

Chapter Five

Plan Implementation

The land use plan will only get implemented if zoning, subdivisions, corridor studies, and open space efforts are carried out in a manner that is consistent with the plan. Many entities, departments, and individuals have impact on the implementation of this plan. The growth plan relies on all parts of city government to be invested in the plan in order to realize its vision. The plan is intended to be used as a framework for development, setting forth the general mix of land uses, approximate size of each land use mass, street connections and so forth.

Relationship between the Growth Plan and the Property Development Process

The growth plan sets the general direction and framework for development in the extra-territorial area of Fargo. Property developers should consult the growth plan to familiarize themselves with the types of development desired by the city and the basic requirements for any development within the city. It would always be advisable for a potential developer to discuss their plans with the city planning staff to build a clear understanding of the intent of the growth plan.

In addition to being a land use plan the growth plan sets arterial and collector street alignments and connections. These alignments and connections are integral with the land use plans, and a change to one aspect of the plan could result in a change to others.

Developments must be accepted as being in compliance with the growth plan prior to being reviewed for zoning compliance and compliance with the land-development code.

Relationship of the Growth Plan to the City Zoning Ordinances and the Land-Development Code

The zoning categories selected for the various land use categories are the key to creating the land use transitions and mixtures that create a livable community. Every zone change that is presented must be reviewed on the basis of the land use plan to determine if it is consistent with the designated land use category. If a proposed zoning change is not consistent with the land use plan, it will necessitate an amendment to the growth plan in order to proceed.

If a zoning or subdivision proposal is not consistent with the Growth Plan, and the applicant still wishes to proceed, a Growth Plan Amendment will also be required. As part of this amendment, the proposed change will be evaluated to determine the following:

- Is the proposed change consistent with surrounding land uses, both existing and future?
- If the proposed change is inconsistent with development that has already occurred the change should not be approved.
- If the change is inconsistent with future land uses, which designations would need to be changed to create a compatible situation and is that change consistent with the intent of the growth plan?

- Does the proposed change involve a street alignment or connection? If so, how does this change affect the transportation system and the land uses in the surrounding area, both existing and future.
- How does the proposed change work with the larger area in terms of the land use balance and other factors that could influence the proposed change? Are their physical features or developments in the vicinity that make the change positive or negative for the city and the area in general?
- How does the proposed change impact the long term sustainability of the city? Does the change contribute to or detract from the walkability and livability of the city?

After all of these issues have been evaluated, the land use plan would be considered for an amendment by the Planning Commission and the City Commission, in much the same manner as zoning and platting changes are reviewed and approved at this time. The most up-to-date plan should always be available for the public on the city's web site, for distribution to those who want a copy, and on display in the Planning and Development Department offices.

Relationship of the Growth Plan to other Planning Documents and Processes

The 1995 Comprehensive Policy Plan and the 2001 Growth Plan were used as the guideline for more succinct goals and objectives incorporated into this document. This plan addresses mainly the growth areas on the edges of the urbanized parts of the city. The city also uses the Downtown Area Plan and neighborhood plans such as the Hawthorne Plan to address planning issues in developed portions of the city. Area and neighborhood plans are being developed for all existing neighborhoods in Fargo. The Growth Plan, neighborhood plans, and the downtown plan all have a similar function in that they are intended to guide decision makers in their decisions about zoning, subdivisions, conditional use permits, traffic studies, the need for amenities, and to highlight other issues that need to be addressed such as design standards.

Every land use plan and street decision that gets made over the years should be tied to the goals and strategies for the growth area. The goals and

strategies contained in this Growth Plan address the main planning and community issues that were highlighted during discussions with planning professionals and the community. Furthermore, the goals and strategies are tied to the applicable sections of the Comprehensive Policy Plan. This plan sets a framework for the next 50 years of development in the city of Fargo. It will be important, as time goes on, to periodically review the goals and strategies for urban growth, neighborhoods, walkability, community development, park development, redevelopment, etc., and to evaluate whether or not a more concerted effort needs to be made to tie specific planning activities with strategies that are linked to the goals.

Appendix One

Growth Projection Data

Population/Households/Employment

Acreage Consumption

Existing Density Calculations

School Attendance Area

Growth Assumptions for the Growth Plan

Appendix Two
Utility Issues for Growth

Appendix Three
Growth Plan Maps from 2001