T138N, R49W

6987 Golden Valley Parkway South; 7273 25th Street South; 3423, 3539 & 3699 76th Avenue South



## Legend

AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO	MR-2	SR-2	City Limit

Fargo Planning Commission  
August 5, 2025

0 0.07 0.15 0.3 Miles



## Annexation

**Portions of the Southwest ¼ and  
Southeast ¼ of Section 11, T138N, R49W**

6987 Golden Valley Parkway South; 7273 25th Street South; 3423, 3539 & 3699 76th Avenue



### Legend

 City Limit

Fargo Planning Commission  
August 5, 2025

0 0.07 0.15 0.3 Miles



TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

ANNEXATION PLAT OF:

That part of the Southwest Quarter and part of the Southeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at the northeast corner of said Southwest Quarter and the existing City of Fargo corporate limits; thence southerly along the east line of said Southwest Quarter and along said existing City of Fargo corporate limits to the south line of the North Half of the North Half of said Southeast Quarter; thence easterly along said south line and along said existing City of Fargo corporate limits to the easterly right of way line of Cass County Drain No. 53; thence southerly along said easterly right of way line and along said existing City of Fargo corporate limits to the southerly right of way line of 73rd Avenue South; thence southerly along the westerly extension of said southerly right of way line, leaving said City of Fargo corporate limits, to the easterly right of way line of said Cass County Drain No. 29; thence southerly along said easterly right of way line, to the north line of said Southwest Quarter and to said existing City of Fargo corporate limits; thence easterly along said north line and said existing City of Fargo corporate limits to the point of beginning.

Said tract contains 72.96 acres, more or less.

### SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. T homasson, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the area annexed; that said plat shows the City of Fargo Corporate limits contiguous to the annexed property.

Shawn M. Thomasson, Professional Land Surveyor  
North Dakota License Number LS-5900

State of North Dakota }  
County of Cass } SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me personally appeared Shawn M. Thomasson, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Tom Knakmuhs, P.E., City Engineer

State of North Dakota  
County of Cass

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me personally appeared Tom Knakmuhs, P.E., City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as City Engineer for the City of Fargo.

\_\_\_\_\_  
Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Timothy J. Mahoney, Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

County of Cass  
State of North Dakota

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

\_\_\_\_\_  
Notary Public

*preliminary*

<b>City of Fargo Staff Report</b>			
<b>Title:</b>	<b>EOLA 2<sup>nd</sup> Addition / J &amp; O 45<sup>th</sup> Street Apartments Addition</b>	<b>Date:</b>	July 30, 2025
<b>Location:</b>	4448 24 Avenue South; 4417 & 4477 26 <sup>th</sup> Avenue South	<b>Staff Contact:</b>	Maegin Elshaug, planning coordinator
<b>Legal Description:</b>	Portions of Lots 1, 3 & 5, Block 1, EOLA 2 <sup>nd</sup> Addition (proposed Lot 6, Block 1, J & O 45 <sup>th</sup> Street Apartments Addition)		
<b>Owner(s)/Applicant:</b>	J & O Real Estate LLC / Houston Engineering	<b>Engineer:</b>	n/a
<b>Entitlements Requested:</b>	<b>Planned Unit Development Final Plan</b> on portions of Lots 1, 3 & 5, Block 1, EOLA 2 <sup>nd</sup> Addition (proposed Lot 6, Block 1, J & O 45 <sup>th</sup> Street Apartments Addition)		
<b>Status:</b>	Planning Commission Review: August 5, 2025		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> vacant	<b>Land Use:</b> multi-dwelling residential (apartments)
<b>Zoning:</b> GC, General Commercial with PUD, Planned Unit Development Overlay (see project note below)	<b>Zoning:</b> GC, General Commercial with PUD, Planned Unit Development Overlay (see note below)
<p><b>Uses Allowed:</b> GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, <del>detention facilities</del>, health care facilities, parks and open space, religious institutions, safety services, <del>adult establishment</del>, offices, <del>off-premise advertising</del>, commercial parking, outdoor recreation and entertainment, retail sales and service, self-storage, <del>vehicle repair</del>, limited vehicle service, <del>aviation</del>, <del>surface transportation</del>, major entertainment events, <del>industrial service</del>, <del>manufacturing and production</del>, <del>warehouse and freight movement</del>, and <del>portable signs</del>.</p> <p>Plus an amended PUD allowing Residential use, building and design standard requirements and restricted uses (noted above) <u>and</u> CO with building and design standard requirements and restricted uses (noted above).</p>	<b>Uses Allowed:</b> unchanged
<b>Maximum Density Allowed (Residential):</b> The proposed PUD allows a maximum of 40 units per acre	<b>Maximum Density Allowed (Residential):</b> unchanged

<b>Proposal:</b>
<p>The applicant requests three entitlements:</p> <ol style="list-style-type: none"> <li><b>1. PUD Final Plan</b> on portions of Lots 1, 3 &amp; 5, Block 1, EOLA 2<sup>nd</sup> Addition (proposed Lot 6, Block 1, J &amp; O 45<sup>th</sup> Street Apartments Addition)</li> </ol>



**Project Note:** In May 2025, the Planning Commission recommended approval of several items relating to this property, including the J & O 45<sup>th</sup> Street Apartments Addition plat, zoning change of GC, General Commercial with a PUD Overlay to GC, General Commercial with an amended PUD Overlay, and PUD Master Land Use Plan for the subject property. This item has not yet been reviewed or approved by the City Commission; there are several items necessary for review prior to bring forward to the City Commission. This request is for review of the PUD Final Plan, and is the second phase of the development (the first being the MAK<sup>2</sup>T buildings to the northwest of property, part of the master planned development). The recommendation includes a contingency on City Commission approval. Additionally, during the time of the Planning Commission review, the applicant noted a master landscaping plan would be provided at the time of PUD Final Plan review. The plan is attached.

Note that the applicant will also need to submit for building permits, where all review departments will review the plans for compliance with their respective codes.

**Surrounding Land Uses and Zoning Districts:**

- North: Across 24<sup>th</sup> Avenue North is proposed GC, General Commercial with C-O, Conditional Overlay (item reviewed by the Planning Commission in May 2025, undeveloped);
- East: P/I and the remainder of the Anderson Softball Complex;
- South: LC, Limited Commercial and MR-2, Multi-Dwelling Residential with uses of commercial and apartments;
- West: Across 45<sup>th</sup> Street South is GC with commercial use.

**Area Plans:**

Fargo's Growth Plan 2024 was adopted in August 2024. The placetype for the subject property is designated as Mixed Commercial, Office and Residential for this property and is consistent with the proposed development.

**Context:**

**Neighborhood:** Anderson Park

**Schools:** The subject property is located within the West Fargo School District, specifically within the Freedom Elementary, Liberty Middle and Sheyenne High schools.

**Parks:** The subject property is located adjacent to Anderson Softball Complex.

**Pedestrian / Bicycle:** A shared use facility is located on the east side of 45<sup>th</sup> Street South and connects to the metro area trail system. Additional sidewalks are proposed within the development, as well as a shared use path along the south side of the property.

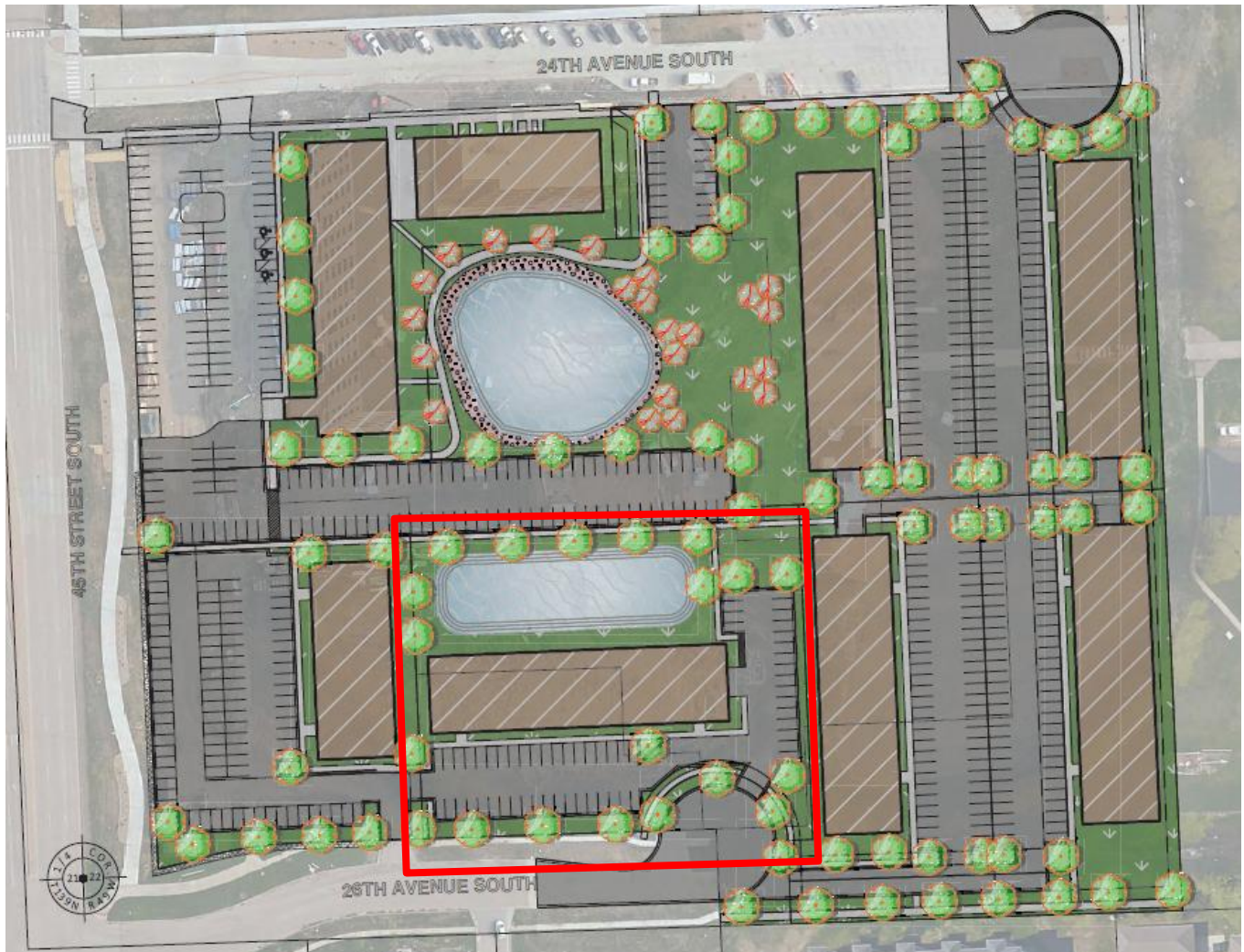
**Transit:** MAT Bus Route 24 runs along 23<sup>rd</sup> Avenue South. A bus stop is located approximately two blocks east of 45<sup>th</sup> Street, located less than a quarter-mile from the subject property.

## Staff Analysis:

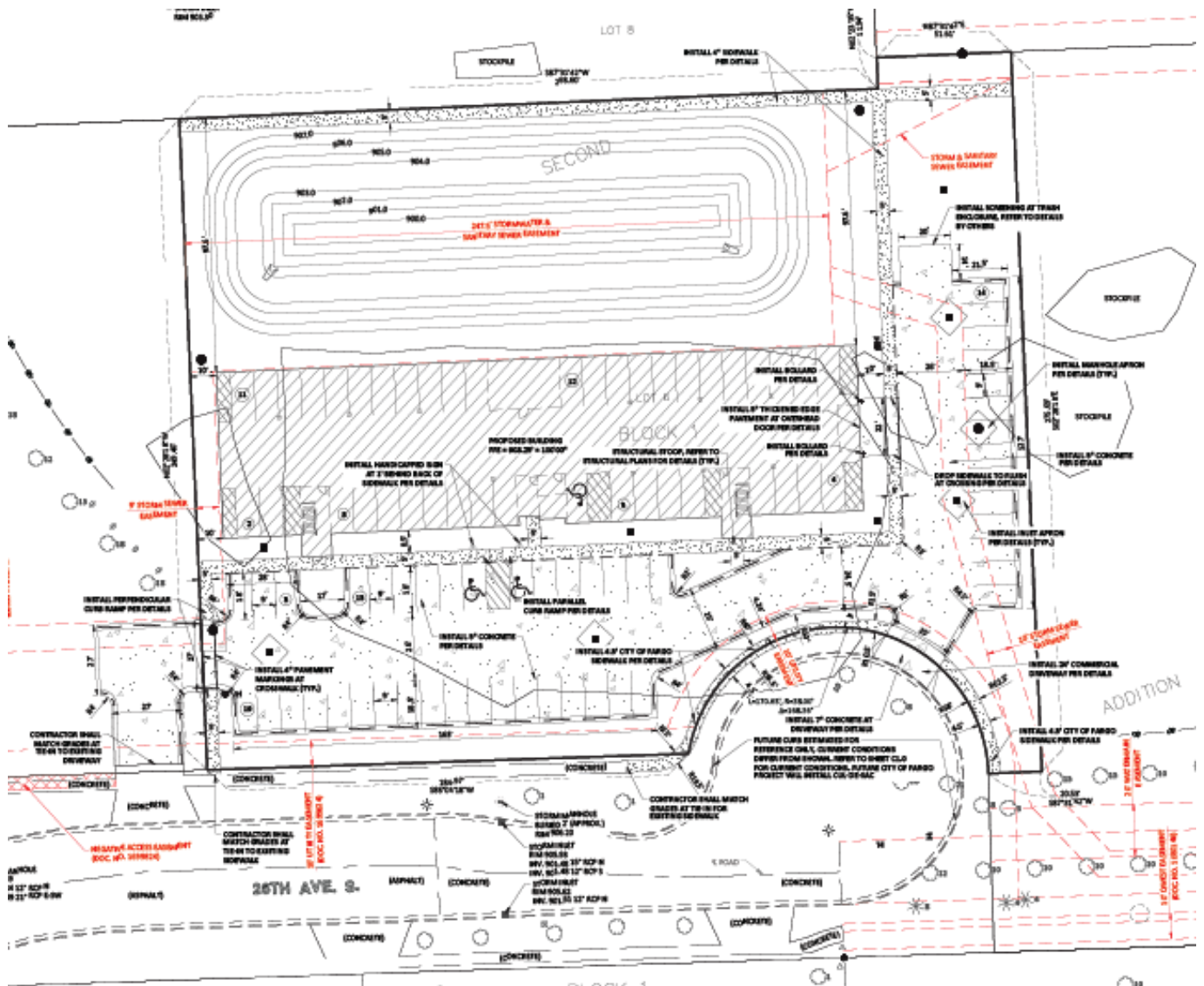
### Proposed Final Plan consistency with Master Land Use Plan

The graphic below provides a comparison of the master land use plan (left) and the proposed final plan (right). Findings evaluating the differences between the two plans are included on the following page. Copies of these plans are also attached.

Proposed PUD Master Land Use Plan



## Proposed PUD Final Plan



### PUD Final Plan Section 20-0908.D:

The LDC stipulates that the Planning Commission shall approve the PUD Final plan if it is determined to be in substantial compliance with the approved PUD Master Land Use Plan. The PUD Final Plan shall be deemed to be in compliance so long as, when compared with the PUD Master Land Use Plan, it does not result in:

- **An increase in project density or intensity, including the number of housing units per acre or the amount of nonresidential floor area per acre;**  
There has been no change in project density or intensity. **(Criteria Satisfied)**



- **A change in the mix of housing types or the amount of land area devoted to nonresidential uses;**  
There has been no change in the mix of housing types or the amount of land devoted to nonresidential uses. **(Criteria Satisfied)**
- **A reduction in the amount of open space;**  
There has been no change in the amount of open space. **(Criteria Satisfied)**
- **Any change to the vehicular system that results in a significant change in the amount or location of streets, common parking areas, and access to the PUD;**  
There has been no change to the vehicular circulation system. **(Criteria Satisfied)**
- **Any change within 50 feet of any SR or MR zoning district;**  
There has been no change within 50 feet of any SR or MR zoning district. **(Criteria Satisfied)**
- **Any change determined by the Planning Commission to represent an increase in development intensity;**  
There has been no increase in development intensity. **(Criteria Satisfied)**
- **A substantial change in the layout of buildings.**  
There has been no change in the layout of the building. **(Criteria Satisfied)**

#### **Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and hereby approve the Planned Unit Development Final Plan for the proposed **J & O 45<sup>th</sup> Street Apartments Addition** as presented, as the proposal complies with the PUD Master Land Use Plan, Section 20-0908.D of the LDC, and all other requirements of the LDC, contingent on City Commission approval of the zoning change for J & O 45<sup>th</sup> Street Apartments Addition and associated PUD master land use plan."

#### **Planning Commission Recommendation:**

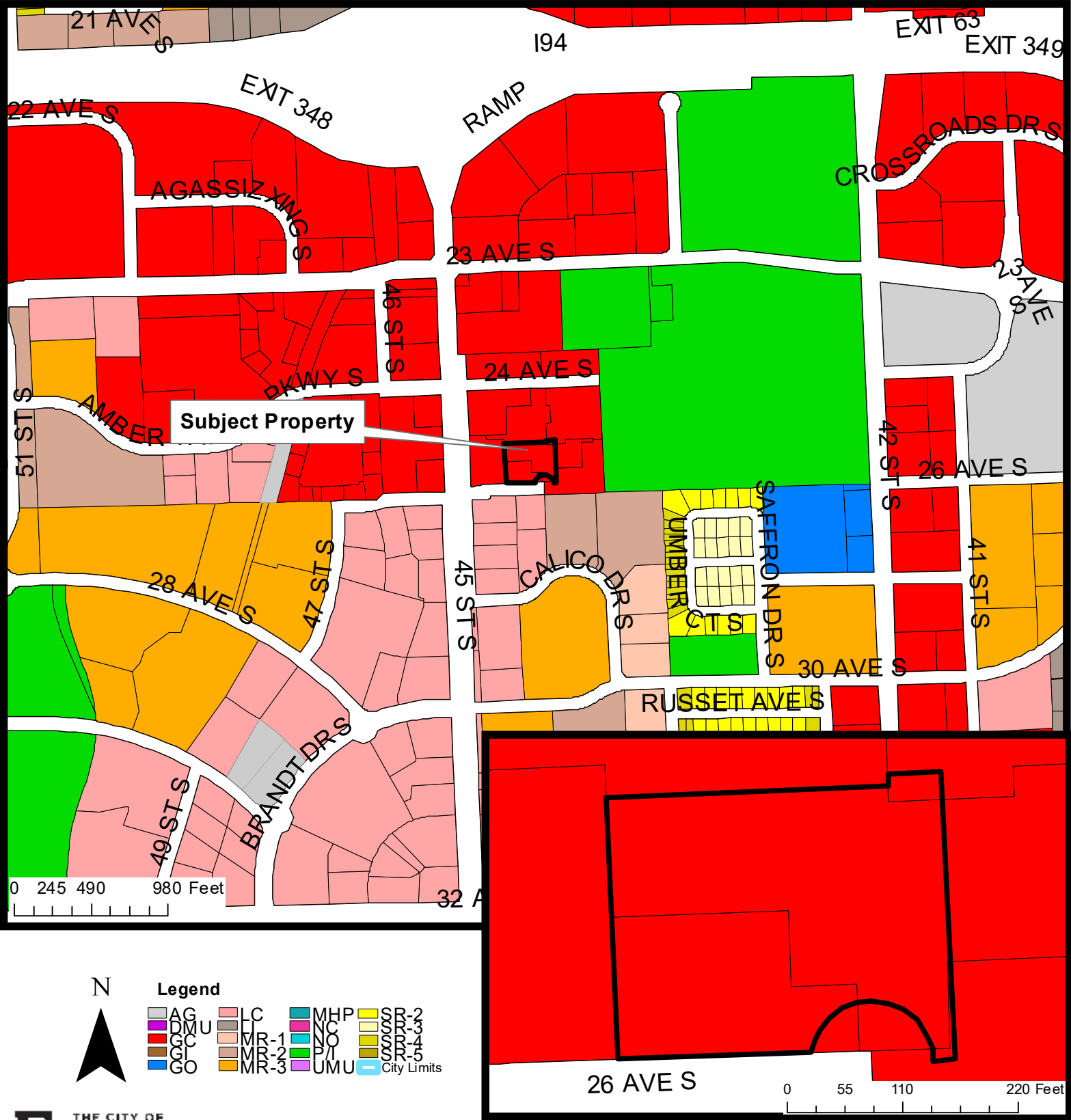
#### **Attachments:**

1. Zoning Map
2. Location Map
3. PUD Master Plan
4. PUD Final Plan
5. Elevation Plans Plan
6. PUD Master Landscaping Plan
7. Renderings

# PUD, Planned Unit Development Final Plan

EOLA Second Addition/  
J & O 45th Street Apartments Addition

4448 24 Avenue South;  
4417 & 4477 26 Avenue South

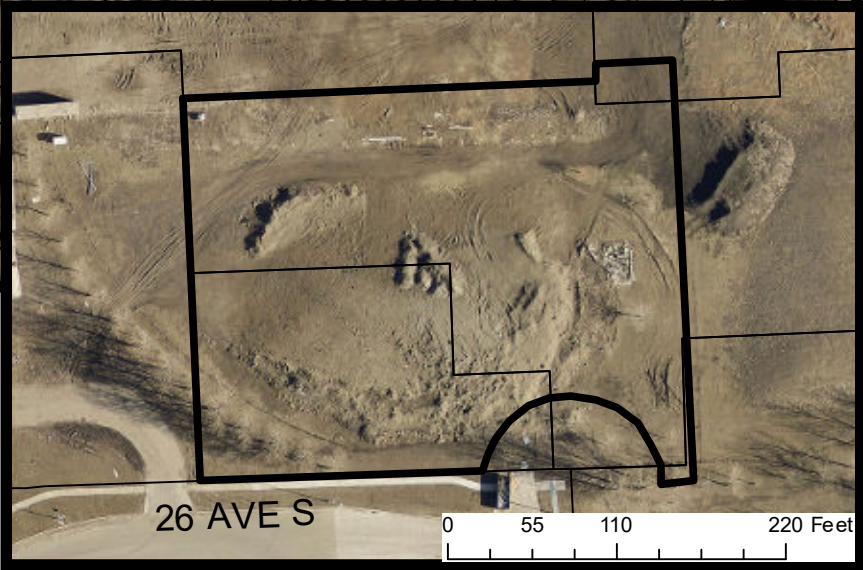




PUD, Planned Unit Development Final Plan

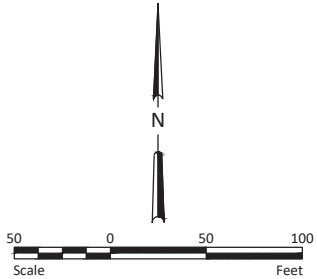
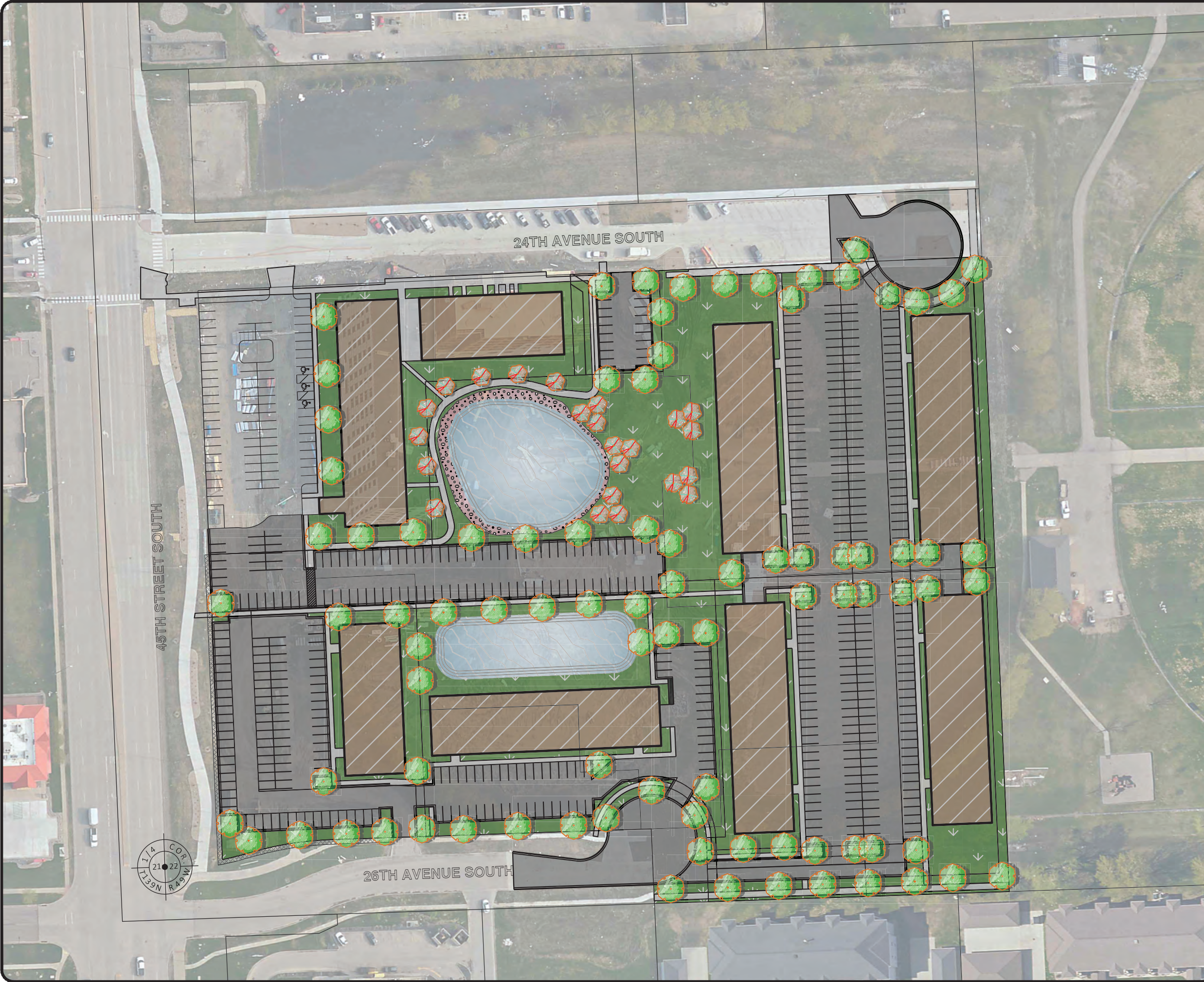
EOLA Second Addition/  
J & O 45th Street Apartments Addition

4448 24 Avenue South;  
4417 & 4477 26 Avenue South





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45TH STREET DEVELOPMENT  
4477 26TH AVENUE SOUTH  
FARGO, NORTH DAKOTA

PUD MASTER PLAN



Drawn By  
BTP  
Checked By  
BTP  
Date  
04-30-25  
Scale  
As Shown  
Project No.  
7824-0071

SHEET  
1

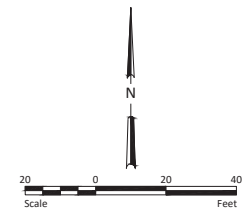
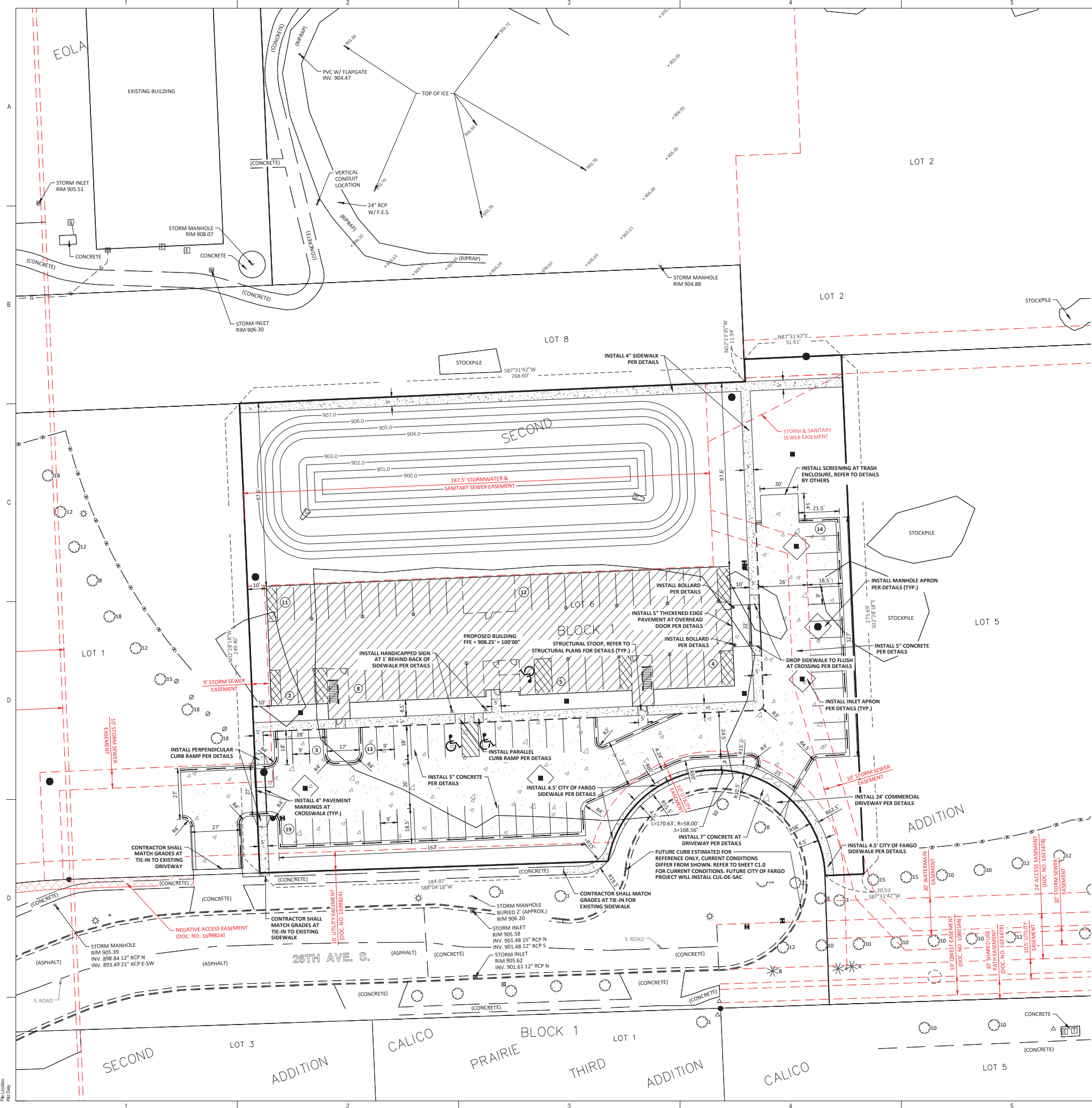
No.

Revision

Date

By





LEGEND	EXISTING	NEW
WATER MAIN	— W —	— W —
SANITARY SEWER MAIN	— SS —	— SS —
STORM SEWER MAIN	— STS —	— STS —
STORM INLET	⊠	⊠
SANITARY MANHOLE	⊠	⊠
STORM MANHOLE	⊠	⊠
CLEANOUT	⊠	⊠
FIRE HYDRANT	⊠	⊠
GATE VALVE	⊠	⊠
LIGHT POLE	⊠	⊠
TELEPHONE RISER	⊠	⊠
ELECTRICAL BOX	⊠	⊠
GAS METER	⊠	⊠
TRANSFORMER	⊠	⊠
CONIFEROUS TREE	⊠	⊠
DECIDUOUS TREE	⊠	⊠
SIGN	⊠	⊠
GUARD POST	⊠	⊠
CHAIN LINK FENCE	⊠	⊠
SPOT ELEVATION	⊠	⊠
STANDARD CURB & GUTTER	⊠	⊠
BUILDING	⊠	⊠
NEW 4" SIDEWALK	⊠	⊠
NEW 5" CONCRETE	⊠	⊠
DRAINAGE DIRECTION	⊠	⊠

- PAVING NOTES:
- ALL WORK DONE IN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF FARGO STANDARD SPECIFICATIONS.
  - ALL HANDICAPPED STALLS SHALL HAVE SIGNING INSTALLED PER DETAIL.
  - HANDICAPPED STALLS SHALL BE STRIPED PER DETAIL.
  - SLOPE IN HANDICAP LOADING/UNLOADING ZONES SHALL NOT EXCEED 2% CROSS SLOPE AND ON ANY HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.
  - ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING PANELS INSTALLED.
  - ALL MANHOLES AND STORM SEWER INLETS LOCATED IN THE PAVEMENT SHALL HAVE CONCRETE COLLARS INSTALLED PER THE DETAILS.
  - ALL DISTANCES SHOWN ARE TO BACK OF CURB.
  - REMOVE AND REPLACE EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK AS NECESSARY TO INSTALL UTILITIES.
  - EXCAVATION OR OTHER WORK IN THE RIGHT OF WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT OF WAY WILL BE ISSUED.

LOT INFORMATION:  
ZONING = PUD  
LOT AREA = 77,248 SF (1.77 ACRES)

SETBACK REQUIREMENTS:  
FRONT = 10'  
INTERIOR SIDE = 5'  
STREET SIDE = 10'  
REAR = 5'

APARTMENT LOT COVERAGE INFORMATION:  
LOT AREA = 77,248 SF (1.77 ACRES)  
TOTAL BUILDING AREA = 15,770 SF  
TOTAL BUILDING COVERAGE = 20.41%  
IMPERVIOUS AREA = 39,757 SF  
IMPERVIOUS COVERAGE = 51.47%  
OPEN SPACE AREA = 41,961 SF  
OPEN SPACE COVERAGE = 54.32%

PARKING INFORMATION:  
PUD REQUIRED PARKING STALL RATIO = 2 SPACES/UNIT  
TOTAL BUILDING UNITS = 42 \* (2 SPACES/UNIT) = 84 SPACES  
TOTAL REQUIRED PARKING SPACES = 84 SPACES  
TOTAL EXTERIOR STALLS = 49 (2 HANDICAPPED)  
TOTAL INTERIOR GARAGE STALLS = 42 STALLS (1 HANDICAPPED)  
TOTAL PARKING PROVIDED = 91 (3 HANDICAPPED)



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PRELIMINARY  
NOT FOR CONSTRUCTION



PROJECT NAME:  
**45TH STREET APARTMENTS**

GENERAL CONTRACTOR  
**MERIDIAN COMMERCIAL CONSTRUCTION, LLC**  
ATTN: MARK JAMES  
6218 53rd AVE. S.  
FARGO, ND 58104  
PHONE: 701-256-0397  
EMAIL: mark@mccfargo.com

CD	CONSTRUCTION DOCUMENTS	07/22/2025
MARK	DESCRIPTION	DATE

REVISION	SCHEDULE

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PROJECT NO.: 25-111901  
DRAWN BY: RLA  
CHECKED BY: CM  
DRAWING TITLE: PAVING PLAN

C500





4 WEST ELEVATION  
A401  
1/8" = 1'-0"



3 EAST ELEVATION  
A401  
1/8" = 1'-0"

#### GROUND FLOOR FACADE

240' LENGTH  
72' (MIN) = 30% ARCADES, WINDOWS, AWNINGS  
141'-3" (PROVIDED) = 59% ARCADES, WINDOWS, AWNINGS

#### VARIED MATERIAL PALETTE

REQUIRED ON FACADES OVER 150' IN LENGTH  
FRONT FACADE: 240' LONG (11,013 SF)  
EIFS BRICK: 3,345 / 11,013 = 30%  
EIFS (COLOR 1): 1,914 / 11,013 = 18%  
EIFS (COLOR 2): 1,052 / 11,013 = 10%  
EIFS (COLOR 3): 261 / 11,013 = 2%  
METAL SIDING: 2,013 / 11,013 = 40%  
REAR FACADE: 240' LONG (11,013 SF)  
EIFS BRICK: 2,833 / 11,013 = 26%  
EIFS (COLOR 1): 1,893 / 11,013 = 17%  
EIFS (COLOR 2): 1,893 / 11,013 = 17%  
METAL SIDING: 4,394 / 11,013 = 40%

#### MATERIAL PALETTE RELATION

EXISTING MATERIALS (EOLA BUILDING)  
STONE/MASONRY TEXTURE  
NEUTRAL EARTH & GRAY TONES  
MIX OF LIGHT & DARK COLORS  
BURGUNDY ACCENTS

NEW APARTMENTS (PROPOSED)  
MASONRY TEXTURE  
NEUTRAL EARTH & GRAY TONES  
MIX OF LIGHT & DARK COLORS  
BURGUNDY ACCENTS

#### GENERAL ELEVATION NOTES:

- MECHANICAL LOUVERS AND EXHAUST VENTS PAINT TO MATCH COLOR OF ADJACENT SIDING
- GABLE LOUVER VENTS TO BE PAINTED WHITE
- SEE CIVIL FOR GRADING
- SEE STRUCTURAL FOR FOOTING DEPTH, SIZE, & LOCATION
- SEE FLOOR PLANS FOR WINDOW TAGS

#### TYPICAL MATERIALS

EIFS BRICK  
BASIS FOR DESIGN: DRYVIT - NEWBRICK  
INSTALLATION: 1/2" RUNNING BOND  
COLOR: GATEHOUSE

EIFS (COLOR 1)  
BASIS FOR DESIGN: DRYVIT  
COLOR: PEARL ASH

EIFS (COLOR 2)  
BASIS FOR DESIGN: DRYVIT  
COLOR: CHOCOLATE CHIP

EIFS (COLOR 3)  
BASIS FOR DESIGN: DRYVIT  
COLOR: SANGRIA

MTL-H HORIZONTAL METAL SIDING  
BASIS FOR DESIGN: LUXLAP BY LUX ARCHITECTURAL PRODUCTS  
COLOR: SLATE GREY

ROOF:	MATERIAL	COLOR
FASCIA:	LANDMARK PRO SHINGLES	DRIFTWOOD
SOFFIT:	PRE-FIN. MTL.	WHITE
FRIEZE:	PRE-FIN. MTL. - VENTED	WHITE
GUTTER:	PRE-FIN. MTL.	WHITE
GARAGE DOOR:	PRE-FIN. MTL.	WHITE
MECH VENT:	PRE-FIN. MTL.	WHITE



2 NORTH ELEVATION  
A401  
1/8" = 1'-0"



1 SOUTH ELEVATION  
A401  
1/8" = 1'-0"

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*

Date: 7/14/2025 REG. NO.: 1811

PROJECT NAME:  
**45TH STREET  
APARTMENTS**  
26th AVE S & 45th STREET S  
FARGO, ND 58103

GENERAL CONTRACTOR  
**MERIDIAN COMMERCIAL  
CONSTRUCTION, LLC**  
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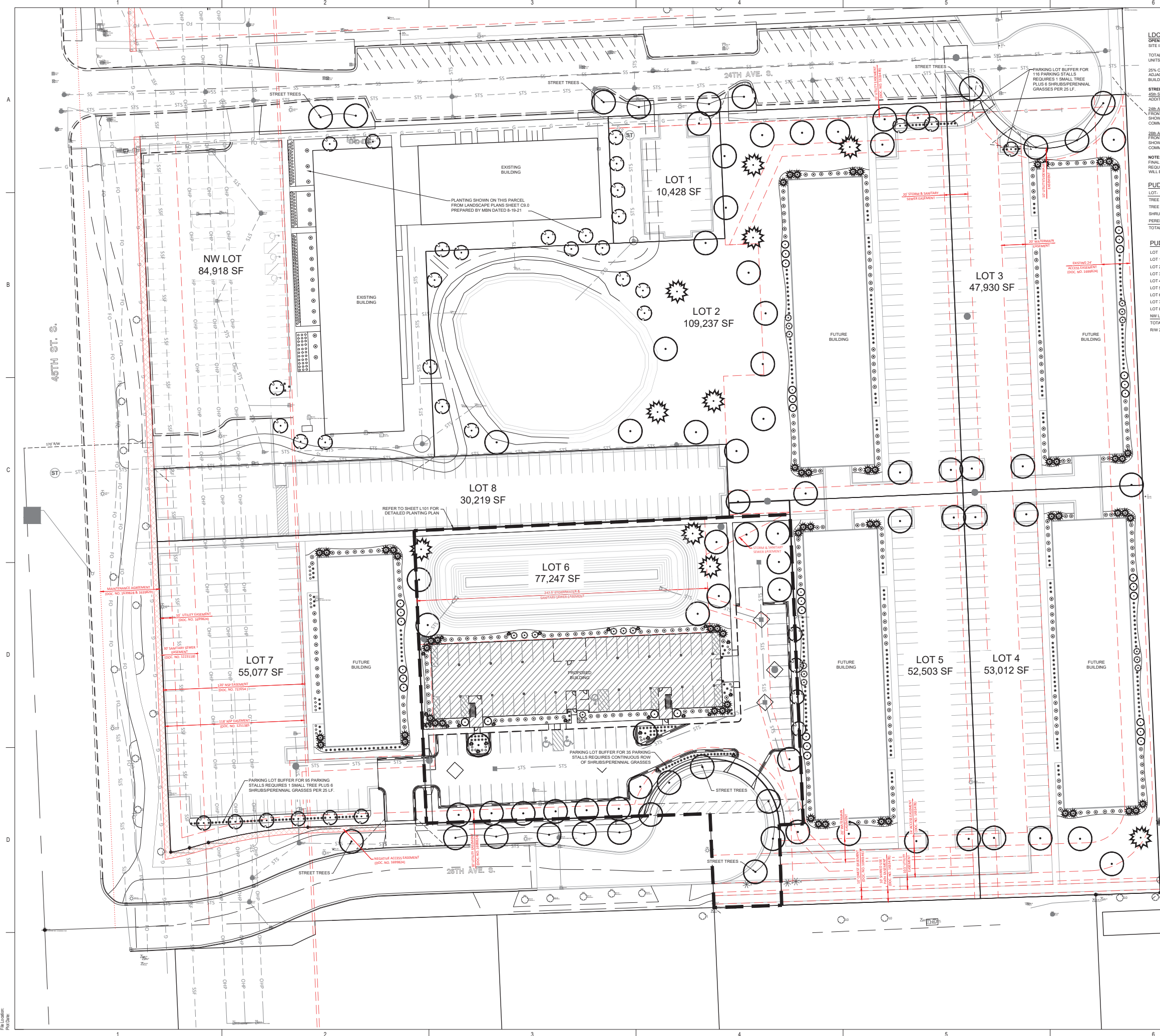
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DRAWN BY: MA  
CHECKED BY: RF  
DRAWING TITLE:  
EXTERIOR ELEVATIONS

A401





**LDC PUD PLANTING SUMMARY**  
**OPEN SPACE PLANTING:**  
 SITE IS ZONED PUD MR-3. 3 PLANT UNITS ARE REQUIRED PER 1,000 SF.  
 TOTAL REQUIRED PLANT UNITS FOR 519,851 SF (519,851 x 3 = 1,559,553); 1,560 PLANT UNITS.  
 25% OF REQUIRED 1,560 PLANT UNITS TO BE LOCATED BETWEEN BUILDING AND ADJACENT ROW FOR THIS PUD. (1,560 X 0.25 = 390) 390 PU TO BE LOCATED BETWEEN BUILDING AND ADJACENT ROW.  
**STREET TREES:**  
 45th STREET SOUTH IS A PRIMARY ARTERY. STREET PLANTED WITH STREET TREES. NO ADDITIONAL STREET TREES TO BE PLANTED.  
 24th AVENUE SOUTH IS A LOCAL STREET AND REQUIRES 1 TREE PER 30 LINEAL FEET. FRONTAGE IS 772 LF. (772 / 30 = 25.73) 26 STREET TREES REQUIRED. STREET TREES SHOWN 30 TO 35' APART. NO ADDITIONAL STREET TREES REQUIRED. REFER TO COMMENTS FROM CITY FORESTER.  
 26th AVENUE SOUTH IS A LOCAL STREET AND REQUIRES 1 TREE PER 30 LINEAL FEET. FRONTAGE IS 402 LF. (402 / 30 = 13.4) 14 STREET TREES REQUIRED. STREET TREES SHOWN 30 TO 35' APART. NO ADDITIONAL STREET TREES REQUIRED. REFER TO COMMENTS FROM CITY FORESTER.  
**NOTE:**  
 FINAL QUANTITIES AND CONFIGURATION OF PLANTING MAY BE ADJUSTED. MINIMUM LDC REQUIREMENTS FOR STREET PLANTING, BUFFER PLANTING AND OPEN SPACE PLANTING WILL BE MAINTAINED.

**PUD PLANT UNITS**

LOT	1	2	3	4	5	6	7	8	NW	TOTAL
TREE LARGE	1	28	4	7	6	22	0	0	0	88
TREE SMALL	4	19	10	10	14	12	9	0	10	88
SHRUB	0	55	55	55	55	70	36	0	18	344
PERENNIAL	0	46	46	46	46	64	52	0	146	456
TOTAL PU	30	453	168	198	208	382	107	0	141	1,692

**PUD PLANT UNIT LOT SUMMARY**

LOT	LOT SF	REQ. PU	BUILT PU	R/W 25% PU
LOT 1	10,428 SF	na	(30 PU)	(30 PU)
LOT 2	109,237 SF	na	(453 PU)	(116 PU)
LOT 3	47,930 SF	na	(168 PU)	(46 PU)
LOT 4	53,012 SF	na	(198 PU)	(50 PU)
LOT 5	52,503 SF	na	(208 PU)	(52 PU)
LOT 6	77,247 SF	na	(382 PU)	(95 PU)
LOT 7	55,077 SF	na	(107 PU)	(27 PU)
LOT 8	30,219 SF	na	(80 PU)	(20 PU)
NW LOT	84,918 SF	na	(141 PU)	(35 PU)
TOTAL	519,851 SF	1,560 PU	(1,687 PU)	(426 PU)
R/W 25% TOTAL		390 PU		296 PU

- PLANT SYMBOL LEGEND**
- LARGE DECIDUOUS SHADE TREE 10 PU
  - LARGE EVERGREEN TREE 10 PU
  - SMALL DECIDUOUS TREE 5 PU
  - SMALL EVERGREEN TREE 5 PU
  - SMALL DECIDUOUS SHRUB - 6" DIA. 1 PU
  - SMALL EVERGREEN SHRUB - 6" DIA. 1 PU
  - SMALL DECIDUOUS SHRUB - 3" DIA. 0.5 PU
  - ORNAMENTAL/PERENNIAL GRASS 0.5 PU
  - PERENNIAL 0.5 PU



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 7/7/2025 1:34:11 PM

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PROJECT NO.: 25-111901  
 DRAWN BY: JH  
 CHECKED BY: JH  
 DRAWING TITLE:  
**OVERALL PUD PLANTING PLAN**



**L100**







