

**MEMORANDUM**  
**PLANNING COMMISSION CASES SCHEDULED FOR**  
**FEBRUARY 3<sup>rd</sup>, 2026 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, February 3rd, 2026 Planning Commission public hearing.

The case planner contact information is below. Please contact the case planner if you have questions on these cases. Thank you.

**Staff Contact Information—phone and e-mail:**

Donald Kress	(241-1473)	<a href="mailto:dkress@FargoND.gov">dkress@FargoND.gov</a>
Maegin Elshaug	(476-4120)	<a href="mailto:melshaug@FargoND.gov">melshaug@FargoND.gov</a>
Kim Citrowske	(241-1475)	<a href="mailto:kcitrowske@FargoND.gov">kcitrowske@FargoND.gov</a>
Luke Morman	(476-6751)	<a href="mailto:lmorman@FargoND.gov">lmorman@FargoND.gov</a>
Alayna Espeseth	(476-4151)	<a href="mailto:aespeseth@FargoND.gov">aespeseth@FargoND.gov</a>
Chelsea Levorsen	(476-4144)	<a href="mailto:clevorsen@FargoND.gov">clevorsen@FargoND.gov</a>

1. An application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay on part of Lot 1, Block 2, **Mehl/First Addition**.

Located at: 2506 35th Avenue South

Owner/Applicant: Northview Church/KozyKove Childcare

Current Zoning: MR-3, Multi-Dwelling Residential. See above for proposed zone change

Case Planner: Chelsea Levorsen

2. An application requesting a Plat of **Christianson 32nd Avenue South Third Addition** (Minor Subdivision) a replat of Lot 4, Block 1, Christianson 32nd Avenue South Second Addition, to the City of Fargo, Cass County, North Dakota.

Located at: 3102 36th Street South

Owner/Applicant: Christianson Properties, LLC

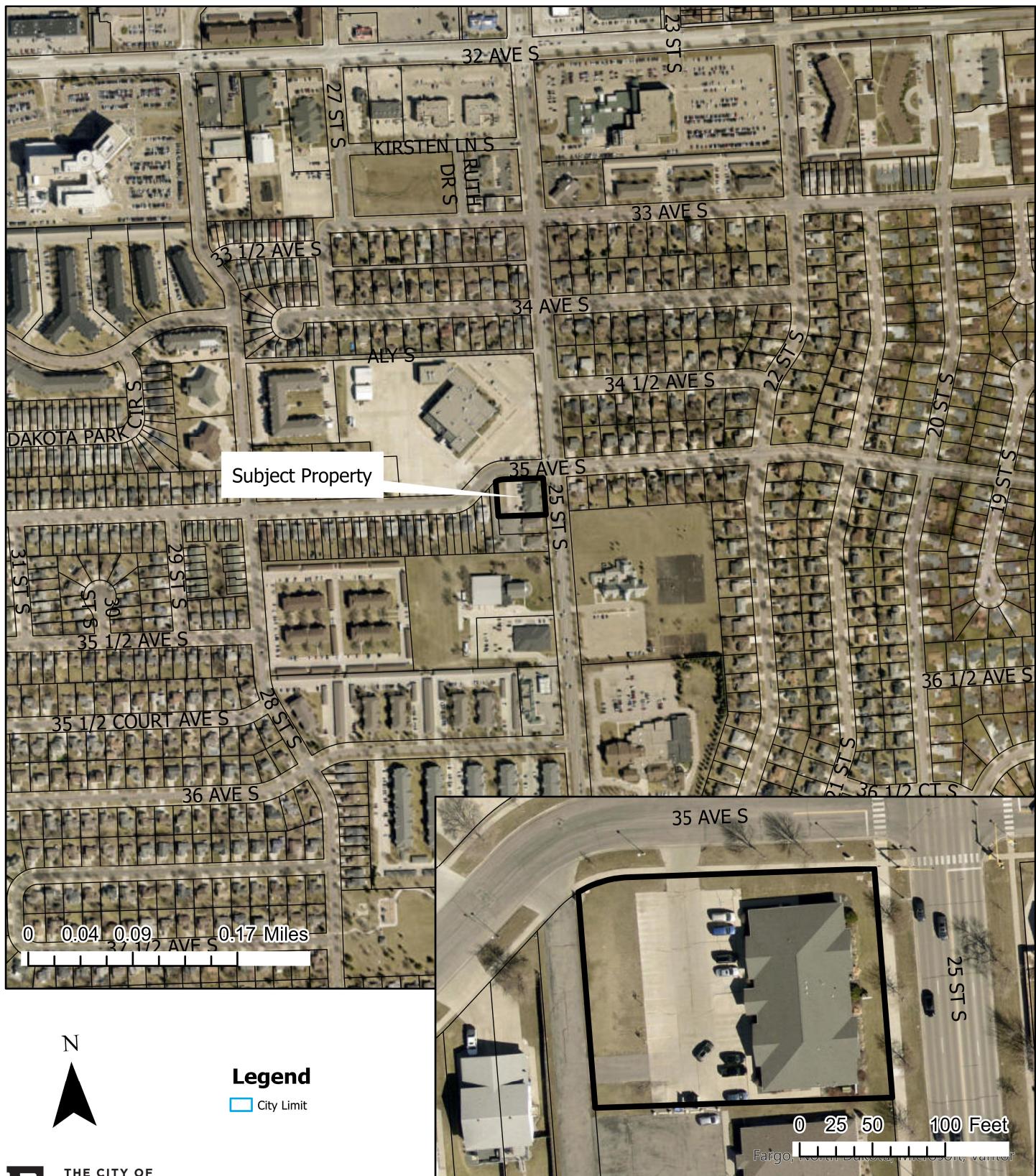
Current Zoning: GC, General Commercial. No zone change is proposed

Case Planner: Luke Morman

# Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay

# Mehl/First Addition

2506 35th Avenue South



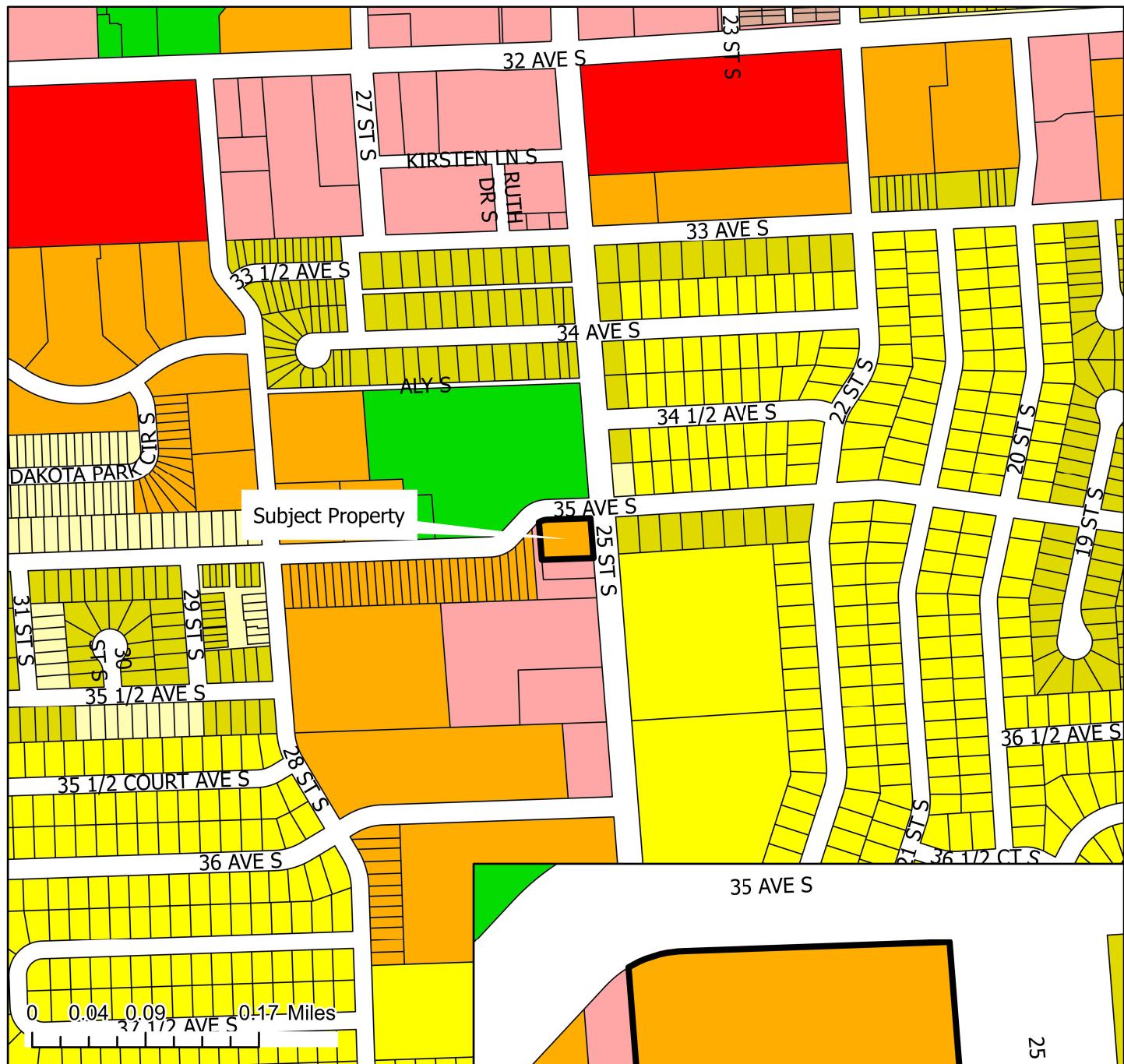
# Fargo Planning Commission

## February 3, 2026

# Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay

## Mehl/First Addition

2506 35th Avenue South



### Legend

AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	SR-6
GO		SR-2	City Limit

# Minor Subdivision

## Christianson 32nd Avenue South Third Addition

3102 36th Street South



### Legend

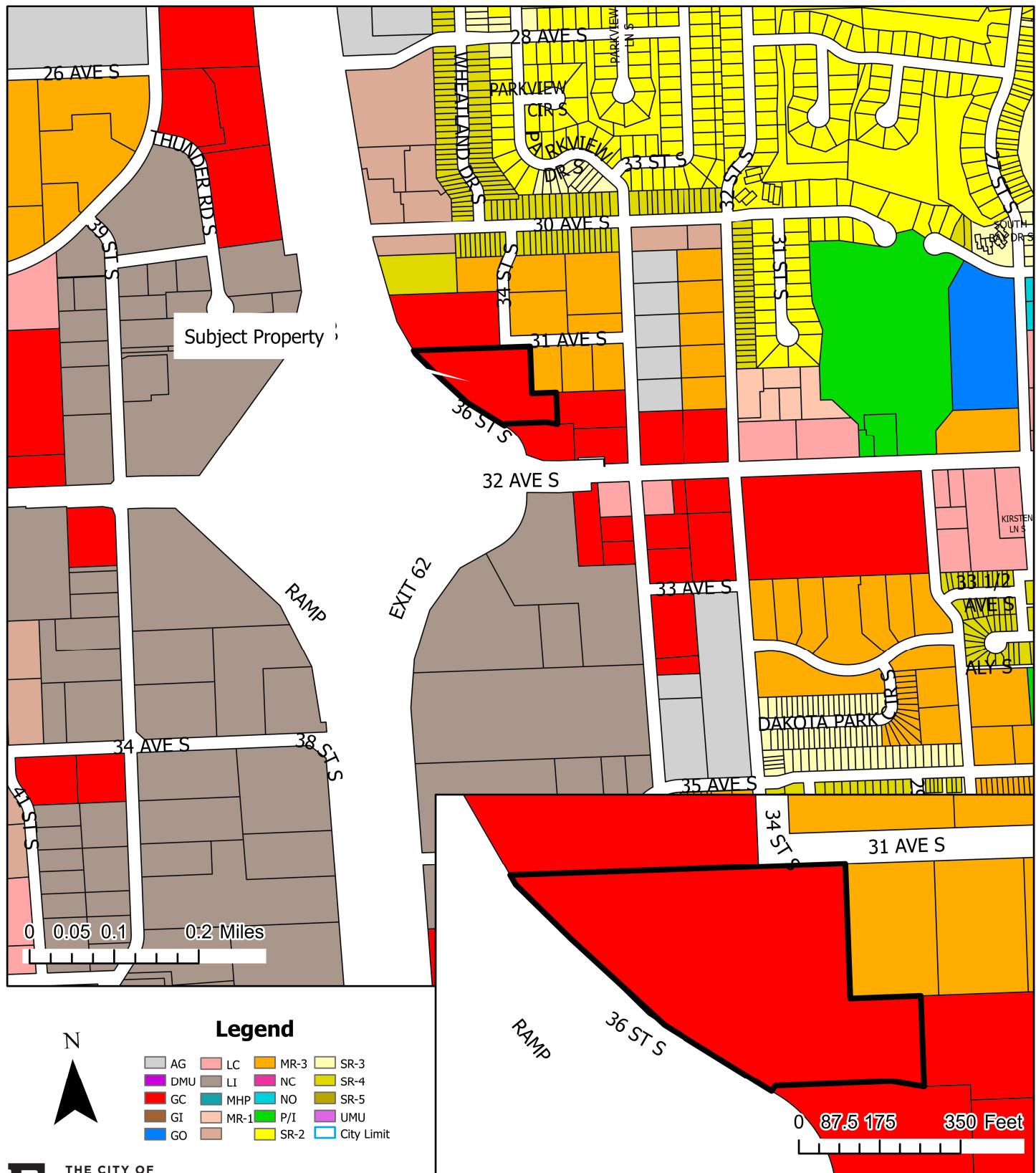
City Limit



# Minor Subdivision

## Christianson 32nd Avenue South Third Addition

3102 36th Street South



# CHRISTIANSON 32ND AVENUE SOUTH THIRD ADDITION

A REPLAT OF ALL OF LOT 4, BLOCK 1, CHRISTIANSON 32ND AVENUE SOUTH SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
A MINOR SUBDIVISION

## OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CHRISTIANSON PROPERTIES, LLC, a North Dakota limited liability company, being owner of a parcel of land located in that part of the Southwest Quarter of Section 23, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lot 4, Block 1, CHRISTIANSON 32ND AVENUE SOUTH ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Said tract contains 263,964 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "CHRISTIANSON 32ND AVENUE SOUTH THIRD ADDITION" to the City of Fargo, Cass County, North Dakota. We do hereby vacate the 10.00 foot wide utility easement as shown for vacation on this plat.

OWNER: CHRISTIANSON PROPERTIES, LLC

By: Kevin Christianson, President

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared Kevin Christianson, President, CHRISTIANSON 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 3229 REAL ESTATE, LLC.

Notary Public

MORTGAGE HOLDER: Bell Bank

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026 before me, a notary public within and for said County and State, personally appeared Bell Bank, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Bell Bank.

Notary Public



0  
30  
60  
SCALE IN FEET  
Basis of Bearings:  
Plat of Christianson 32nd Avenue South  
Second Addition.

## LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- 905 EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- ..... AREA WITHIN 100 YEAR FLOODPLAIN

## BENCHMARK

CITY OF FARGO BENCHMARK 241022, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF TIMBER PARKWAY SOUTH AND 52 AVENUE SOUTH ELEVATION-909.25 NAVD88

## DOCUMENTS OF RECORD

1. Agreement, recorded as Document No. 421459.
2. Declaration of Use Restrictions, recorded as Document No. 1673437.

## 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  
Date: \_\_\_\_\_

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Timothy J. Mahoney, Mayor

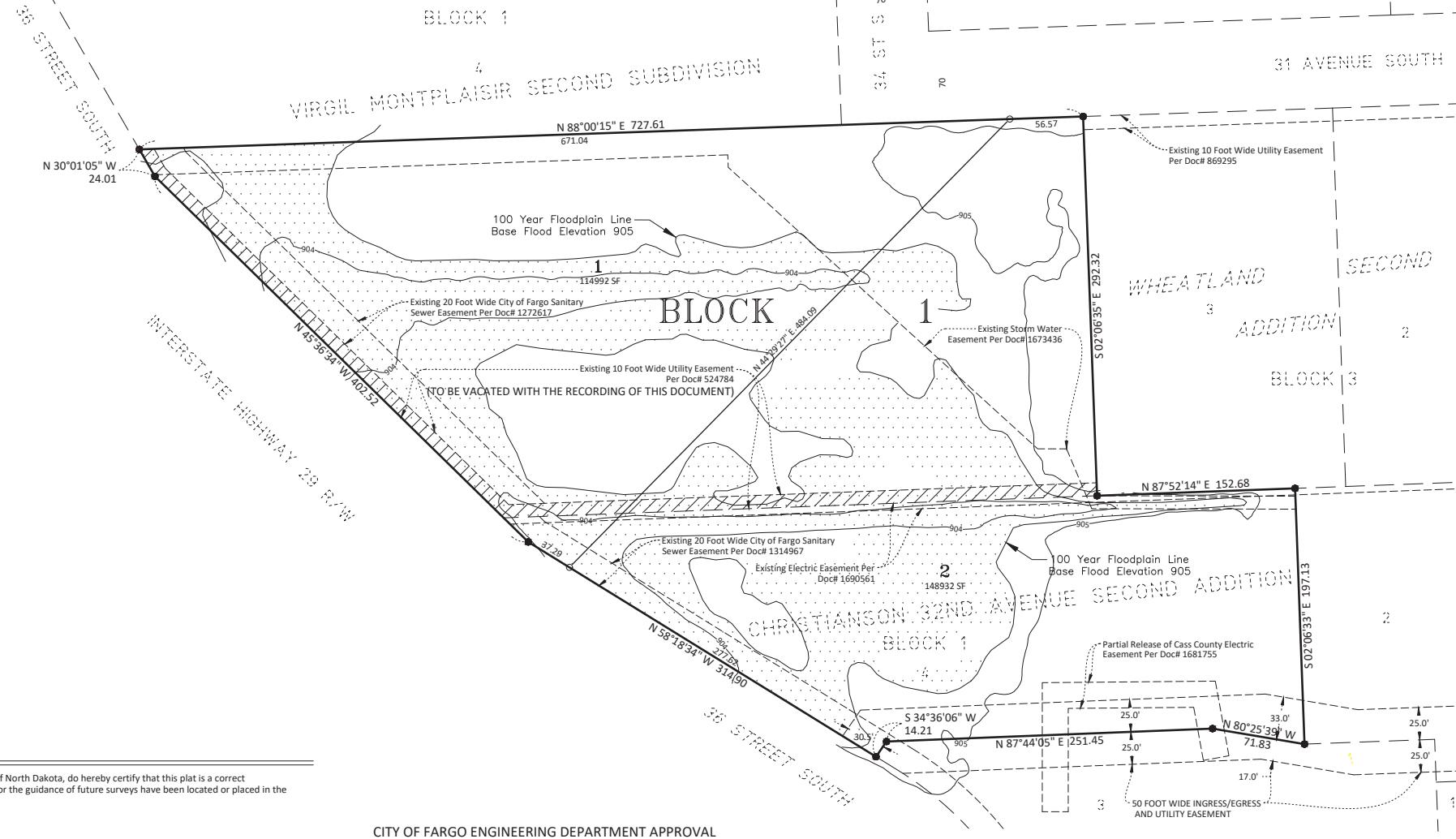
Attest: Angie Bear, Deputy Auditor on behalf of City Auditor  
Notary Public

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, known to me to be the persons who are described in and who executed the foregoing instrument, and acknowledged that they executed the same ad their free act and deed on behalf of the City of Fargo.

Notary Public

## BLOCK 1



## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, 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 Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2026, 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