

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR JUNE 7th, 2022 HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, June 7th, 2022 Planning Commission hearing.

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

Staff Contact Information—phone and e-mail:

Donald Kress (241-1473) dkress@FargoND.gov
Maegin Elshaug (476-4120) melshaug@FargoND.gov
Adam Martin (476-4151) adam.martin@FargoND.gov
Luke Morman (476-6751) lmorman@FargoND.gov
Kim Citrowske (241-1475) kcitrowske@FargoND.gov

CASES:

1. An application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to MR-3 Multi-Dwelling Residential with a PUD, Planned Unit Development, and a Planned Unit Development Overlay and Master Land Use Plan on Lot 17 and a portion of Lot 18, Block 13, **Kirkhams 2nd Addition**.
Located at: 1129 and 1131 14th Street North
Current Zoning: MR-3, Multi-Dwelling Residential; see above for proposed change
Owner / Applicant: Todd Knain/MBN Engineering, Inc.
Case Planner: Kim Citrowske
2. An application requesting a Conditional Use Permit (CUP) to allow an Alternative Access Plan for a parking reduction and requesting a Conditional Use Permit to allow residential living in the LC, Limited Commercial zoning district on Lot 2, Block 1, **Urban Plains by Brandt Fifth Addition**.
Located at: 2970 Uptown Way South
Current Zoning: LC, Limited Commercial; no change proposed
Owner / Applicant: Urban Plains Land Company, LLC/Tim Gleason
Case Planner: Kim Citrowske
3. An application requesting a Zoning Change from MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay to LC, Limited Commercial with a C-O, Conditional Overlay on the proposed Urban Plains by Brandt Sixth Addition, and a plat of **Urban Plains by Brandt Sixth Addition** (Minor Subdivision) a replat of Lot 2, Block 2, Urban Plains by Brandt Second Addition to the City of Fargo, Cass County, North Dakota
Located at: 5100 28th Avenue South
Current Zoning: MR-3 with conditional overlay; see above for proposed change
Owner / Applicant: Urban Plains Land Company, LLC/Tim Gleason
Case Planner: Donald Kress
4. An application requesting a Planned Unit Development final plan for portion of Lot 6, Block 1, Bentley Place First Addition. PUD Master Land Use Plan was approved March 9, 2020.
Located at: 3271 Seter Parkway South
Current Zoning: LC, Limited Commercial; no change proposed
Owner / Applicant: Bentley Place Properties, LLC / Jon Youness, EagleRidge Development
Case Planner: Maegin Elshaug

Zone Change (MR-3 to MR-3 with PUD--Planned Unit Development) and PUD Master Plan

Kirkhams 2nd Addition

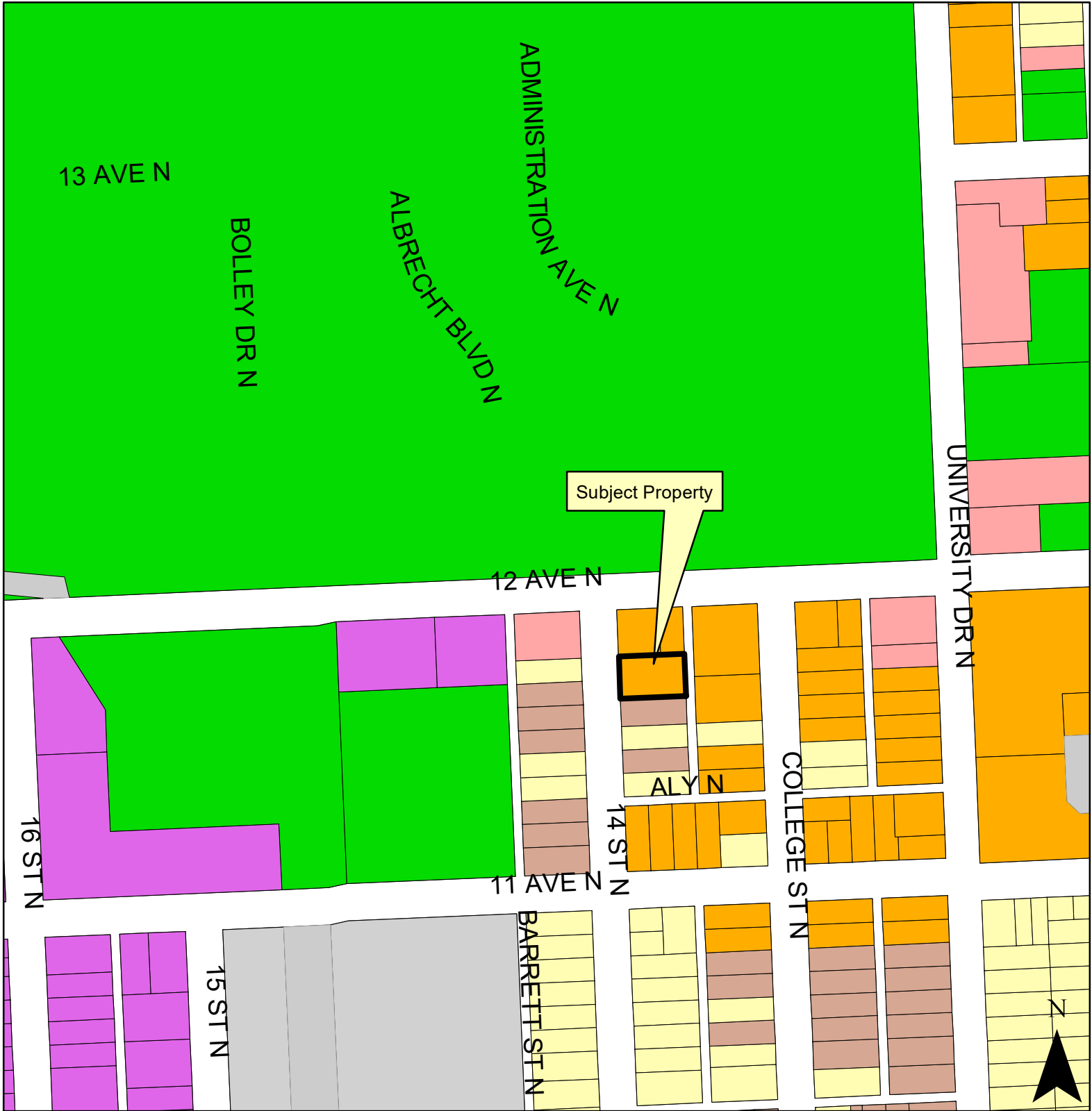
1129 and 1131 14th Street N



Zone Change (MR-3 to MR-3 with PUD--Planned Unit Development) and PUD Master Plan

Kirkhams 2nd Addition

1129 and 1131 14th Street N



Legend

	AG		LC		MHP		SR-2
	DMU		MR-1		MNC		SR-3
	GC		MR-2		NO		SR-4
	GO		MR-3		P/U		SR-5
			UMU		City Limits		

300

Feet

Fargo Planning Commission

June 7, 2022

Conditional Use Permits

Urban Plains by Brandt Fifth Addition

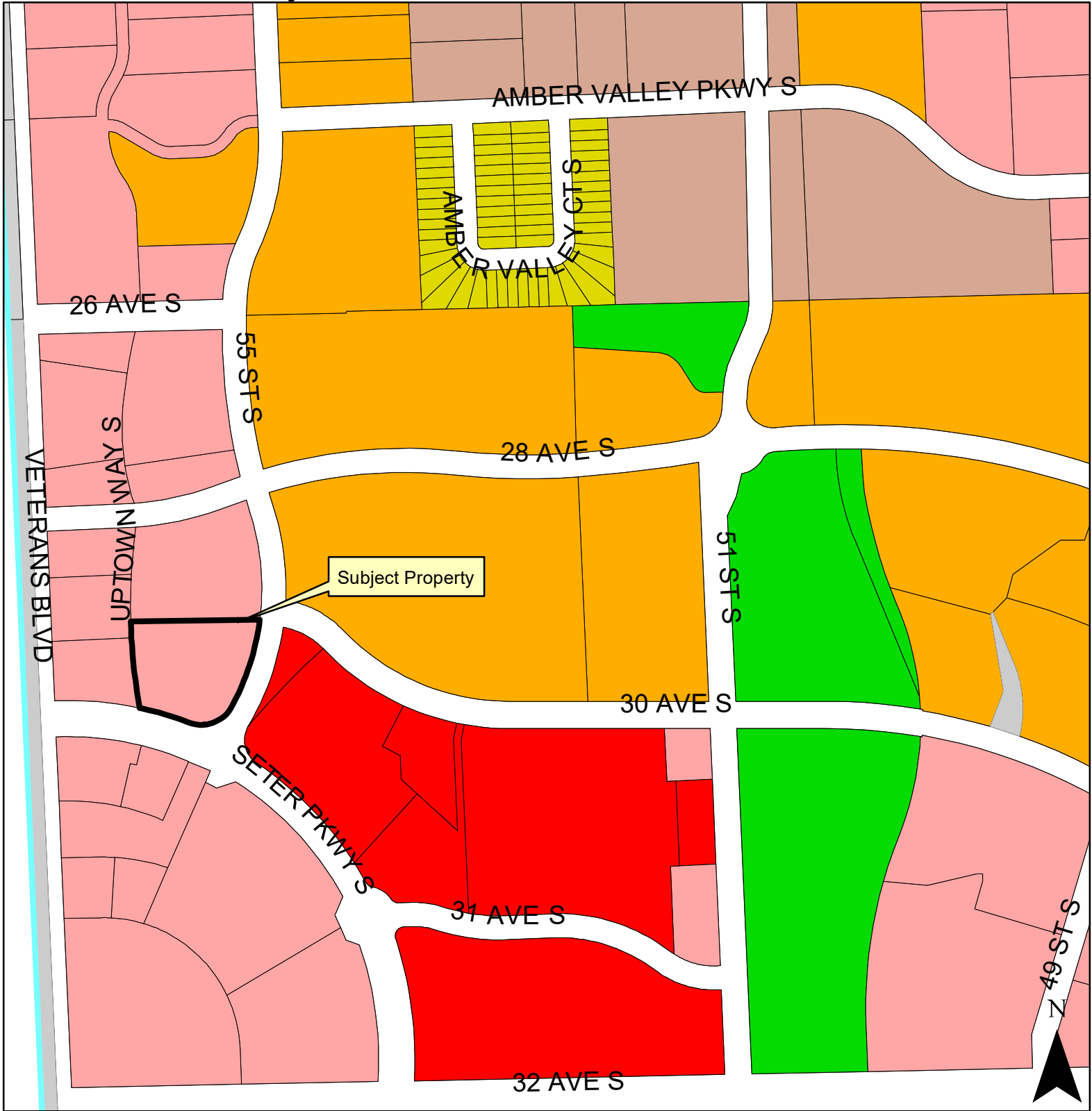
2970 Uptown Way S



Conditional Use Permits

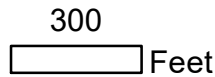
Urban Plains by Brandt Fifth Addition

2970 Uptown Way S

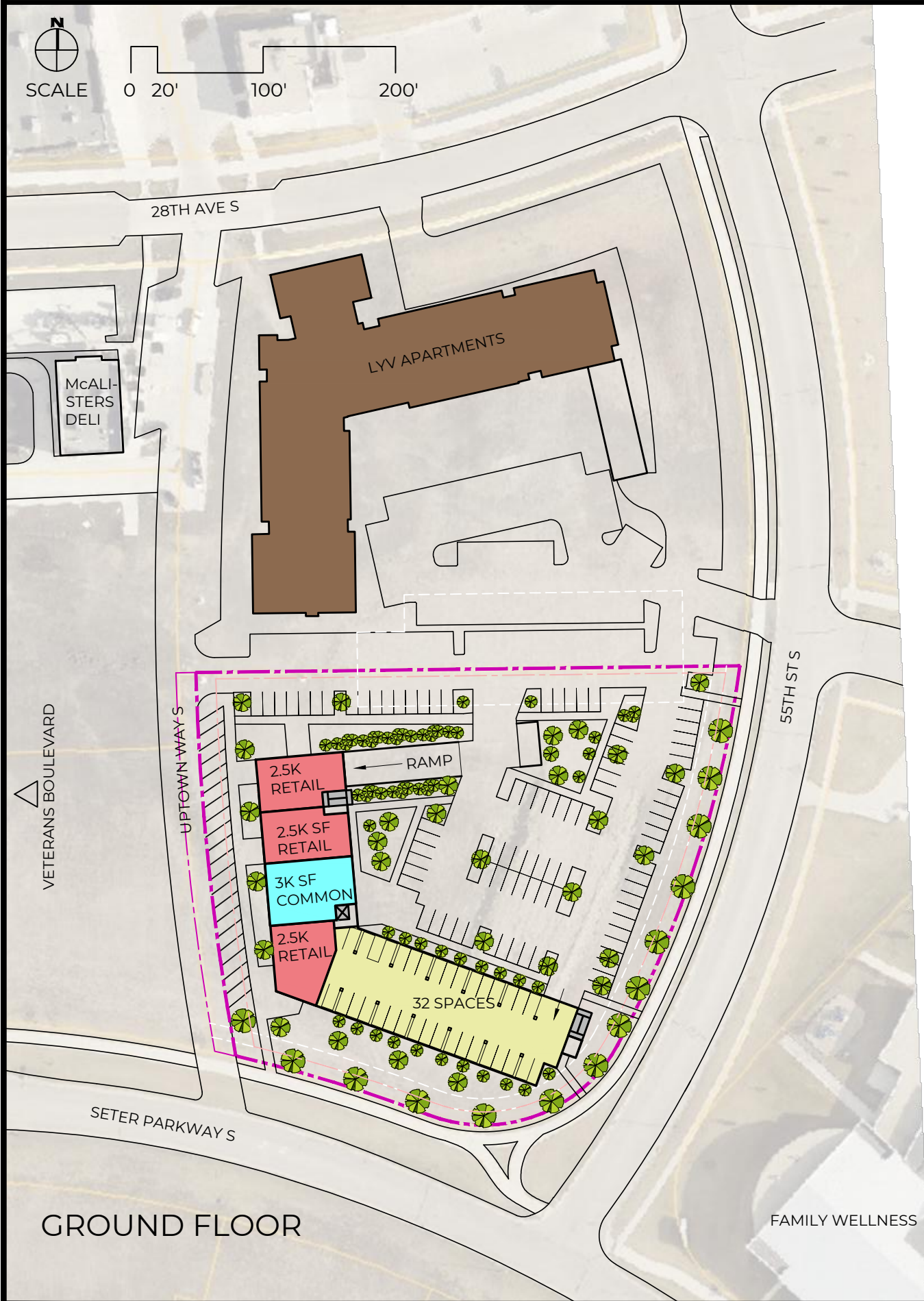


Legend

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



Fargo Planning Commission
June 7, 2022



PROJECT METRICS

COMMERCIAL ZONING STANDARDS		BLOCK 1 - LOT 2	
ZONING	LC	LOT SIZE	114,343 SF = 2.62 ACRES
MAX. BUILDING COVERAGE	55%	MAX. BLDG. FOOTPRINT	55 X 114,343 = 62,888 SF
MIN. OPEN SPACE	NONE	# UNITS ALLOWED	TBD
MIN. LOT SIZE	NONE	MIN. OPEN SPACE	NONE
MIN. LOT WIDTH	NONE		
FRONT SETBACK	10'		
INTERIOR SIDE SETBACK	5'		
STREET SIDE SETBACK	10'		
REAR SETBACK	15'		
MAX. HEIGHT	60'		
MIN. PARKING SPACES	1 PER 300 SF FOR NON-MEDICAL OFFICES 1 PER 250 SF FOR RETAIL & SERVICE (1 PER 200 SF IS DESIRED)		
RESIDENTIAL CONDITIONAL USE OVERLAY			
DENSITY	MAX		
MIN. PARKING SPACES	.65 SURFACE STALLS PER UNIT		
INDOOR PARKING	1 STALL PER UNIT		
DEVELOPER'S DESIRED UNIT MIX			
EFFICIENCIES	20%		
1-BEDS	40%		
2-BEDS	35%		
3-BEDS	5%		
RETAIL	5,000-7,500 SF		

PROPERTY METRICS	
LOT SIZE	114,343 SF = 2.62 ACRES
MAX. BLDG. FOOTPRINT	55 X 114,343 = 62,888 SF
# UNITS ALLOWED	TBD
MIN. OPEN SPACE	NONE

UNIT MIX PROVIDED	
EFFICIENCIES	18 QTY (20%)
1-BEDS	36 QTY (40%)
2-BEDS	32 QTY (35%)
3-BEDS	4 QTY (5%)
UNITS	90 UNITS

DENSITY	
TOTAL UNITS	90 TOTAL UNITS
DENSITY	90 / 2.62 = 34.35 UNITS PER ACRE
BUILDING FOOTPRINT	25,782 SF (23%)
OPEN SPACE	NONE REQUIRED

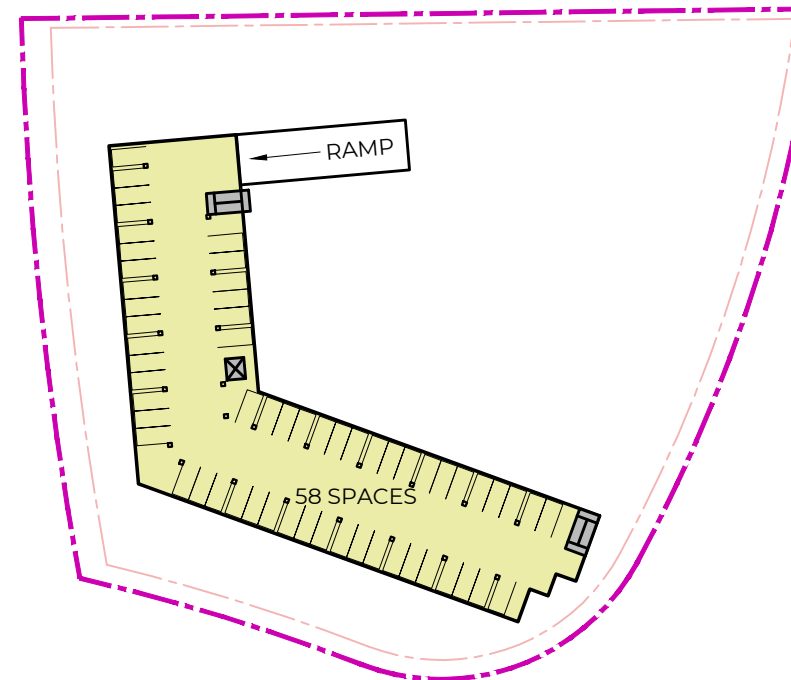
PARKING MIX DES'D	
UNITS	1.65 STALLS PER UNIT (131 INDOOR) = 148
RETAIL	1 PER 150 SF (7,500 SF / 150 = 50 STALLS)
TOTAL	198 PARKING STALLS DES'D

PARKING MIX PROVIDED	
RESIDENT INDOOR PARKING	90 INDOOR PARKING STALLS
SURFACE PARKING	88 SURFACE STALLS
STREET PARKING	20 STREET STALLS
TOTAL STALLS	198 TOTAL STALLS PROVIDED

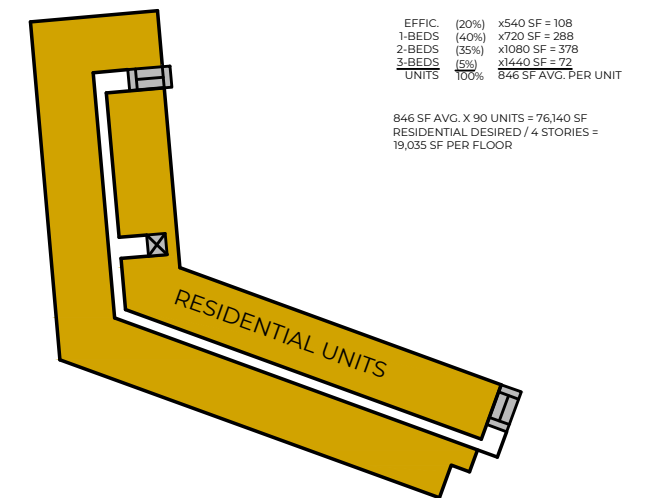
NOTES:

- THIS SITE PLAN IS DIAGRAMMATIC AND TO BE VERIFIED BY A CIVIL ENGINEER
- NOT ALL SIDEWALKS SERVING THE BUILDINGS ARE SHOWN ON THIS PLAN

KEY



UNDERGROUND PARKING



FLOOR 2-5

EFFIC. (20%) x540 SF = 108
 1-BEDS (40%) x720 SF = 288
 2-BEDS (35%) x1080 SF = 378
 3-BEDS (5%) x1440 SF = 72
 UNITS 100% 846 SF AVG. PER UNIT

 846 SF AVG. X 90 UNITS = 76,140 SF
 RESIDENTIAL DESIRED / 4 STORIES =
 19,035 SF PER FLOOR

GROUND FLOOR

FAMILY WELLNESS

Plat (Minor); Zone Change (MR-3 with a C-O to LC with a C-O)

Urban Plains by Brandt Sixth Addition

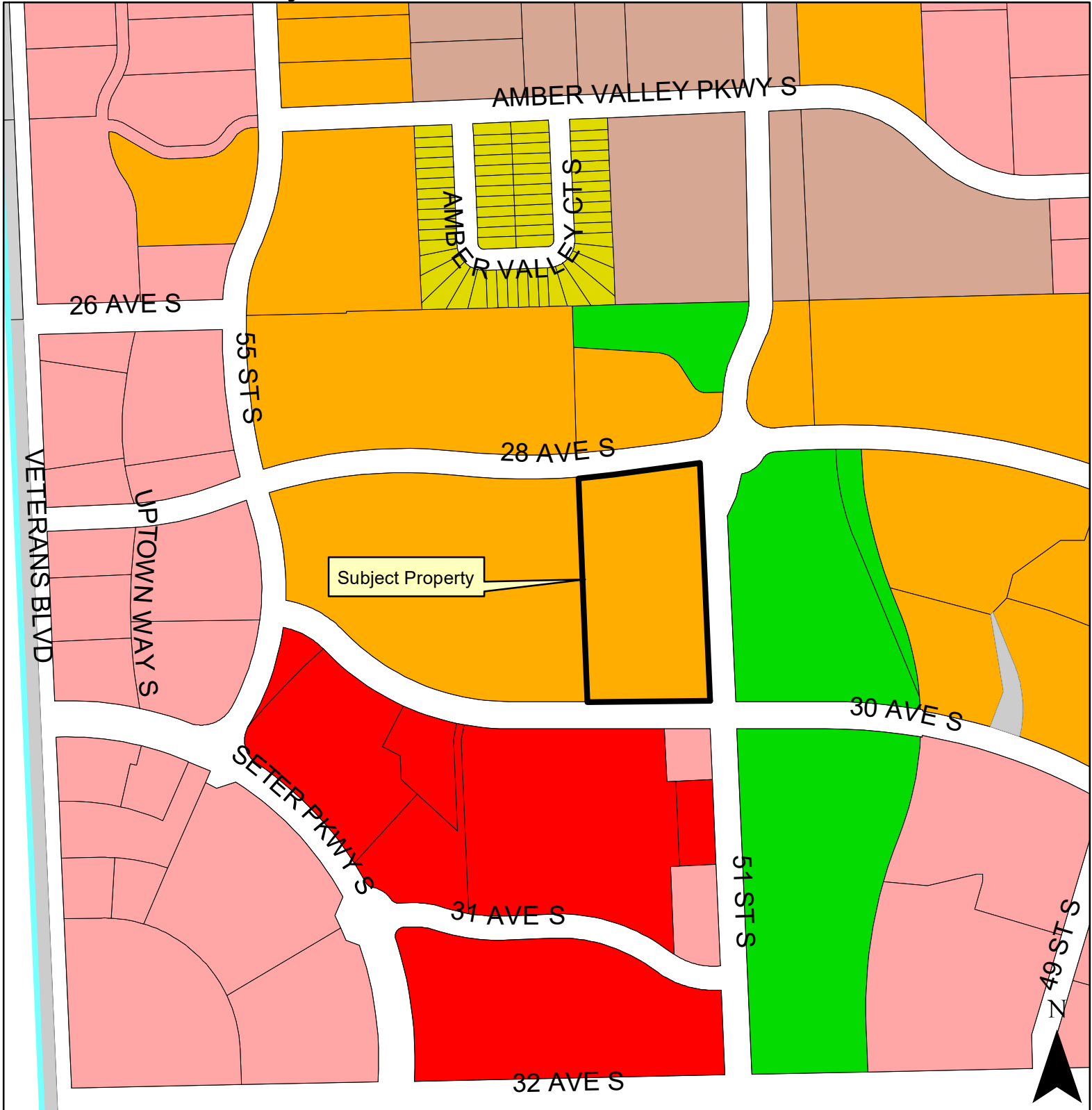
5100 28th Avenue S



Plat (Minor); Zone Change (MR-3 with a C-O to LC with a C-O)

Urban Plains by Brandt Sixth Addition

5100 28th Avenue S



Legend

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

300

Feet

Fargo Planning Commission

June 7, 2022

URBAN PLAINS BY BRANDT SIXTH ADDITION

A REPLAT OF LOT 2, BLOCK 2 OF URBAN PLAINS BY BRANDT SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND

●	MONUMENT IN PLACE
○	SET MONUMENT (5/8" REBAR, W/CAP LS-6884)
(5,000)	LOT AREA (SQUARE FEET)
---	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
---	PLAT BOUNDARY LINE
---	PLAT LOT LINE

NOTES

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

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That URBAN PLAINS LAND COMPANY, LLC is the owner of a parcel of land located in that part of the Southwest Quarter of Section 21, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Lot 2, Block 2 of URBAN PLAINS BY BRANDT SECOND ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 7.00 acres, more or less.

Said owner of the above described property, have caused the same to be surveyed and platted as "URBAN PLAINS BY BRANDT SIXTH ADDITION" to the City of Fargo.

OWNER:
URBAN PLAINS LAND COMPANY, LLC

Michael Vannett
President

State of North Dakota)
County of Cass) SS

On this _____ day of _____, 20____, appeared before me, Michael Vannet - President, URBAN PLAINS LAND COMPANY, LLC, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Jason Ness, 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.

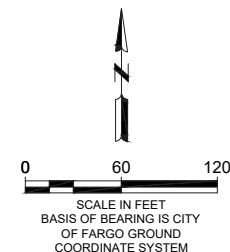
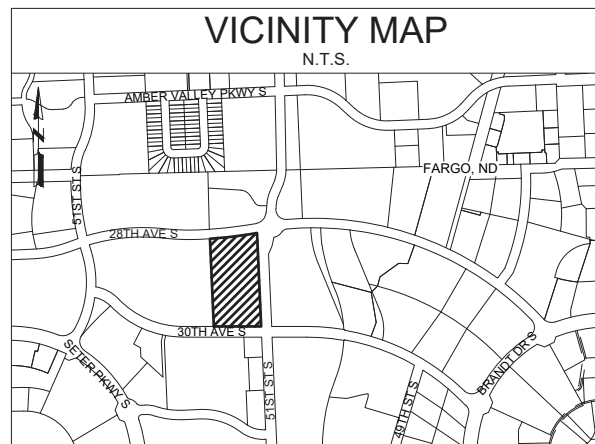
Dated this _____ day of _____, 20____.

Jason Ness, PLS
Professional Land Surveyor
Registration No. LS-6884

State of North Dakota)
County of Cass) SS

On this _____ day of _____, 20____, appeared before me, Jason Ness, 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 PLANNING COMMISSION APPROVAL

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

Rocky Schneider
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 Rocky Schneider, 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

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 ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this _____ day of _____, 20____.

Brenda E. Derrig, 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 Brenda E. Derrig, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public

Mead & Hunt

Phone: 701-566-6450
meadhunt.com

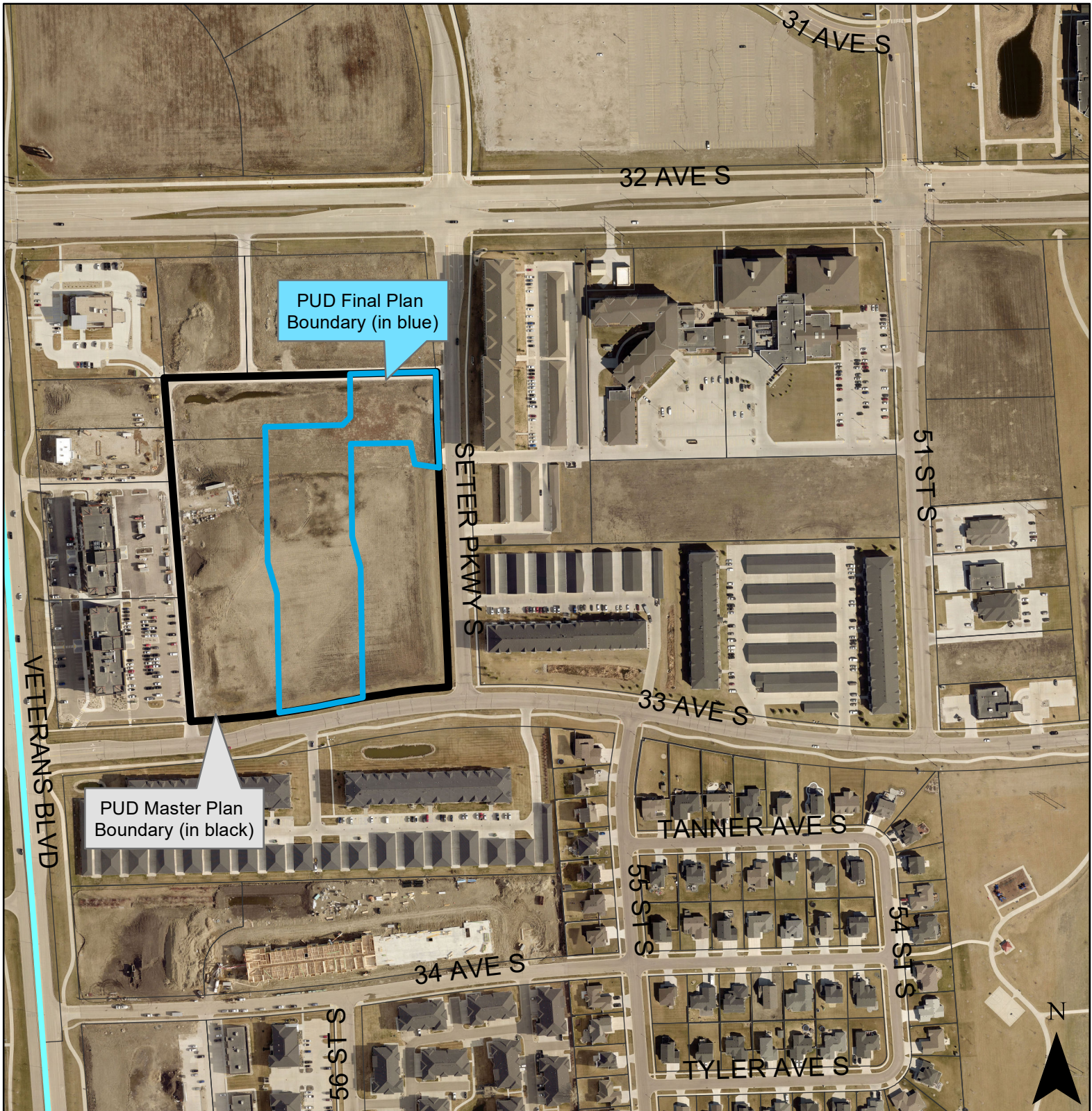
PROJECT NO.
4291800-221036.01
SHEET 1 OF 1

PRELIMINARY

Planned Unit Development Final Plan

Bentley Place First Addition

3271 Seter Parkway S



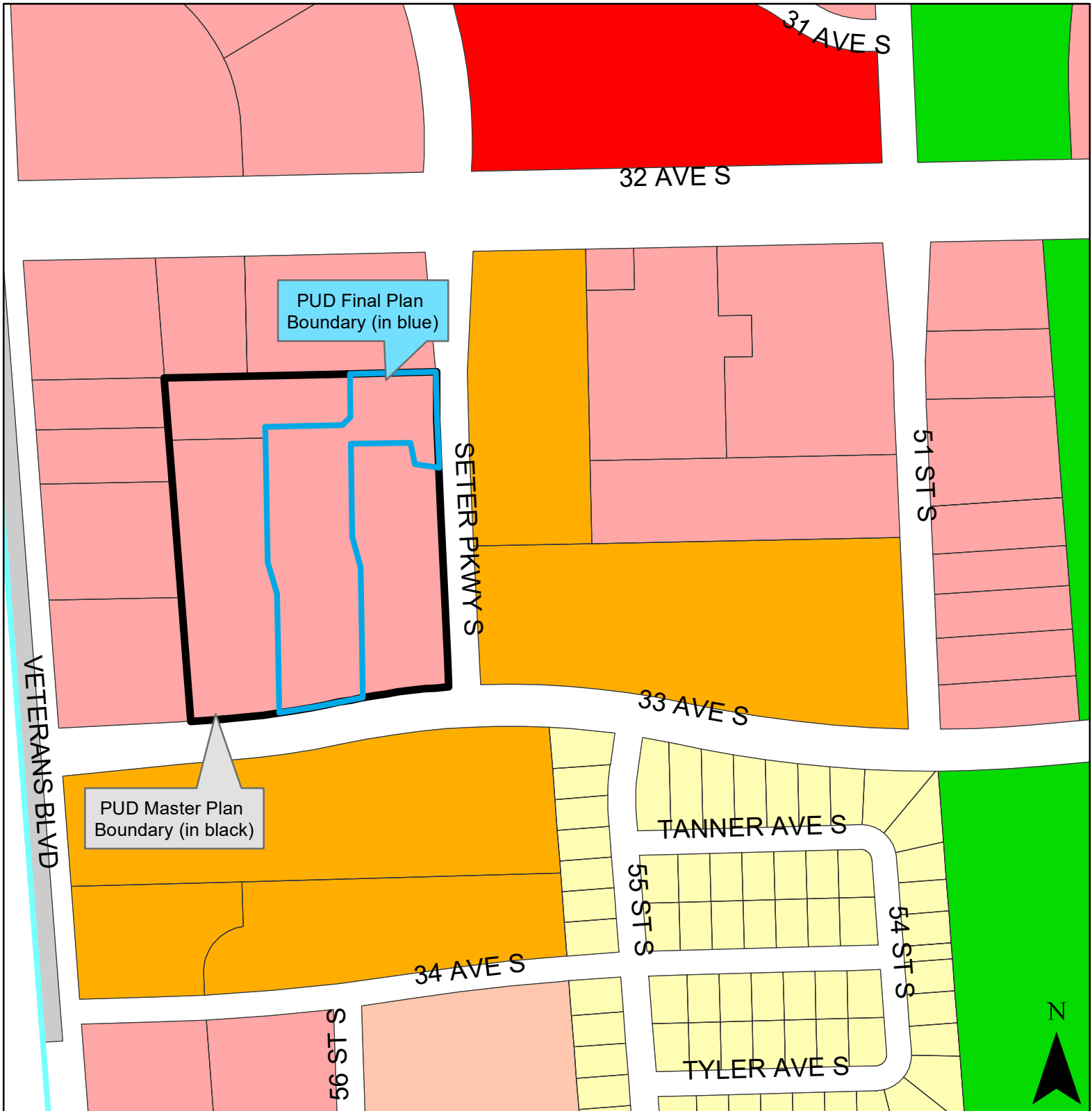
PUD Final Plan Boundary (in blue)

PUD Master Plan Boundary (in black)

Planned Unit Development Final Plan

Bentley Place First Addition

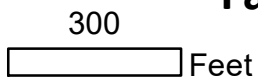
3271 Seter Parkway S



Legend

AG	DMU	GO	LC	MHP	SR
GC	GO	MR-1	MLC	NZO	SR-1
GO	GO	MR-2	MLC	P/T	SR-2
GO	GO	MR-3	MLC	UML	SR-3
GO	GO	MR-3	MLC	UML	SR-3
GO	GO	MR-3	MLC	UML	SR-3
GO	GO	MR-3	MLC	UML	SR-3
GO	GO	MR-3	MLC	UML	SR-3
GO	GO	MR-3	MLC	UML	SR-3
GO	GO	MR-3	MLC	UML	SR-3

City Limits



Fargo Planning Commission
June 7, 2022

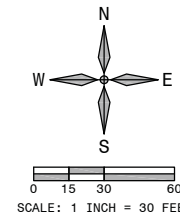


EAGLERIDGE MIXED-USE 3 & 4

EAGLERIDGE DEVELOPMENT

FARGO, NORTH DAKOTA

KEYNOTES



SYMBOL LEGEND:

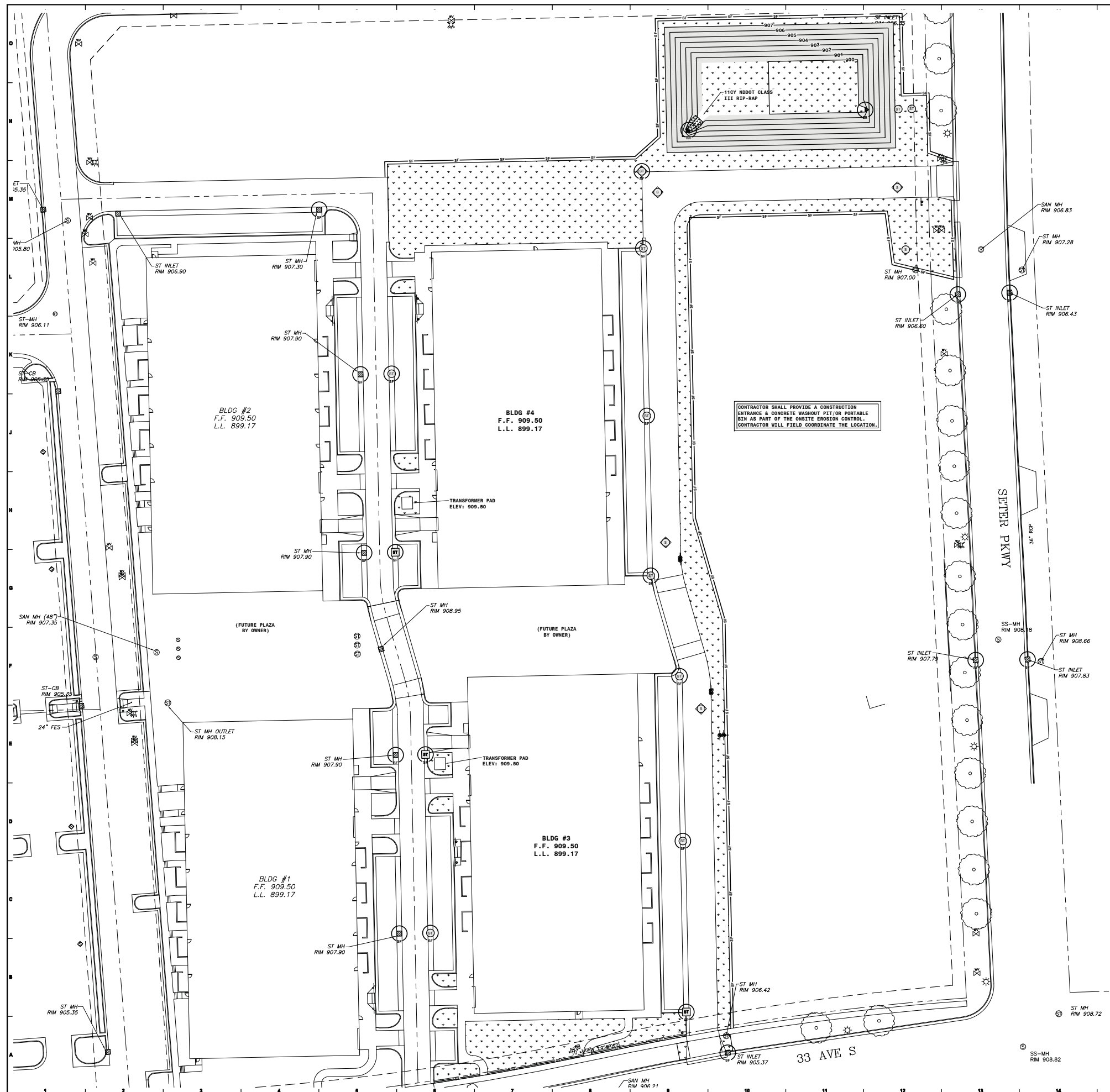
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING SANITARY MANHOLE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING LIGHT POLE
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING TREE
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW SANITARY MANHOLE
	NEW STORM INLET
	NEW STORM MANHOLE
	NEW FLARED END SECTION
	NEW SIGH
	NEW POND CONTOUR LINE
	NEW INLET PROTECTION
	NEW BIOROLL
	NEW SILT FENCE
	NEW EROSION BLANKET W/ SEED
	NEW HYDRO-MULCH W/ SEED
	NEW RIP RAP

PLAN NOTES:

- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555
- CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA STATE HEALTH DEPARTMENT SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1453
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
- EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MUTCD REQUIREMENTS; THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.
- THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE SITE STORMWATER SYSTEM TO THE CITY OF FARGO STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
- IF A STREETLIGHT REQUIRES TEMPORARY OR PERMANENT RELOCATION, CONTACT DAVE HELLAND AT (701)241-1957

BENCHMARKS:

BM-1: TOP NUT OF HYDRANT LOCATED SOUTH OF 33RD AVE S & APPROXIMATELY 340' WEST OF THE INTERSECTION OF 33RD AVE W & SETER PARKWAY
ELEV: 909.27 (NAVD 88)



CONTRACTOR SHALL PROVIDE A CONSTRUCTION ENTRANCE & CONCRETE WASHOUT PIT/OR PORTABLE BIX AS PART OF THE OWNER'S EROSION CONTROL. CONTRACTOR WILL FIELD COORDINATE THE LOCATION.

BID SET 4-1-22



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



YHP PARTNERS
ARCHITECTURE | PLANNING
420 Main Avenue
Moorhead, Minnesota 56560
Telephone: (218)233-4422

PROJECT NUMBER: 1011-10

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

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