

**MEMORANDUM**  
**PLANNING COMMISSION CASES SCHEDULED FOR**  
**JULY 1st, 2025 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, July 1st, 2025 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:**

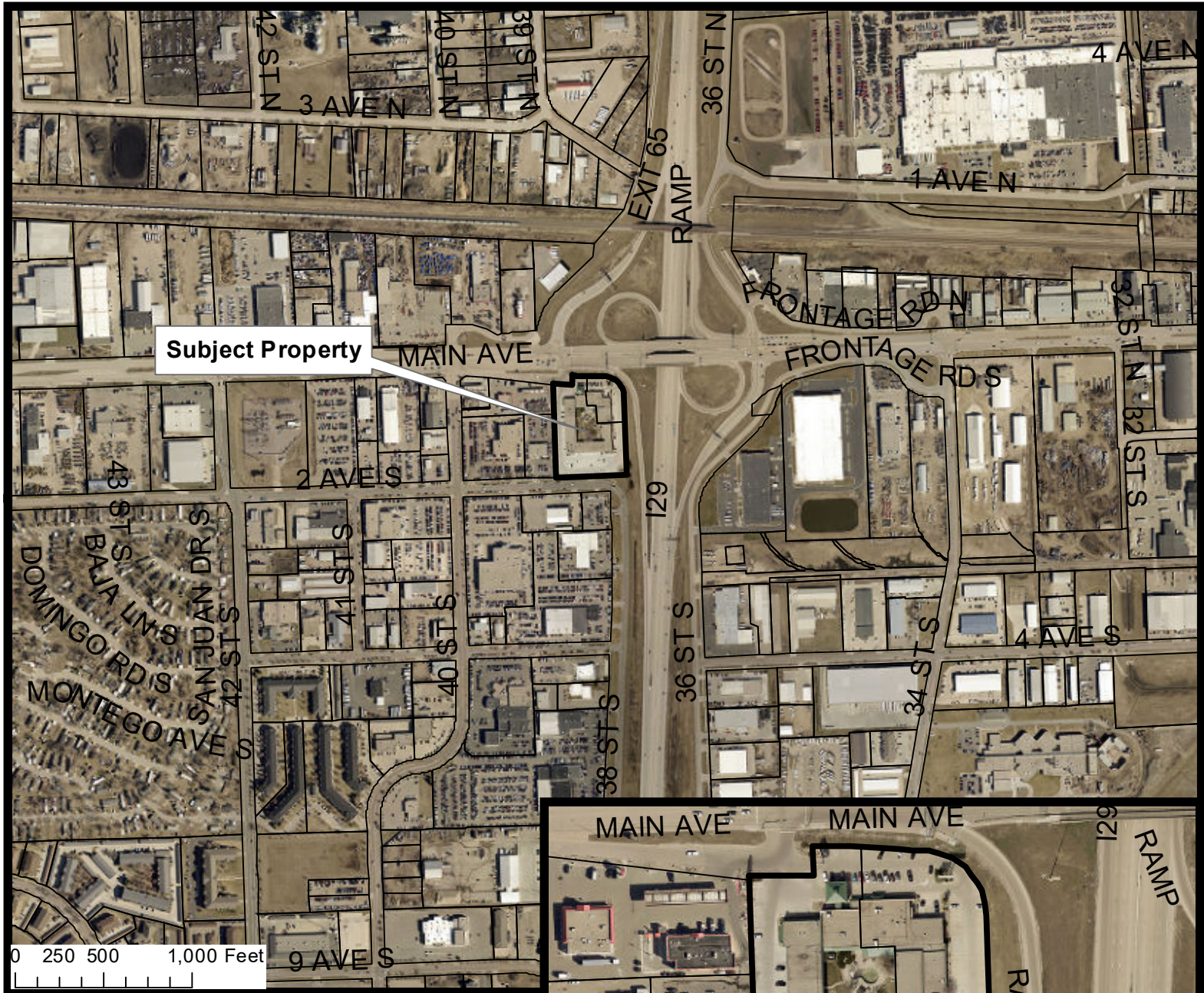
Donald Kress	(241-1473)	<a href="mailto:dkress@FargoND.gov">dkress@FargoND.gov</a>
Maegin Elshaug	(476-4120)	<a href="mailto:melshaug@FargoND.gov">melshaug@FargoND.gov</a>
Kim Citrowske	(241-1475)	<a href="mailto:kcitrowske@FargoND.gov">kcitrowske@FargoND.gov</a>
Luke Morman	(476-6751)	<a href="mailto:lmorman@FargoND.gov">lmorman@FargoND.gov</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 Plat of **Gateway Hyundai Addition** (Major Subdivision) a plat of portions of Lots 1 and 2 of Porritt's Subdivision, City of Fargo, Cass County, North Dakota  
Located at: 3800 Main Avenue  
Owner / Applicant: I&S Development, LLP / Houston Engineering  
Current Zoning: GC, General Commercial. No change proposed.  
Case Planner: Luke Morman
2. An application requesting a zone change from GI, General Industrial to LI, Limited Industrial on Lots 4, 5, and 6, Block 1, **RLN Business Park Second Addition** to the City of Fargo, Cass County, North Dakota  
Located at: 4551 33<sup>rd</sup> Street North  
Owner / Applicant: Robert Nelson / Lowry Engineering  
Current Zoning: GI, General Industrial. See above for proposed change  
Case Planner: Donald Kress
3. 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 **45<sup>th</sup> Street Park Sixth Addition** and Lot 4, Block 1, **45<sup>th</sup> Street Park Second Addition**; a PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1 of the proposed **45<sup>th</sup> Street Park Sixth Addition** and Lot 4, Block 1, **45<sup>th</sup> Street Park Second Addition**; and a Plat of **45<sup>th</sup> Street Park Sixth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, 45<sup>th</sup> Street Park Third Addition; Lot 1, Block 1, 45<sup>th</sup> Street Park Fourth Addition; and Lot 2, Block 1, 45<sup>th</sup> Street Park Fifth Addition, including a subdivision waiver for reduced drain setback  
Located at: 200, 300, 330, and 400 45<sup>th</sup> Street South; 4414 and 4428 2<sup>nd</sup> Avenue South  
Owner / Applicant: West 45<sup>th</sup> Business Center, LLC; Southeast Cass Water Resources District / Goldmark Design and Development  
Current Zoning: GC, General Commercial. See above for proposed change.  
Case Planner: Maegin Elshaug
4. An application requesting a Conditional Use Permit (CUP) to allow household living in the LC, Limited Commercial zone on a portion of Lot 8, Block 2, **Westrac Addition** to the City of Fargo, Cass County, North Dakota,  
Located at: 1201 Westrac Drive South  
Owner / Applicant: Borrowed Bucks, LLC / Jesse Craig  
Current Zoning: LC, Limited Commercial No change proposed.  
Case Planner: Chelsea Levorsen

# Major Subdivision

## Gateway Hyundai Addition

3800 Main Avenue



### Legend

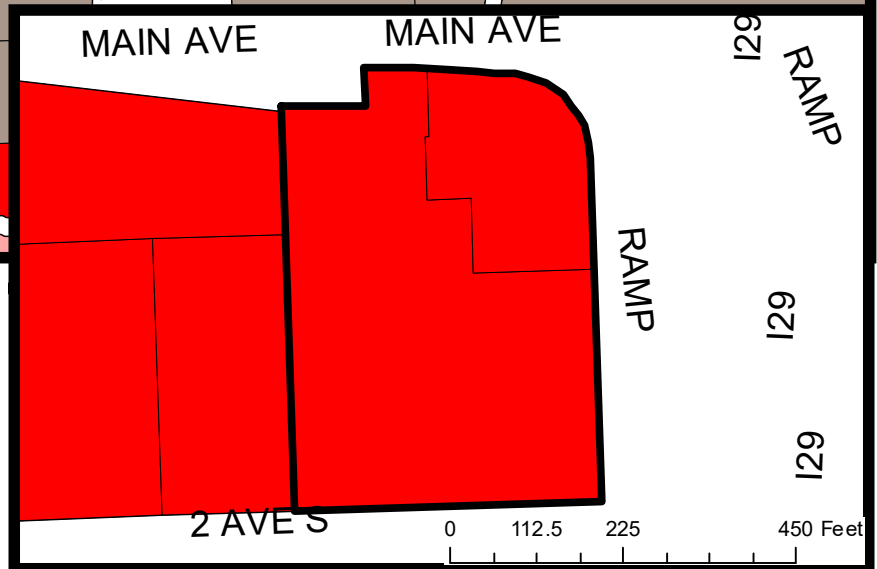
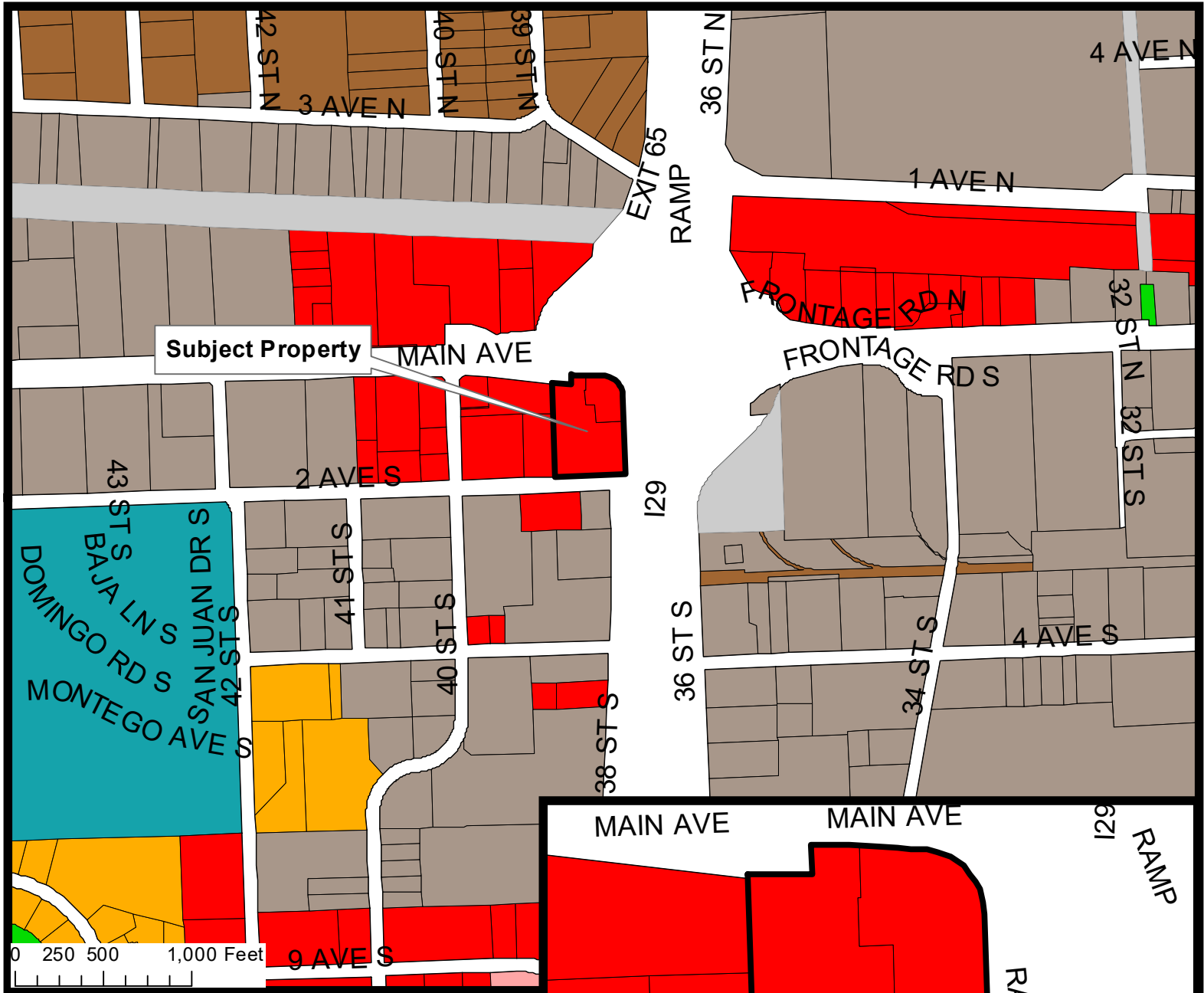
 City Limits



# Major Subdivision

## Gateway Hyundai Addition

3800 Main Avenue

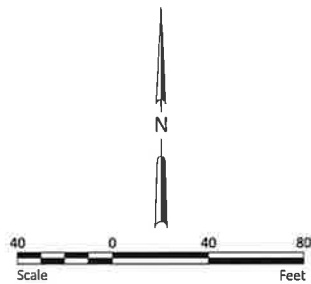


### Legend

AG	DMU	GC	GO	LC	MRR-1	MRR-2	MRR-3	MHP	NC	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
----	-----	----	----	----	-------	-------	-------	-----	----	-----	-----	------	------	------	------	-------------

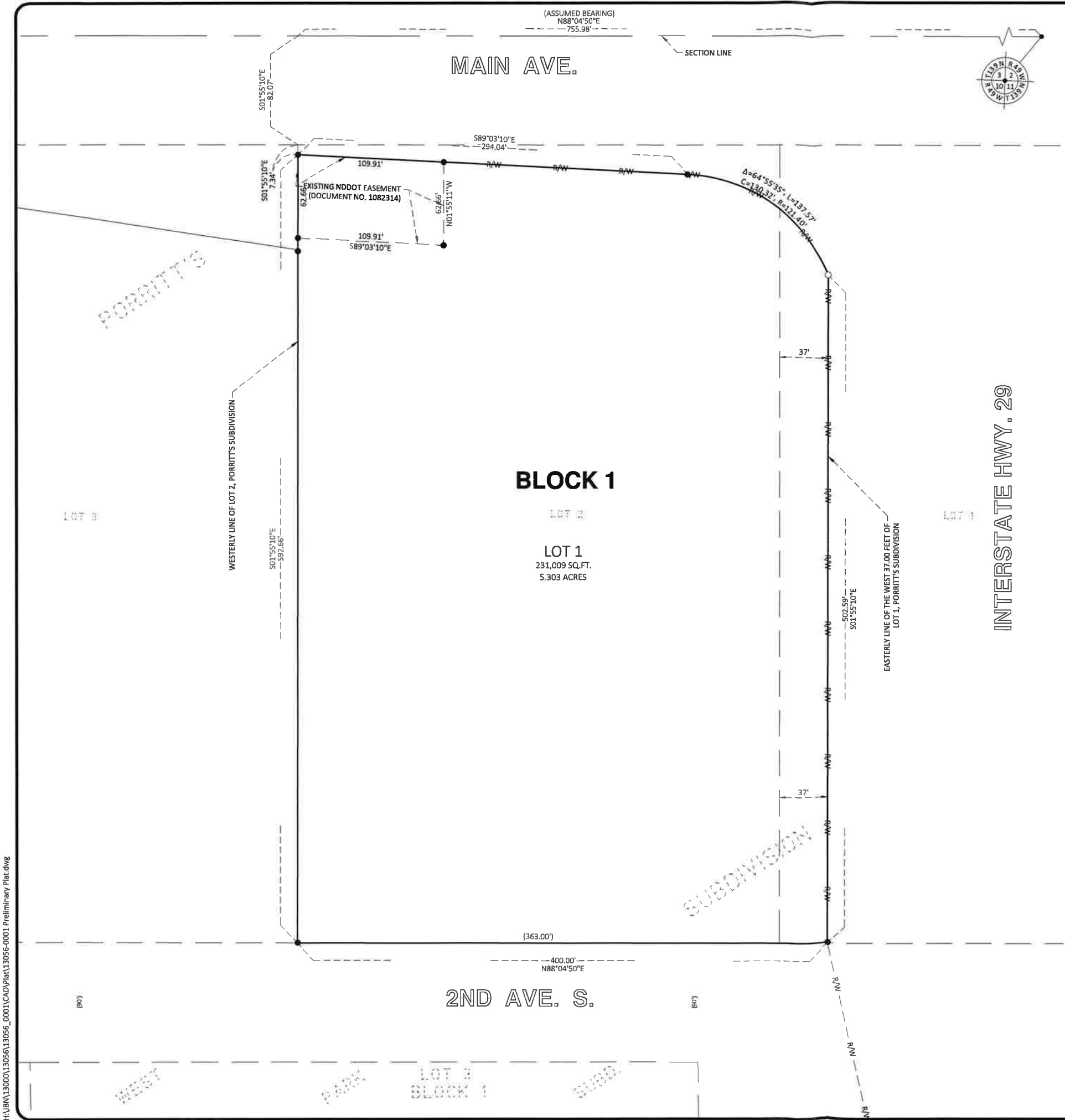
# GATEWAY HYUNDAI ADDITION

A MINOR SUBDIVISION  
BEING A REPLAT OF PART OF LOTS 1 & 2, PORRITT'S SUBVISION  
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 MINOR 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.

OWNER:

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

Brad Sather, President

State of ss
County of

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 ss
County of Cass

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 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

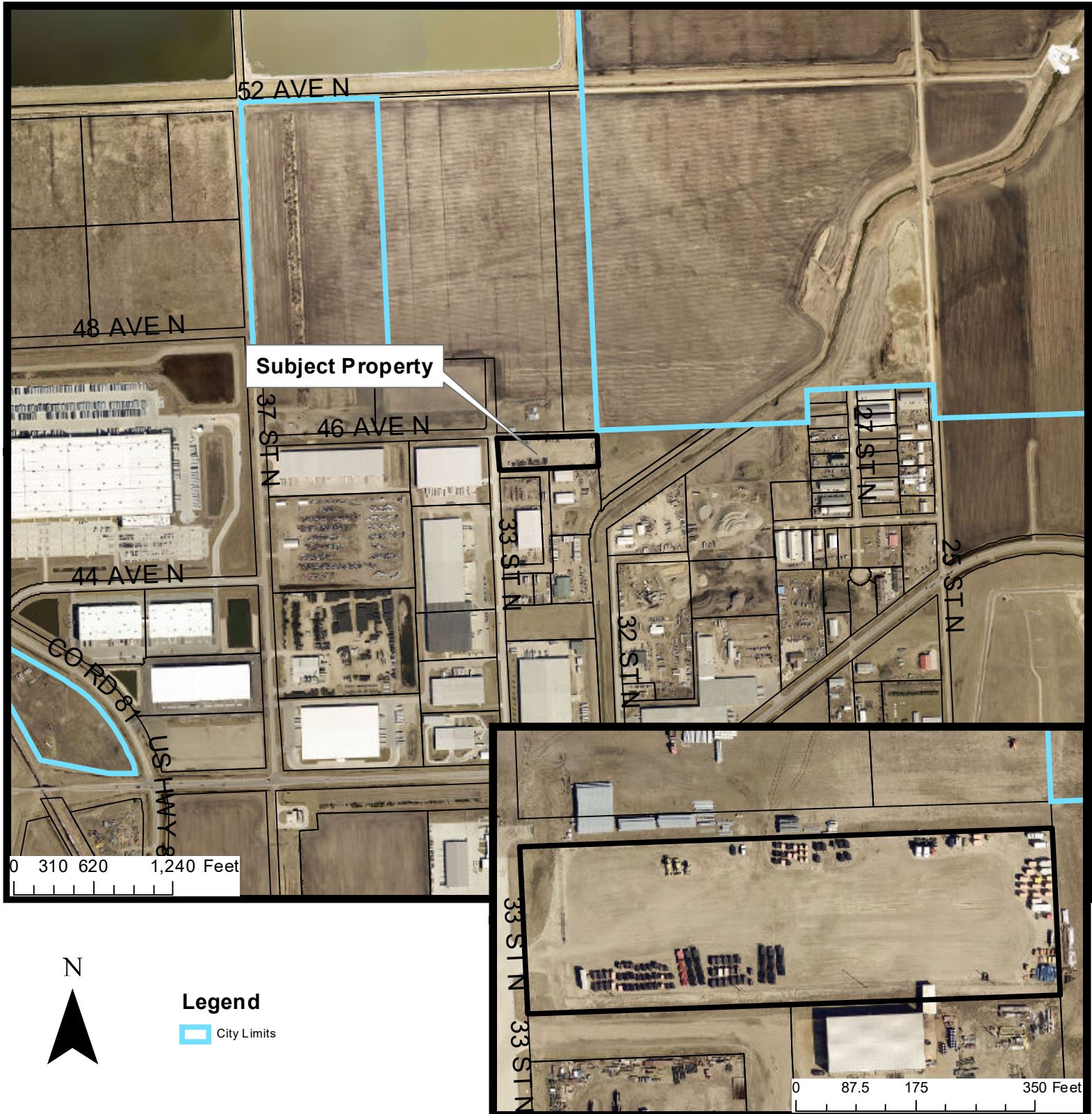
On this day of 20 before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City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

Notary Public:

# Zone Change from GI, General Industrial to LI, Limited Industrial zoning district

## RLN Business Park Second Addition

4551 33rd Street North

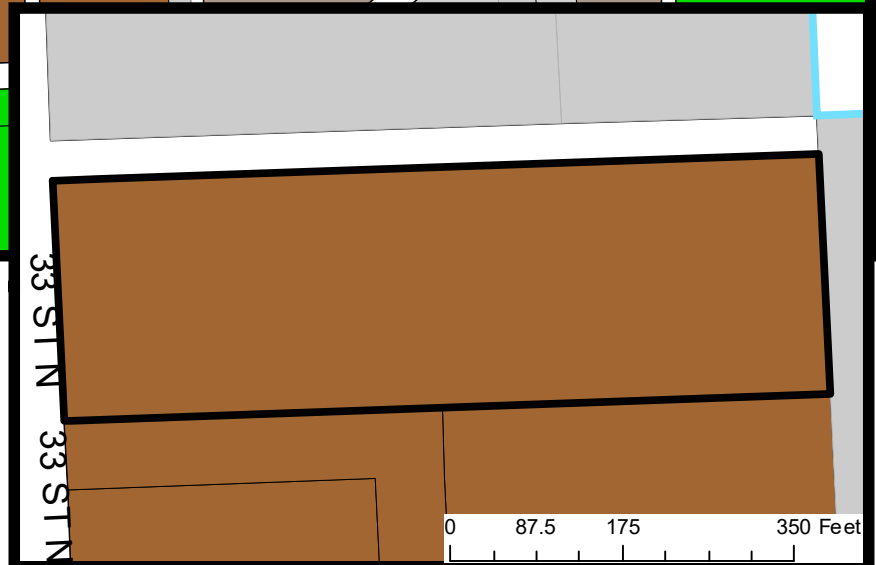
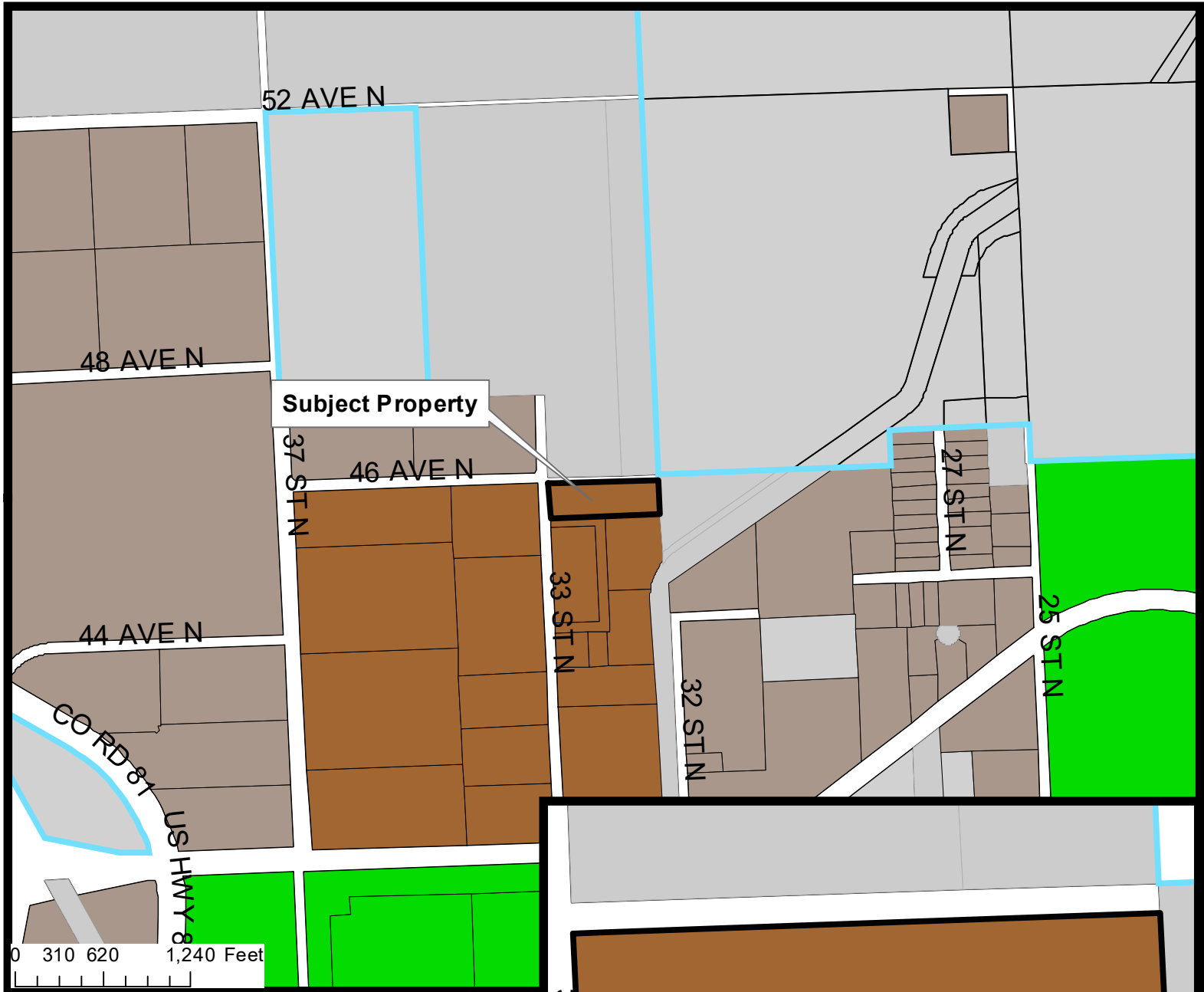




# Zone Change from GI, General Industrial to LI, Limited Industrial zoning district

## RLN Business Park Second Addition

4551 33rd Street North



### Legend

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

ZONING EXHIBIT

LOT 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION  
FARGO, CASS COUNTY, NORTH DAKOTA

UNPLATTED

46 AVE N

Storm Sewer Easement  
Doc. 1632116

RLN BUSINESS PARK  
2ND ADD.  
BLOCK 1

4

5

6

UNPLATTED

33 ST N

15' Private Utility & Drainage  
Easement (7.5' each side)

15' Private Utility & Drainage  
Easement (7.5' each side)

15' Private Utility & Drainage Easement

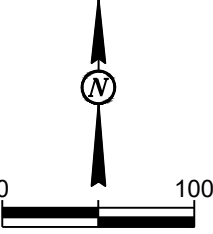
13 ACCESS

6

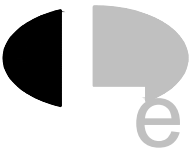
3

7

Cass County Drain No. 10  
(80' each side of Centerline)



ZONING	
	USE
	LI - LIMITED INDUSTRIAL DISTRICT



**LOWRY**  
ENGINEERING  
5306 51ST AVENUE SOUTH, SUITE A  
FARGO, NORTH DAKOTA 58104

05/15/25 03:56:56PM Z:\Lowry Shared Files\Projects\_2025\25065 - Cty 20 Paint Building\Drawings\25065\_ZoningExhibit\_25065.dwg



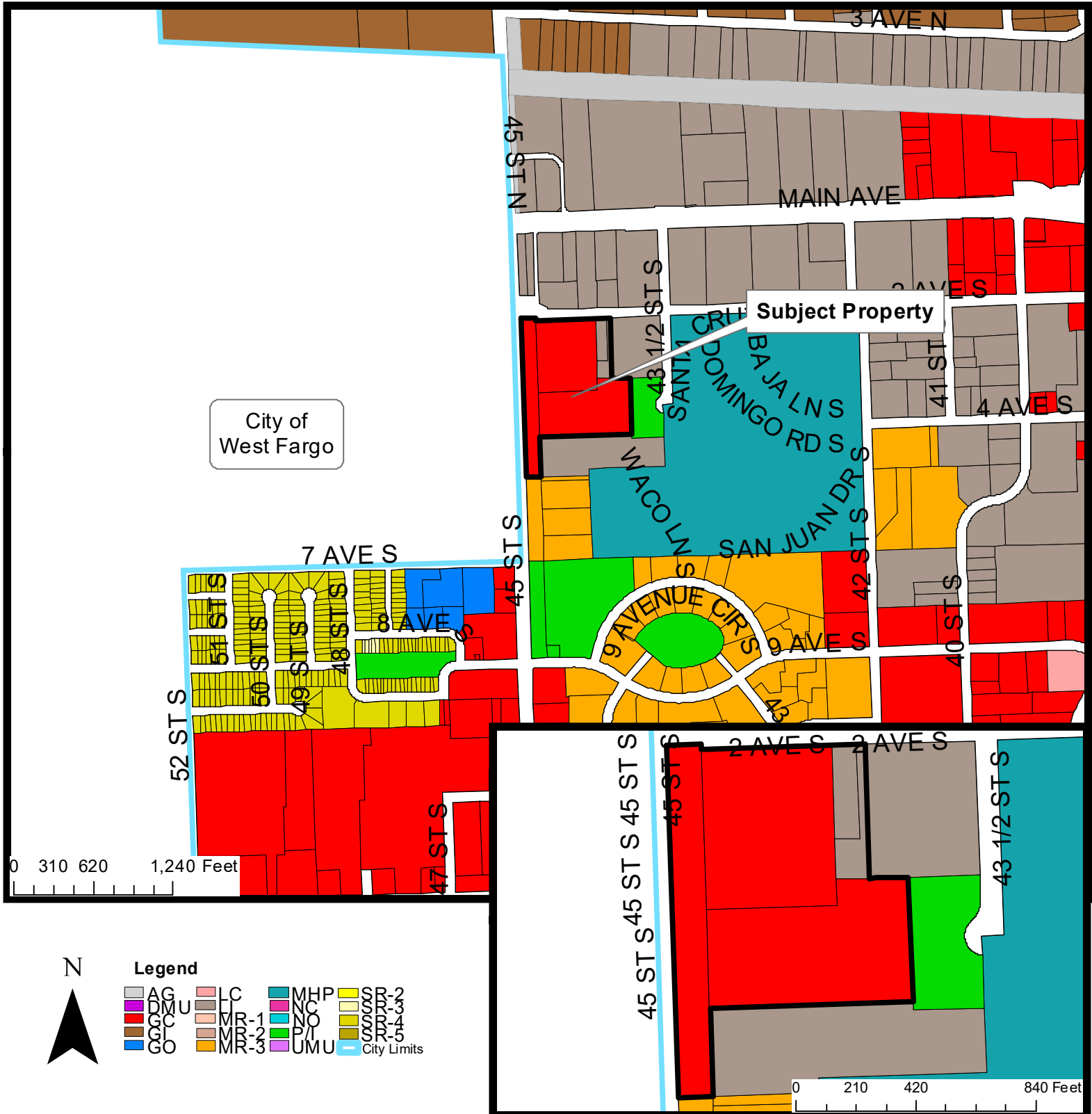
200, 300, 330 & 400 45th Street South;  
4414 & 4428 2nd Avenue South



Major Subdivision, including vacation of ROW and waiver for drain setback ; PUD,  
Planned Unit Development Master Land Use Plan; Zoning Change from LI, Limited  
Industrial and GC, General Commercial to GC, General Commercial with a PUD

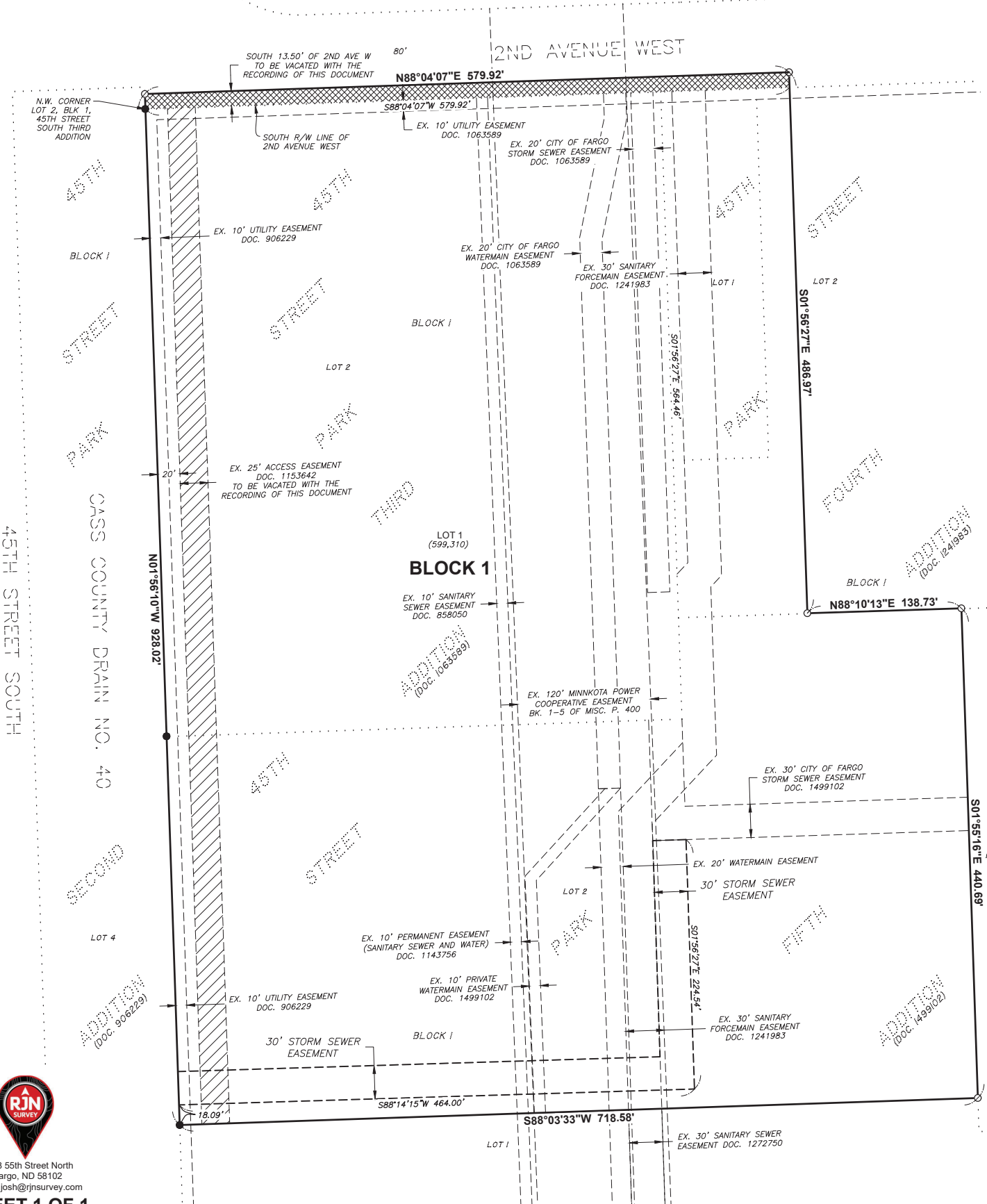
45th Street Park Sixth Addition &  
Lot 4, Block 1, 45th Street Park Second Addition

200, 300, 330 & 400 45th Street South;  
4414 & 4428 2nd Avenue South



# 45TH STREET PARK SIXTH ADDITION

BEING A REPLAT OF PART OF LOT 2, BLOCK 1 OF 45TH STREET PARK THIRD ADDITION AND ALL OF LOT 2, BLOCK 1 OF 45TH STREET PARK FIFTH ADDITION AND ALL OF LOT 1 AND PART OF LOT 2, BLOCK 1 OF 45TH STREET PARK FOURTH ADDITION AND A VACATION OF 2ND AVENUE WEST AND ACCESS EASEMENT TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MAJOR SUBDIVISION)



## OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, West 45th Business Center LLC, a North Dakota limited liability company, being the owners of part of Lot 2, Block 1 of 45TH STREET PARK THIRD ADDITION and Lot 2, Block 1 of 45TH STREET PARK FIFTH ADDITION and Lot 1 and part of Lot 2, Block 1 of 45TH STREET PARK FOURTH ADDITION all to the City of Fargo, Cass County, North Dakota, being more particularly described as follows:

That part of Lot 2, Block 1, of 45TH STREET PARK THIRD ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota described as follows: BEGINNING at the northwest corner of said Lot 2; thence North 88 degrees 04 minutes 07 seconds East along the north line of said Lot 2 for a distance of 464.02 feet to the Northeast corner thereof; thence South 01 degrees 56 minutes 27 seconds East along the east line of said Lot 2 for a distance of 564.46 feet; thence South 88 degrees 02 minutes 49 seconds West along the west line of said Lot 2 for a distance of 564.64 feet to the northwest corner thereof and the POINT OF BEGINNING.

AND

All of Lot 1 AND that part of Lot 2, Block 1 of 45TH STREET PARK FOURTH ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota described as follows: BEGINNING at the northwest corner of said Lot 2; thence North 88 degrees 04 minutes 07 seconds East along the north line of said Lot 2 a distance of 30.00 feet; thence South 01 degrees 56 minutes 27 seconds East parallel with the west line of said Lot 2 a distance of 473.46 feet to the point of intersection with the south line of said Lot 2; thence South 88 degrees 10 minutes 13 seconds West along the south line of said Lot 2, a distance of 116.00 feet to the southwest corner of said Lot 2; thence North 01 degrees 56 minutes 27 seconds West along the west line of said Lot 2 a distance of 141.52 feet to the southwest corner of Lot 1, Block One of said 45TH STREET PARK FOURTH ADDITION; thence North 88 degrees 04 minutes 07 seconds East along the south line of said Lot 1 a distance of 86.00 feet to the southeast corner of said Lot 1; thence North 01 degrees 56 minutes 27 seconds West along the east line of said Lot 1 a distance of 331.74 feet to the POINT OF BEGINNING.

AND

All of Lot 2, Block 1 of 45TH STREET PARK FIFTH ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

TOGETHER WITH:

That portion of 2nd Avenue West being vacated with this plat and being more particularly described as follows: BEGINNING at the northwest corner of Lot 2, Block 1, of said 45TH STREET PARK THIRD ADDITION; thence North 01 degrees 56 minutes 10 seconds West on the northerly extension of the west line of said Lot 2 a distance of 13.50 feet; thence North 88 degrees 04 minutes 07 seconds East on a line parallel with the north line of said Lot 2 a distance of 579.92 feet; thence South 01 degrees 56 minutes 27 seconds East a distance of 13.50 feet to the north line of Lot 2, Block 1 of said 45TH STREET PARK FOURTH ADDITION; thence South 88 degrees 04 minutes 07 seconds West on said north line a distance of 579.92 feet to the POINT OF BEGINNING.

Containing 13.76 acres, more or less and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "45TH STREET PARK SIXTH ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the 40' access and utility easement shown on said plat. Said owners also hereby dedicate and convey a storm sewer easement to the City of Fargo.

## OWNER

West 45th Business Center LLC

Jim Roers, President

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

County of \_\_\_\_\_ }

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Jim Roers, President, West 45th Business Center 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 said company.

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

## MORTGAGE HOLDER

Bremer Bank

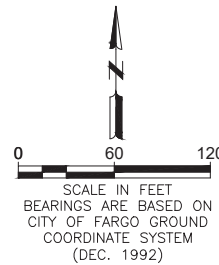
Name, Vice President

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

County of \_\_\_\_\_ }

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared name, Vice President, 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 Bremer Bank.

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



## NOTES

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

## LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- NEW EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- ORIGINAL PLATTED LINE
- EASEMENTS VACATED BY THE RECORDING OF THIS PLAT
- PUBLIC STREET VACATED BY THE RECORDING OF THIS PLAT

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, 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\_\_\_\_.

Joshua J. Nelson, PLS  
Professional Land Surveyor  
Registration No. LS-27292

State of North Dakota )

County of Cass ) SS

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, appeared before me, Joshua J. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

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

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Tom Knakmuhs, P.E.  
City Engineer

State of North Dakota )

County of Cass ) SS

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

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

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of 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, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

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

## CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa  
Planning Commission Chair

State of North Dakota )

County of Cass ) SS

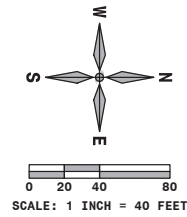
On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

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



1218 55th Street North  
Fargo, ND 58102  
Email: josh@rjnsurvey.com





**COLOR RENDERING LEGEND:**  
--- EXISTING PROPERTY LINE

**PUD SITE NOTES:**  
EXISTING PARKING - 1,199 STALLS  
EXISTING TOTAL SITE AREA (FOUR LOTS) - 13.58 ACRE (591,500.922 SF)  
EXISTING IMPERVIOUS - 11.93 ACRE (519,573.810 SF) = 87.84%  
EXISTING GREEN SPACE - 1.65 ACRE (71,927.112 SF) = 12.16%

**ROERS COMPANIES  
WEST 45TH BUSINESS  
CENTER DEVELOPMENT**

200 & 400 45TH ST S,  
FARGO, NORTH DAKOTA 58103

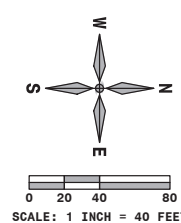
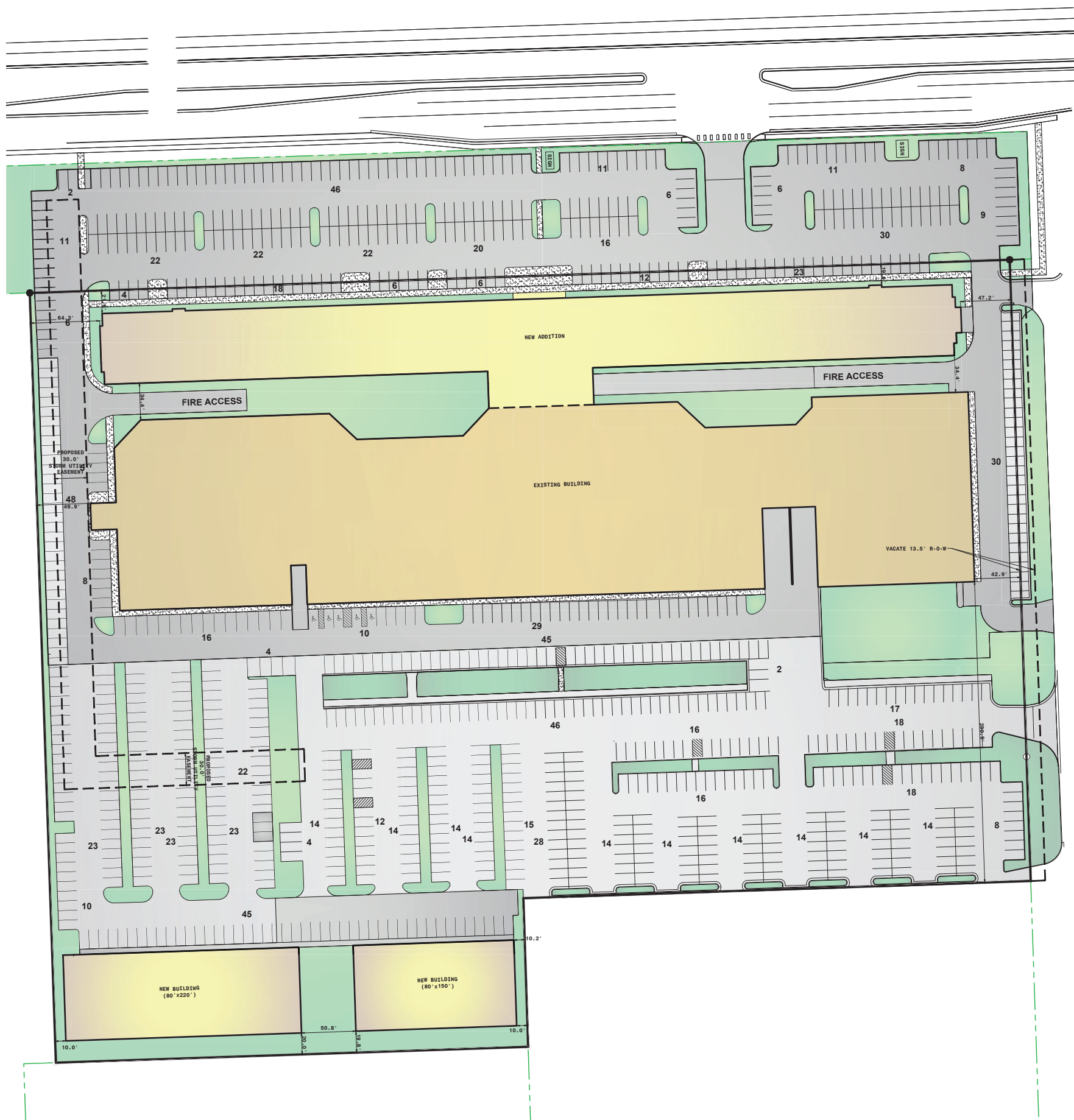
NOT FOR CONSTRUCTION

MBN JOB #: 25-054 DATE: 05-19-25

EXISTING SITE PLAN

**C1.0**





**COLOR RENDERING LEGEND:**

- |  |                                 |
|--|---------------------------------|
|  | EXISTING PROPERTY LINE          |
|  | EXISTING ELECTRICAL PEDESTAL    |
|  | EXISTING ELECTRICAL TRANSFORMER |
|  | EXISTING LIGHT POLE             |
|  | EXISTING UTILITY POLE           |
|  | PROPOSED PROPERTY BOUNDARY LINE |
|  | NEW BUILDING                    |
|  | EXISTING PAVEMENT               |
|  | SURROUNDING GRASS AREA          |
|  | NEW SIDEWALK PAVEMENT           |
|  | NEW BUILDING                    |
|  | NEW GRASS AREA                  |
|  | PROPOSED EASEMENT LINE          |

**PUD SITE NOTES:**

REQUIRED PARKING - 1,168 STALLS  
PROPOSED PARKING - 1,159 STALLS

EXISTING SURFACE PARKING - 596 STALLS  
PROPOSED SURFACE PARKING - 420 STALLS  
UNDERGROUND PARKING - 138 STALLS

EXISTING TOTAL SITE AREA (FOUR LOTS) - 13.58 ACRE (591,500.922 SF)  
PROPOSED IMPERVIOUS - 11.44 ACRE (498,504.214 SF) = 84.28%  
PROPOSED GREEN SPACE - 2.14 ACRE (92,996.708 SF) = 15.72%  
REDUCTION OF IMPERVIOUS - 0.48 ACRE (21,069.506 SF) = -3.56%  
INTRODUCTION OF GREEN SPACE - 0.48 ACRE (21,069.506 SF) = +3.56%



**MBN**  
ENGINEERING

MECHANICAL \* ELECTRICAL \* CIVIL

503 7TH ST. N., SUITE 200  
FARGO, ND 58102  
PHONE: 701.478.6336  
FAX: 701.478.6340

**ROERS COMPANIES  
WEST 45TH BUSINESS  
CENTER DEVELOPMENT**

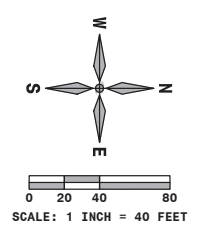
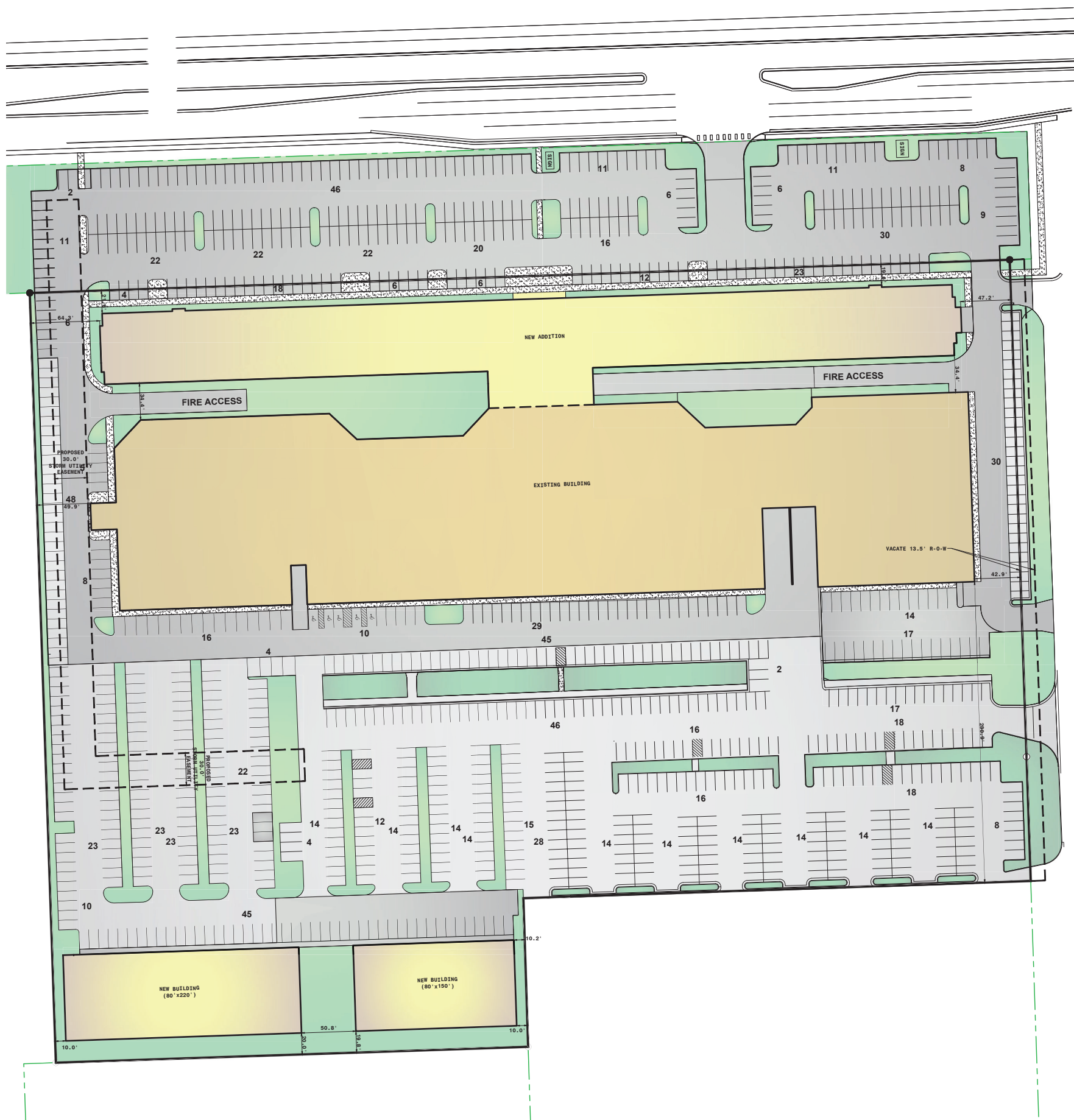
200 & 400 45TH ST S,  
FARGO, NORTH DAKOTA 58103

NOT FOR CONSTRUCTION

PUD SITE PLAN #1

MBN JOB #: 25-054      DATE: 05-19-25

**C1.1**



**COLOR RENDERING LEGEND:**

- |  |                                 |
|--|---------------------------------|
|  | EXISTING PROPERTY LINE          |
|  | EXISTING ELECTRICAL PEDESTAL    |
|  | EXISTING ELECTRICAL TRANSFORMER |
|  | EXISTING LIGHT POLE             |
|  | EXISTING UTILITY POLE           |
|  | PROPOSED PROPERTY BOUNDARY LINE |
|  | NEW BUILDING                    |
|  | EXISTING PAVEMENT               |
|  | SURROUNDING GRASS AREA          |
|  | NEW SIDEWALK PAVEMENT           |
|  | NEW BUILDING                    |
|  | NEW GRASS AREA                  |
|  | PROPOSED EASEMENT LINE          |

**PUD SITE NOTES:**

REQUIRED PARKING - 1,168 STALLS  
PROPOSED PARKING - 1,190 STALLS

EXISTING SURFACE PARKING - 596 STALLS  
PROPOSED SURFACE PARKING - 451 STALLS  
UNDERGROUND PARKING - 138 STALLS

EXISTING TOTAL SITE AREA (FOUR LOTS) - 13.58 ACRE (591,500.922 SF)  
PROPOSED IMPERVIOUS - 11.68 ACRE (508,906.821 SF) = 86.04%  
PROPOSED GREEN SPACE - 1.90 ACRE (82,594.101 SF) = 13.96%  
REDUCTION OF IMPERVIOUS - 0.24 ACRE (10,666.989 SF) = -1.80%  
INTRODUCTION OF GREEN SPACE - 0.24 ACRE (10,666.989 SF) = +1.80%

**MBN**  
ENGINEERING  
MECHANICAL \* ELECTRICAL \* CIVIL  
503 7TH ST. N., SUITE 200  
FARGO, ND 58102  
PHONE: 701.478.6336  
FAX: 701.478.6340

**ROERS COMPANIES  
WEST 45TH BUSINESS  
CENTER DEVELOPMENT**

200 & 400 45TH ST S,  
FARGO, NORTH DAKOTA 58103

NOT FOR CONSTRUCTION

PUD SITE PLAN #2

MBN JOB #: 25-054 DATE: 05-19-25

**C1.2**



## West 45<sup>th</sup> Center of Innovation PUD NARRATIVE

DEVELOPER'S STATEMENT OF INTENT: *Describing how the proposed development provides greater benefits to the city than would a development carried out in accordance with others applicable land use development regulations*

The PUD will include a site plan for the development that is incorporated here by reference. The PUD will, generally, apply the GC, General Commercial development standards, except as otherwise provided below:

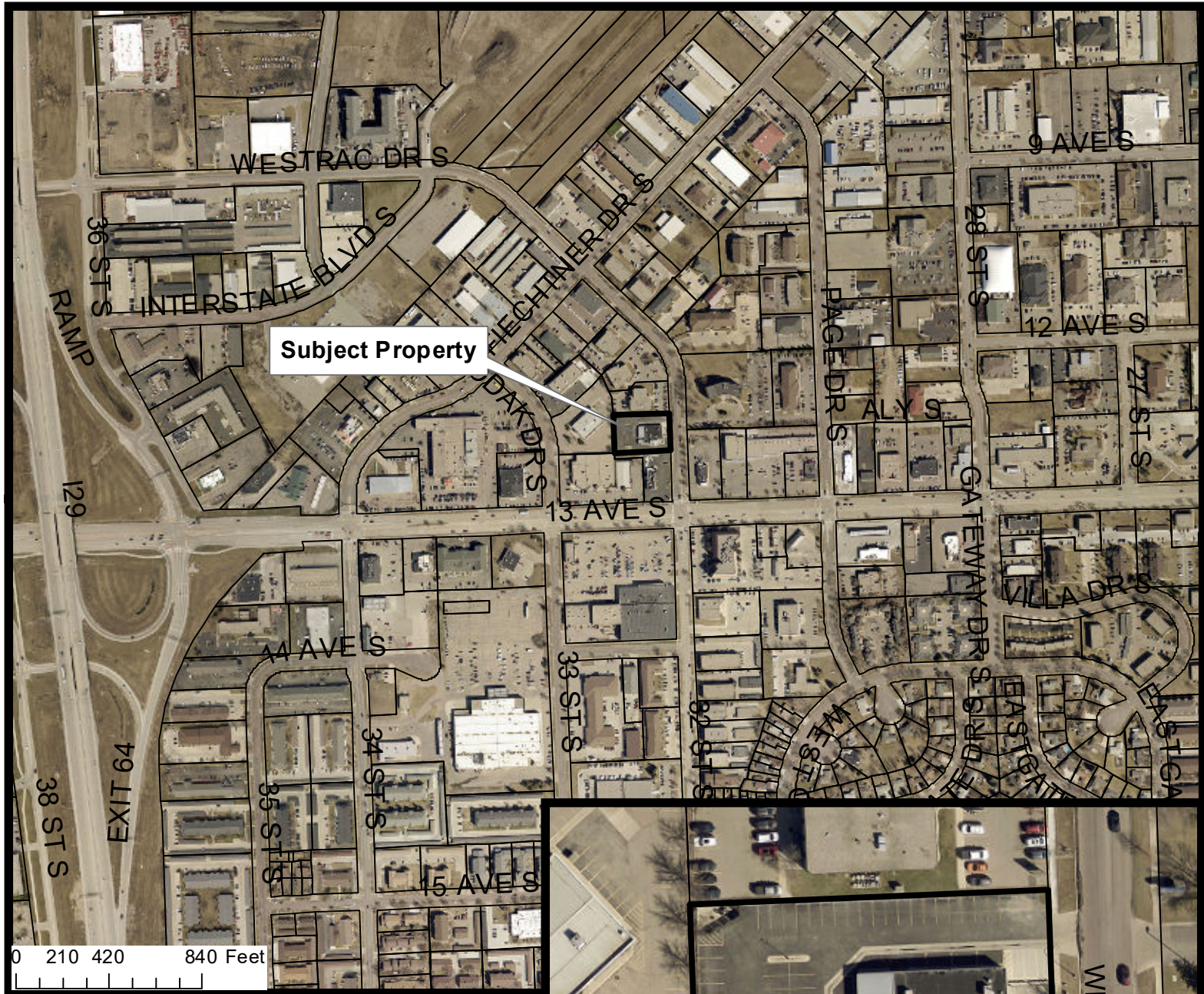
	<b>Current LDC development standards for GC, Limited Commercial Zone</b>	<b><i>Proposed PUD modifications to development standards</i></b>	<b>NOTES</b>
Allowed Uses	None	<i>High Density Residential, Light Manufacturing/Industrial, Lab Space, Warehouse, Day Care</i>	
Minimum Lot Area	None		
Minimum Lot Width	None		
Residential Density	No specified	16.6 Per Acre	
Setbacks	Front—20 Interior side—5 Street side—20 Rear--15	<i>Use Cass Resource District lot via Unified Dev.</i>	
Max. Height	None		
Building Coverage	85%		
Minimum open space	Not specified	13.5%	
Parking-Residential—Multi-dwelling	2.25 spaces per unit	<i>Reduce to 2.00 per unit</i>	
Parking--Retail	1 space per 300 SF		
Landscaping—Street Trees	1 per every 50 feet on arterials; 1 per every 35 feet on locals	<i>Existing boulevards are established – request allowing to move around the site</i>	
Landscaping—Open Space	3 plant units per 1,000 SF of area; 8 sf per unit,		
Landscaping—Parking Lot Perimeter	Buffers shall be located between adjacent streets rights of way and off-street parking areas and all vehicular circulation areas within the front or streetside setback per Table 20-0705(D)(3)	<i>Existing boulevards are established – request ability to add additional landscape buffers within the parking lot via islands.</i>	

Paving Setbacks	Parking lots and vehicular circulation areas shall provide a paving setback per Table 20-0705(D)(4)	<i>Existing boulevards are established.</i>	
Residential Protection Standards (RPS)—Setback from abutting side and rear lot line	Development on lots adjacent to side or rear lines of lots in the SR or MR zoning district must meet the setbacks per Table 20-0704(B)(1)		
RPS—Front Setback	For new multi-family or nonresidential development occurs on lots adjacent to the side lot in any SR or MHP district, see 20-0704(B)(2) for setback requirements.		
RPS—Visual screening of dumpsters and outdoor storage areas	Required on all dumpsters and storage areas		
RPS—building height, 75 feet from residential	35 feet max		
RPS—building height 76-100 feet from residential	45 feet max		
RPS—building height 101--150 feet from residential	55 feet max		
RPS-residential protection buffers	At least 10 feet with 1 tree and 20 shrubs per 50 lineal feet		
RPS—operating hours	No garbage or recycling services between 10:00 p.m. and 6:00 a.m.		
RPS--lighting	No light more than 0.4 footcandles one foot inside SR-zoned lot		
RPS--odor	See 20-0704(H)— <i>usually not a problem on residential and commercial developments</i>		

# Conditional Use Permit (CUP) to allow household living in the LC, Limited Commercial zone

## Westrac Addition

1201 Westrac Drive South



### Legend

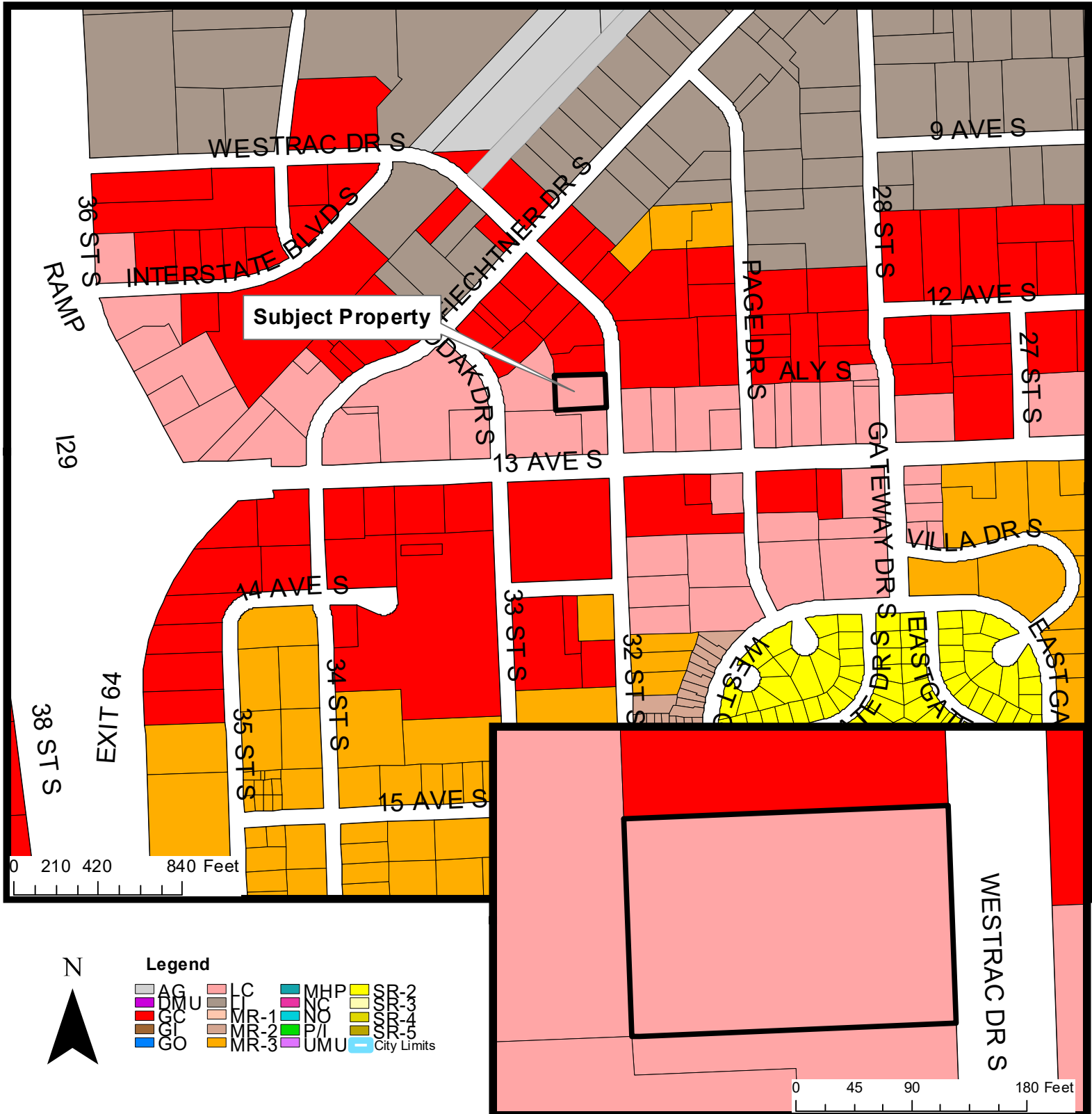
 City Limits



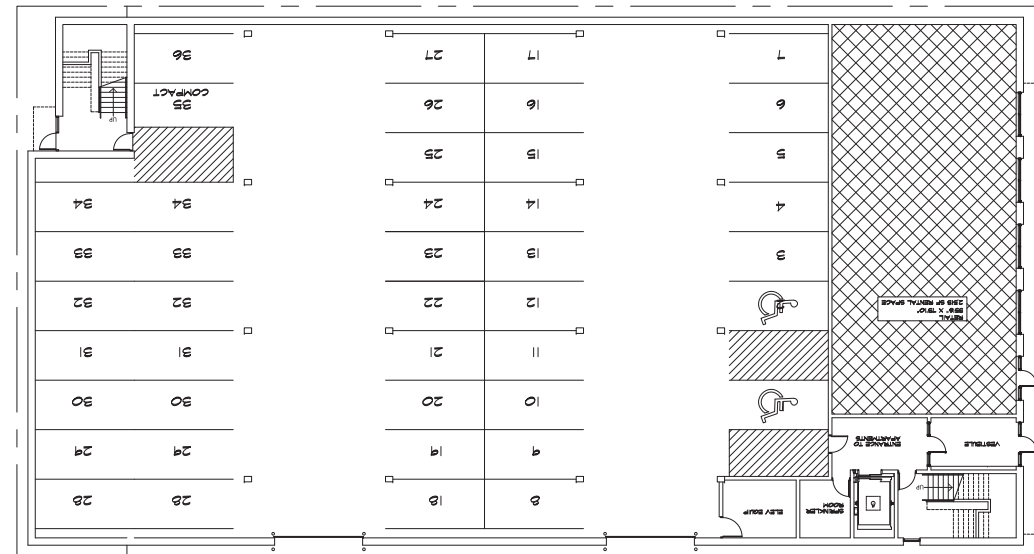
# Conditional Use Permit (CUP) to allow household living in the LC, Limited Commercial zone

## Westrac Addition

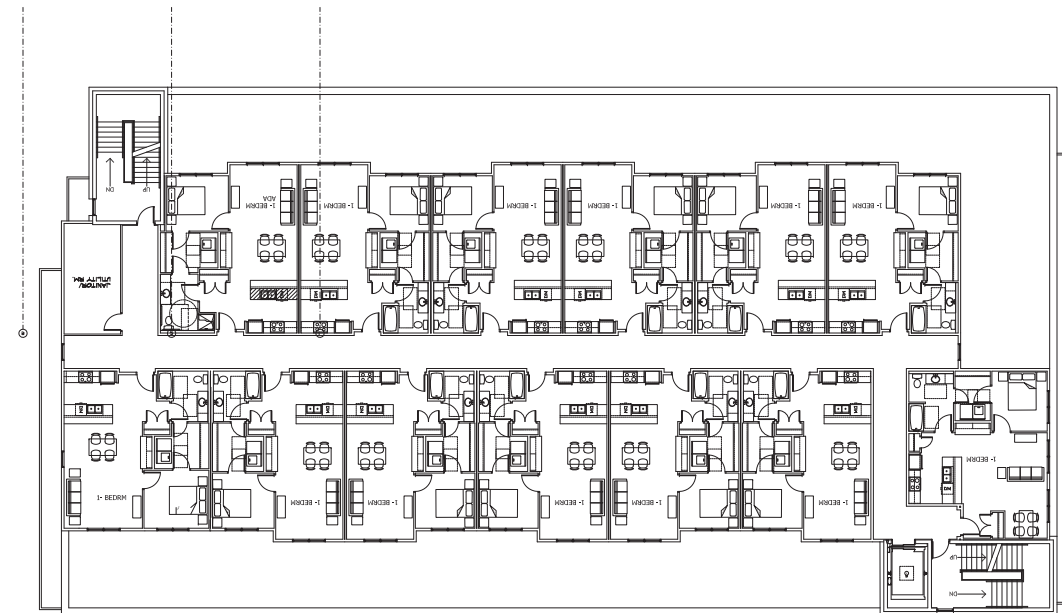
1201 Westrac Drive South



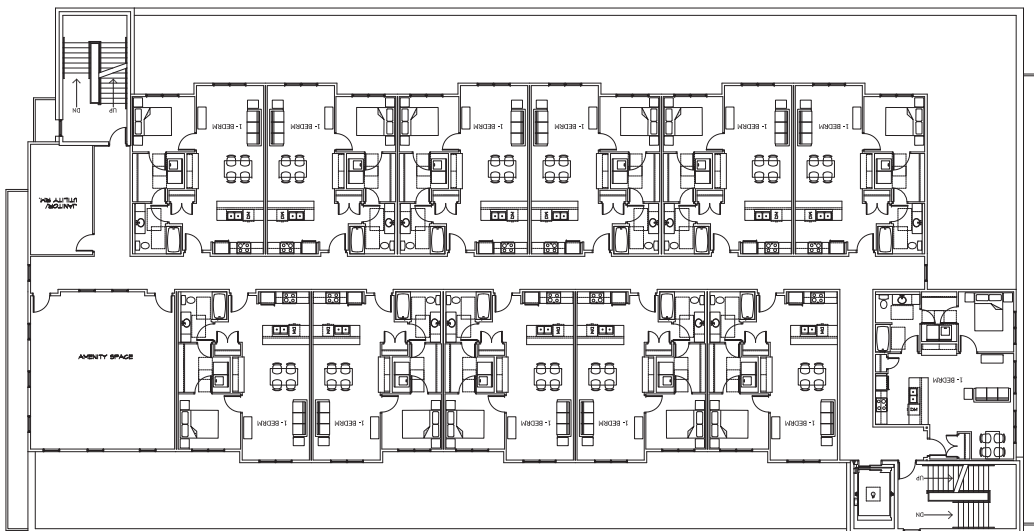




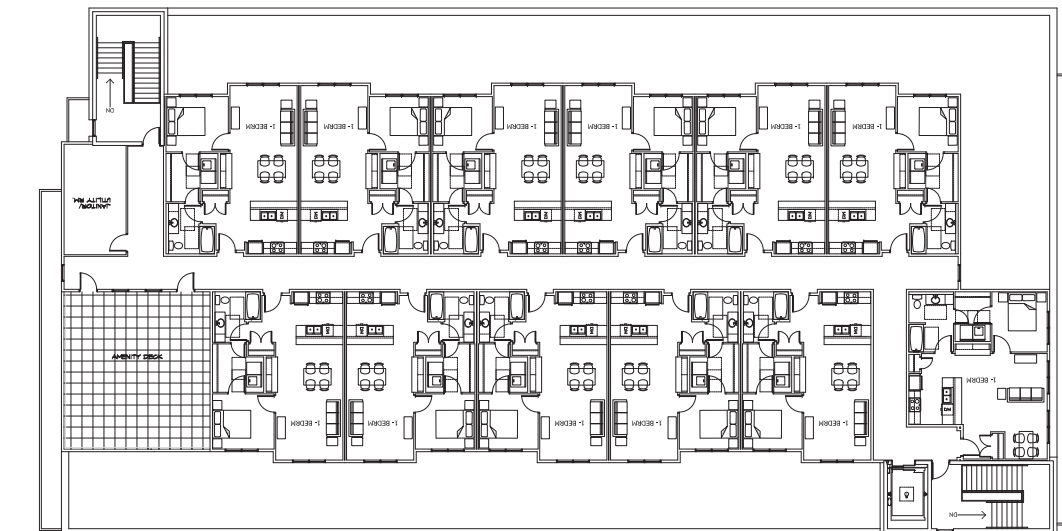
**1ST FLOOR** 2,515 SF RETAIL  
SCALE: 1/16" = 1'-0"



**2ND FLOOR** 13 ONE BED ROOM UNITS  
SCALE: 1/16" = 1'-0"



**3RD FLOOR** 12 ONE BED ROOM UNITS  
742 SF AMENITY SPACE  
SCALE: 1/16" = 1'-0"



**4TH FLOOR** 12 ONE BED ROOM UNITS  
742 SF ROOF DECK  
SCALE: 1/16" = 1'-0"