

**MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
MAY 6th, 2025 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, May 6th, 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)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a zone change from GO, General Office and P/I, Public/Institutional to GO, General Office and P/I, Public/Institutional and a Plat of **Sullivan Second Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Sullivan Addition, City of Fargo, Cass County, North Dakota.
Located at: 5202 25th Street South and 5201, 5475 and 5534 Bishop's Boulevard South
Owner / Applicant: Diocese of Fargo / MBN Engineering
Current Zoning: P/I, Public/Institutional No zone change proposed.
Case Planner: Chelsea Levorsen
2. An application requesting a Conditional Use Permit (CUP) for alternate access—parking reduction on Lot 2, Block 1, **Southwest Fargo Mission Second Addition**, City of Fargo, Cass County, North Dakota.
Located at: 4475 40th Avenue South
Owner / Applicant: 52nd Avenue Investments LLC / Christianson Companies
Current Zoning: MR-3, Multi-Dwelling Residential. No change proposed.
Case Planner: Maegin Elshaug
3. An application requesting a Zoning Change from GC, General Commercial with a PUD, Planned Unit Development to GC, General Commercial with an amended PUD, Planned Unit Development overlay on Lot 2, Block 1, **EOLA Second Addition** and on the proposed **J & O 45th Street Apartments Addition**; a PUD, Planned Unit Development Master Land Use Plan Amendment on Lot 2, Block 1, **EOLA Second Addition** and on the proposed **J & O 45th Street Apartments Addition**; a Zoning Change from GC, General Commercial with a PUD, Planned Unit Development to GC, General Commercial with a C-O, Conditional Overlay and removal from the PUD, Planned Unit Development Master Land Use Plan on Lots 1 and 2, Block 1, **EOLA Addition**; and a Plat of **J & O 45th Street Apartments Addition** (Major Subdivision) a replat of Lots 1, 3, 4 and 5, Block 1, EOLA Second Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced minimum turnaround dimensions and maximum length of a cul-de-sac
Located at: 4417 and 4477 26th Avenue South and 4410, 4448, 4470, and 4474 24th Avenue South
Owner / Applicant: EOLA Landholdings, LLC; The Wave Resort, LLC; MAKI, LLC; Christopher H. Crowe, RT /Houston Engineering
Current Zoning: GC, General Commercial with a Planned Unit Development. See above for proposed change.
Case Planner: Maegin Elshaug
4. An application requesting a Conditional Use Permit (CUP) for non-farm commercial in the AG, Agricultural zone on a portion of the **SE Quarter of Section 14, T139N, R49W**. This property is within Fargo's four-mile extra-territorial jurisdiction

Located at: 2717 88th Avenue South

Owner / Applicant: Cole Arneson / Kyle Jager

Current Zoning: AG ,Agricultural

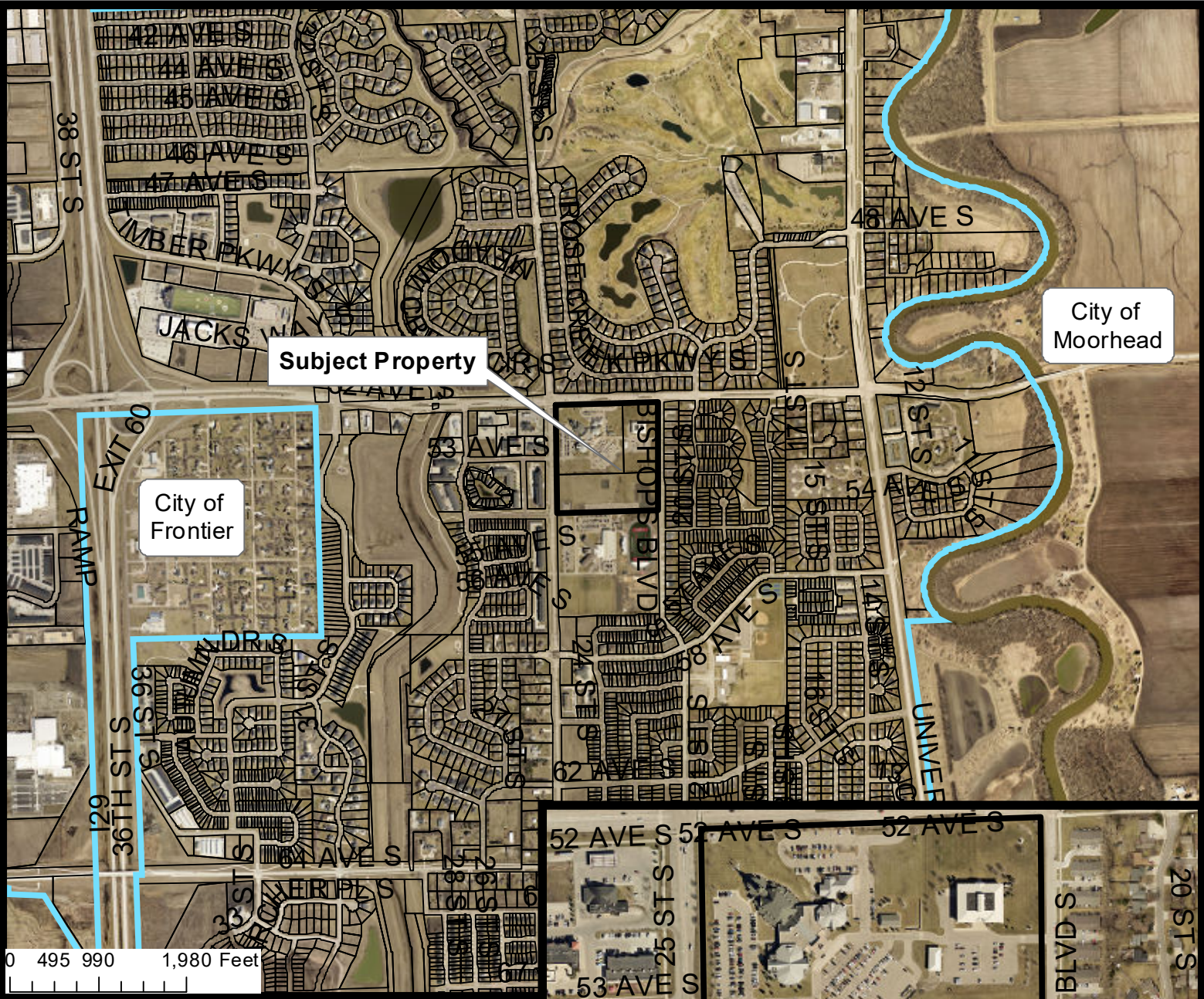
Case Planner: Luke Morman

NOTE: This project was originally noticed for the May 6th Planning Commission agenda, but will be continued to a later Planning Commission agenda. Please contact the case planner if you have questions.

Minor Subdivision and Zone Change from GO General Office and P/I, Public/Institutional to GO, General Office and P/I, Public/Institutional

Sullivan Second Addition

5202 and 5534 25th Street South;
5201 and 5475 Bishop's Boulevard South



Sullivan Second Addition

This is a detailed land use map of Moorhead, Minnesota. The map displays various colored zones representing different land uses, such as residential (yellow), commercial (orange), industrial (red), and green spaces (green). Major streets like 38th St, 42nd Ave S, 44th Ave S, 45th Ave S, 46th Ave S, 47th Ave S, 48th Ave S, 53rd Ave S, 54th Ave S, 58th Ave S, 62nd Ave S, 64th Ave S, 66th Ave S, 68th Ave S, 70th Ave S, 72nd Ave S, 74th Ave S, 76th Ave S, 78th Ave S, 80th Ave S, 82nd Ave S, 84th Ave S, 86th Ave S, 88th Ave S, 90th Ave S, 92nd Ave S, 94th Ave S, 96th Ave S, 98th Ave S, and 100th Ave S are labeled. A callout box points to a specific property labeled 'Subject Property'. The map includes a legend, a north arrow, and a scale bar.

Legend

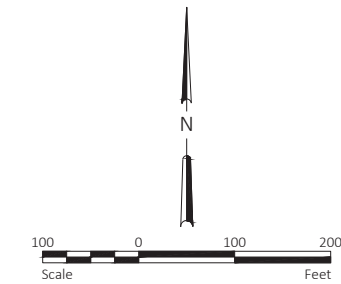
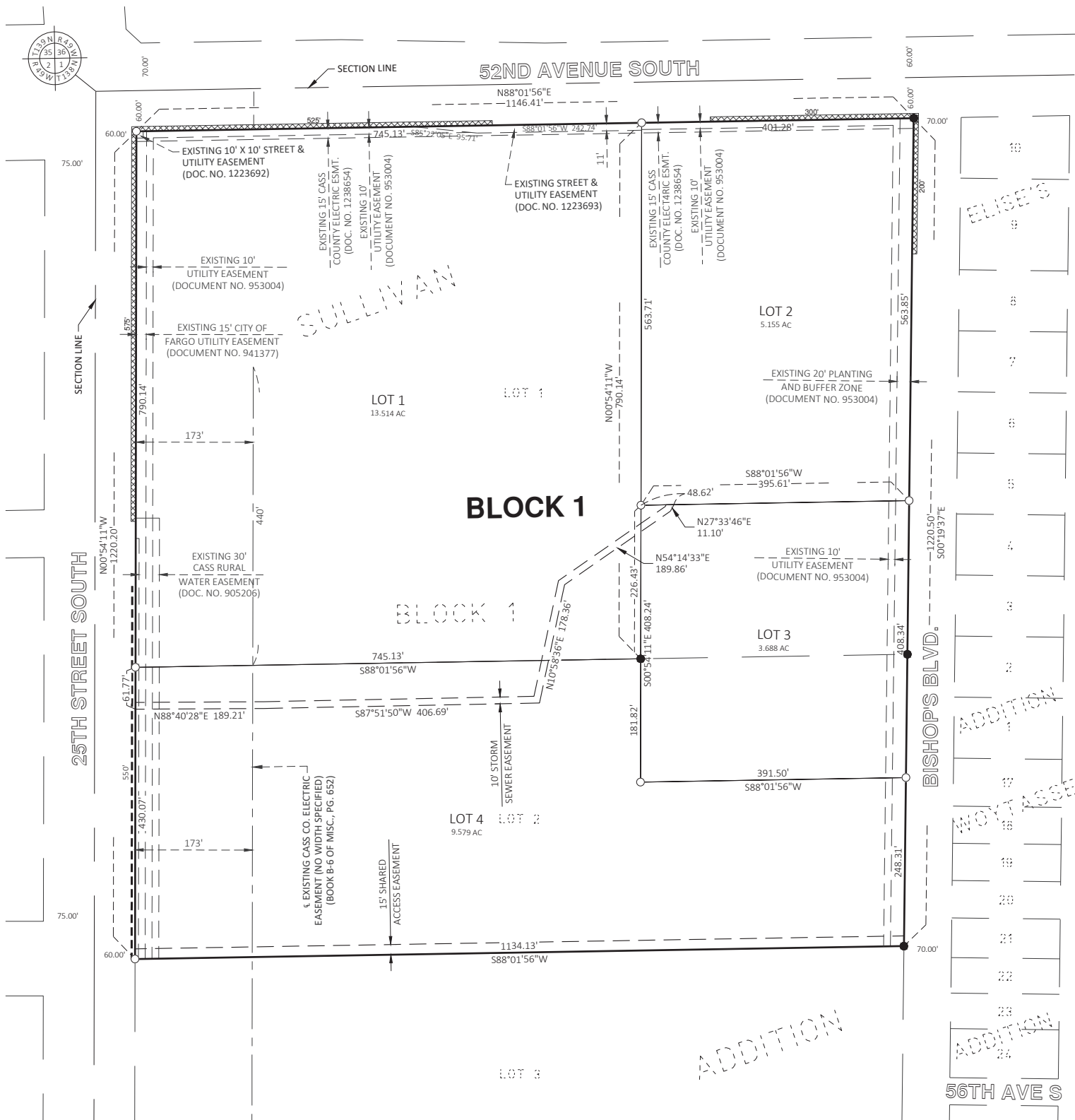
AG	DMU	LC	MHP	SP-1
GMC	MR-1	NC	SP-2	SP-3
GO	MR-2	PI	SP-4	SP-5
	MR-3	UMU	City Limits	

Scale: 0, 495, 990, 1,980 Feet

City Limits: City of Moorhead, City of Frontier

SULLIVAN SECOND ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, SULLIVAN ADDITION
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
MEASURED DISTANCE	100.00'
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	- - - - -
NEW NEGATIVE ACCESS EASEMENT	- - - - -
EXISTING NEGATIVE ACCESS EASEMENT (DOC. NO. 953004)	—————

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

NOTE:

1. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

PRELIMINARY PLAT

SULLIVAN SECOND ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, SULLIVAN ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Sts. Anne and Joachim Catholic Church, of Fargo, North Dakota; and the Diocese of Fargo, North Dakota, a North Dakota corporation; are the owners and proprietors of the following described tract of land:

Lots 1 and 2, Block 1, Sullivan Addition, to the City of Fargo, Cass County, North Dakota.

Said tract contains 31.936 acres, more or less, and is subject to easements as may be of record.

And that said parties have caused the same to be surveyed and replatted as **SULLIVAN SECOND ADDITION** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the storm sewer easement and the negative access easement; and do hereby dedicate to the owner of Lot 4 created by this plat, and the owner of Lot 3, Block 1, Sullivan Addition, to the City of Fargo, Cass County, North Dakota, for private use, the 15' shared access easement shown on this plat.

OWNERS:

Lot 1:
Sts. Anne and Joachim Catholic Church, of Fargo, North Dakota

Signature

Printed Name & Title

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared _____ (name)

_____ (title), of Sts. Anne and Joachim Catholic Church, of Fargo, North Dakota, 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 said church.

Notary Public: _____

Lots 2, 3 & 4:
Diocese of Fargo, North Dakota

Signature

Printed Name & Title

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared _____ (name)

_____ (title), of the Diocese of Fargo, North Dakota, a North Dakota corporation, 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 said corporation.

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 his free act and deed.

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

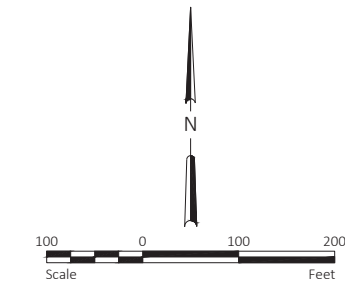
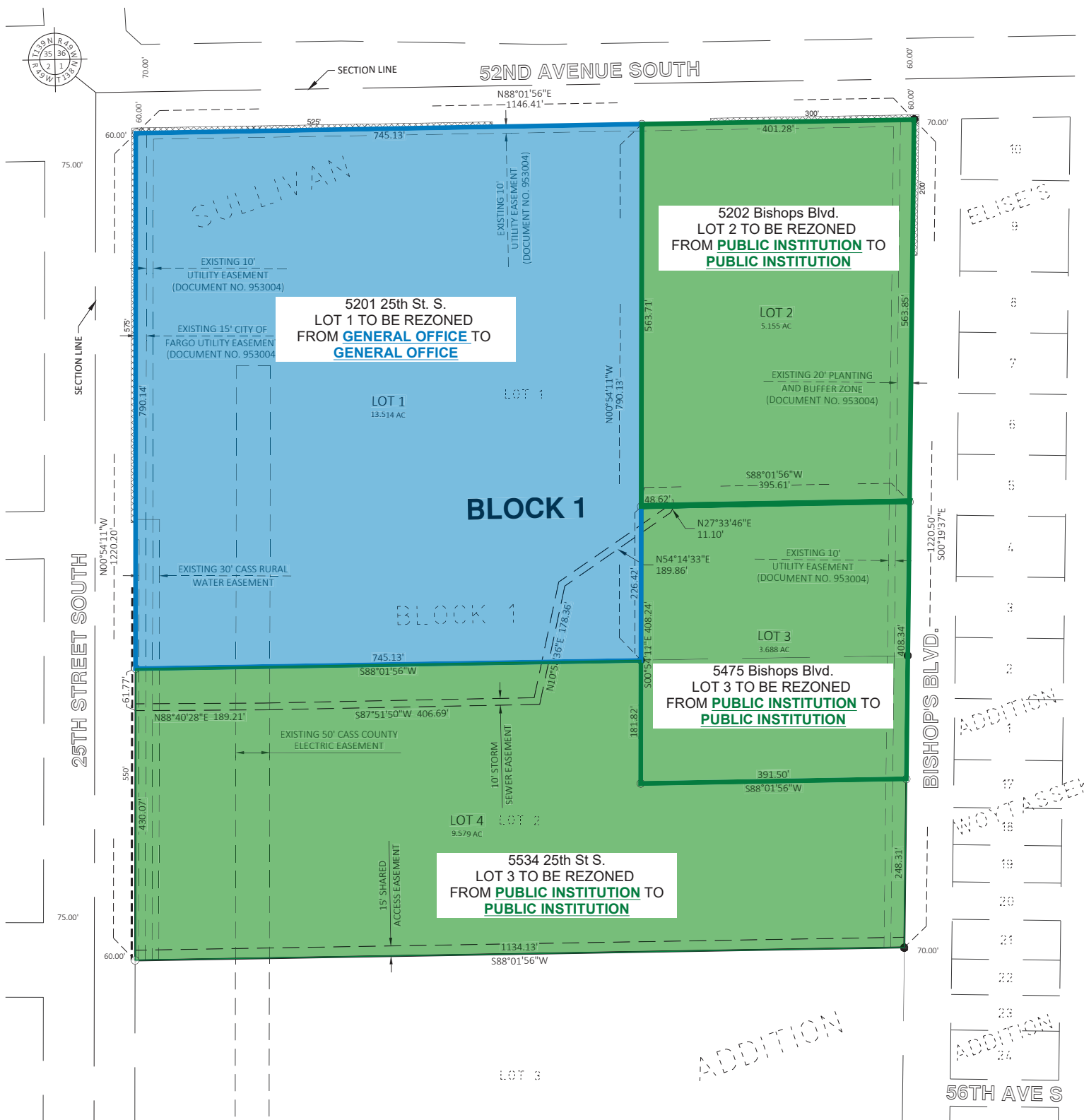
State of North Dakota)
) ss
County of Cass)

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: _____

SULLIVAN SECOND ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, SULLIVAN ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

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1/2" I.D. PIPE SET	○
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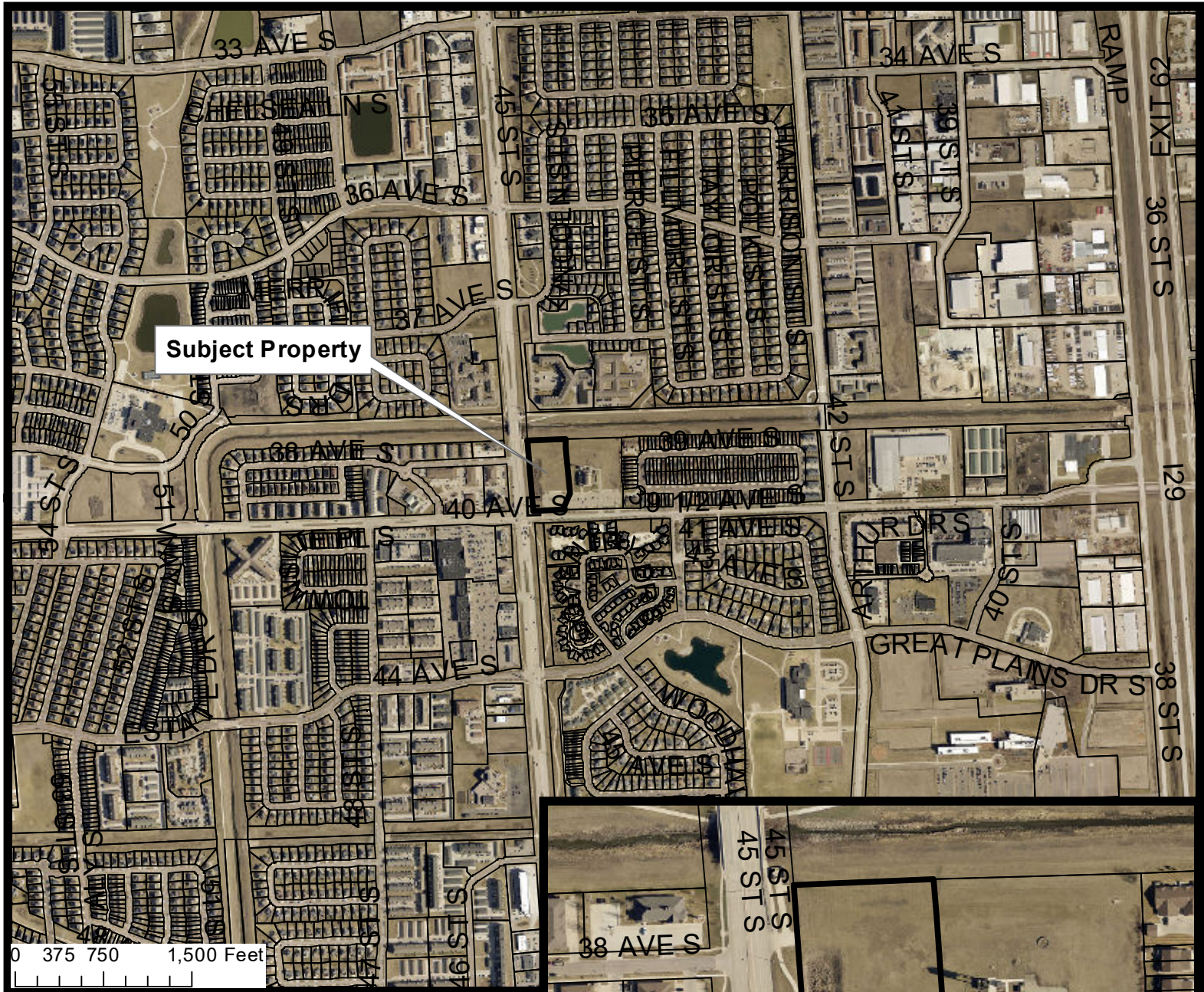
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PRELIMINARY PLAT

CUP, Conditional Use Permit for parking reduction

Southwest Fargo Mission Second Addition

4475 40th Avenue South



KEY NOTES

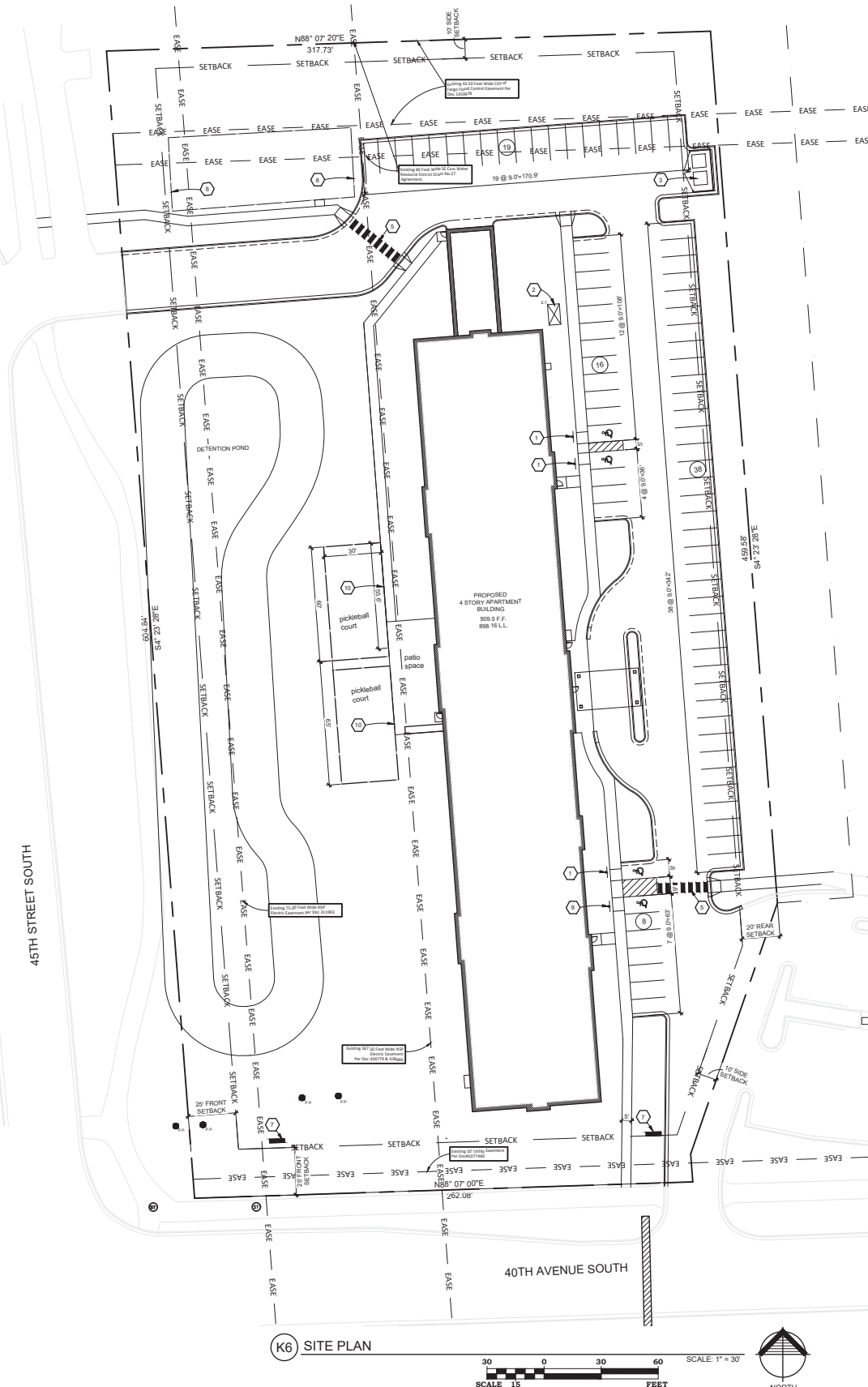
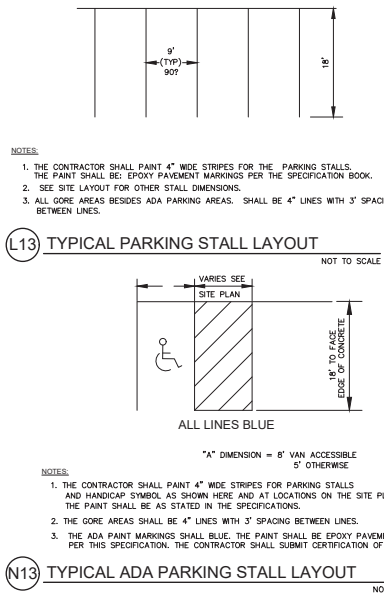
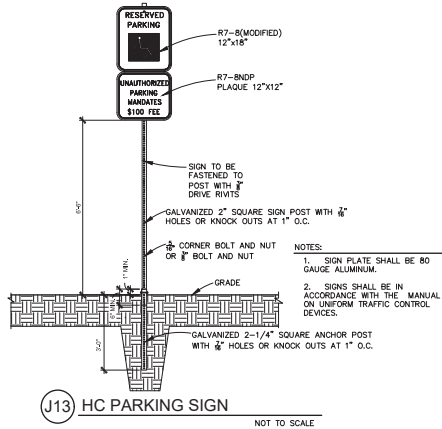
- 1 HANDICAP SIGN S.D. J17.
- 2 PROVIDE CONCRETE TRANSFORMER PAD. COORDINATE SIZE AND EXACT LOCATION WITH THE ELECTRICAL CONTRACTOR AND CASS COUNTY ELECTRIC.
- 3 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- 4 NOT USED.
- 5 PROVIDE 1/2" WIDE CROSSWALK. PAINTED BLOCKS SHALL BE 2' X 2' SPACED EVERY 8" FROM EDGE TO EDGE.
- 6 GAS METER LOCATION. COORDINATE EXACT LOCATION WITH THE MECHANICAL CONTRACTOR.
- 7 MONUMENT SIGN BY OTHERS.
- 8 5' TALL CHAIN LINK FENCE FOR DOG PARK AREA.
- 9 HANDICAP SIGN S.D. J17.
- 10 FIDELIGABLE COURT WITH FENCE. COORDINATE WITH ARCHITECT FOR DETAILED DRAWINGS.

85 UNIT APARTMENT COMPLEX ZONED "MR-3"	
TOTAL SITE AREA:	187,537 S.F. (4.30 ACRES)
FRONT SETBACK:	25 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	20 FT
MAX. BUILDING COVERAGE:	(30%) OR 65,638 S.F.
ACTUAL BUILDING COVERAGE:	(15.5%) 29,170 S.F.
REQUIRED PERCENTAGE OPEN SPACE:	(35%) OR 65,638 S.F.
ACTUAL OPEN SPACE:	(64.0%) OR 120,262 S.F.
ACTUAL IMPERVIOUS:	(45.4%) OR 85,255 S.F.

DATE:	FEBRUARY 17, 2025
PROJECT NO:	24-022
DRAWN BY:	CM
CHECKED BY:	TH
ADDENDUMS:	
REVISIONS:	
COPYRIGHT © DESIGN RESOURCES GROUP	

SITE NOTES:

1. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSERVATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
2. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO CONSERVE AND SAFEGUARD EXISTING VEGETATION OUTSIDE OF THE DESIGNATED GRADED AREAS. ANY DAMAGES CAUSED TO THESE AREAS BY THE CONTRACTOR OR THEIR ASSIGNEES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST REPAIR OR REPLACE THE DAMAGED AREAS TO THEIR ORIGINAL CONDITIONS PRIOR TO THE DAMAGE OCCURRING AT NO COST TO OWNER.
3. ALL METHODS AND MEANS OF CONSTRUCTION FOR THIS PROJECT SHALL COMPLY WITH THE DESIGN CRITERIA SPECIFIED BY THE CITY OF FAIRFAX, NORTH DAKOTA.
4. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
7. FULL DEPTH PAVEMENT REMOVAL. ALL PAVEMENT WITHIN THE DESIGNATED CONSTRUCTION AREA SHALL BE SAW-CUT TO FULL DEPTH TO EXPOSE A CLEAN, STRAIGHT EDGE FOR THE INTERFACE WITH NEW CONCRETE.
8. ALL MATERIALS REMOVED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE, SOIL, AND DEBRIS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER AND LEGAL DISPOSAL OF ALL REMOVED MATERIALS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL FEES.
9. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN FOR ALL WORK IN PUBLIC RIGHT OF WAY AND MAINTAIN FIRE ROUTE APPROVED ACCESS.
10. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, STRUCTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE ACCESSIBILITY REQUIREMENTS. ANY CORRECTIONS REQUIRED DUE TO NON-COMPLIANCE SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY LIABILITY OF CLAIMS ARISING FROM ADA NON-COMPLIANCE.



55+ SENIOR LIVING FACILITY
4475 40TH AVE. S.
FARGO, ND



**CHRISTIANSON
COMPANIES**

PH. (701) 281-9500
FAX (701) 281-9501

4609 33RD AVE.
SOUTH SUITE 400
FARGO, ND 58104

DRG

DESIGN RESOURCES GROUP

PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:
SITE PLAN

Sheet
C1.1

March 14, 2025

City of Fargo
Attention: Maegin Elshaug
Planning & Development
225 4th Street North
Fargo, ND 58102

Subject: 55+ Living Waters Senior Living Apartments
4475 40 Avenue South
Alternative Access Plan DRG Project #24-022

Ms. Elshaug,

As part of the previous discussions with the City of Fargo Planning Department, it is the intention of this letter to outline the proposed project goals for the new construction of the 55+ Living Waters Senior Apartments building.

Proposed Conditions

The proposed 55+ Living Waters Senior Living Apartment building will provide 83 apartment units and 2 guest rental units. Based on City of Fargo Land Development Code, the site will require 2.25 parking spaces per each 1-bedroom or larger unit, 2 for permanent residents and 0.25 for guest parking. It would also require 1 parking space per guest rental room. In this case, the site would need to support 189 off-street parking spots. The building provides 68 parking spots in an underground parking garage along with 81 surface parking spots for a total of 149 proposed parking spots.

In the City of Fargo Land Development code, under 20-0701-Parking and Loading, Subpart E – Alternative Access Plans, a Large Facility allows for a reduction of more than 25% or more than 25 parking spaces. We are requesting an Alternative Access Plan for Large Facilities based on a reduction of 40 parking spots (21%). Our proposed plan provides a total of 149 parking spots which accounts for the reduction and meets the requirements of the Alternative Access Plan for Large Facilities. Our request for this reduction is due to the known history of the aging users of this type of facility and that not everyone will be driving or own a vehicle.

According to the Institute of Traffic Engineers (ITE), in the *Parking Generation Manual, 5th Edition*, Senior Adult Housing Land Use (LU 252) parking demand data includes a range of parking rates of .45 to .67 spaces per dwelling unit for a typical weekday condition. Using the higher range rate of .67 for our 83 units equals 56 parking spots plus 2-spots for the 2-guest rental rooms for a total of 58 required parking spots. With our proposed parking reduction of 21%, we are exceeding the requirements of the ITE data and we will also be providing extra parking for peak times such as holidays and special events. We feel that this is a realistic parking reduction request that will meet the needs of the residents and their guests while also not providing an excessive amount of parking. See 'Alternate Access Plan' Table.

Alternative Access Plan	
Parking Spots Required	189
25% Parking Reduction	47
Proposed 21% Parking Reduction	40
Parking Spots Provided	149

Additional supporting data from a local perspective includes the Fargo-Moorhead Metropolitan Council of Governments (Metro COG) 'Fargo/West Fargo Parking and Access Study' from December 2018. The highlighted section in the Table below for multi-dwelling households shows that the City of Fargo's minimum parking requirements are well above the national standard.

Parking Minimum Requirements for major land uses in Fargo, West Fargo, and National Standards

Landuse	City of Fargo	City of West Fargo	National Standard ¹	Unit	% difference
Single family	2.00	2.00	2.00	Bedroom	0%
Multi-dwelling household	2.25	1.00	1.23	Dwelling Unit	45%
Office - medical	5.00	5.00	3.20	1,000 sqft	36%
Office - general	3.33	5.00	2.84	1,000 sqft	15%
Restaurant/bar/tavern/lounge	13.33	10.00	10.60	1,000 sqft	20%
Religious Institutions	0.40	0.33	0.20	Seat	50%

1. ITE (Institute of Transportation Engineers) Parking Generation Manual, 4th Edition

Another finding from the Metro COG study states that, "Senior housing is a common housing development type but the parking requirement for this land use is much higher than the demand for parking. Many senior housing residents want a 2-bedroom unit for one resident. About 60 to 75% of residents do not have a car and none have 2 cars which leads to an oversupply of parking for these developments." (p. 21)

We appreciate your efforts in assisting with the preliminary review and request for the parking reduction. If you have any questions, please feel free to contact me at 701-499-0212.

Sincerely,

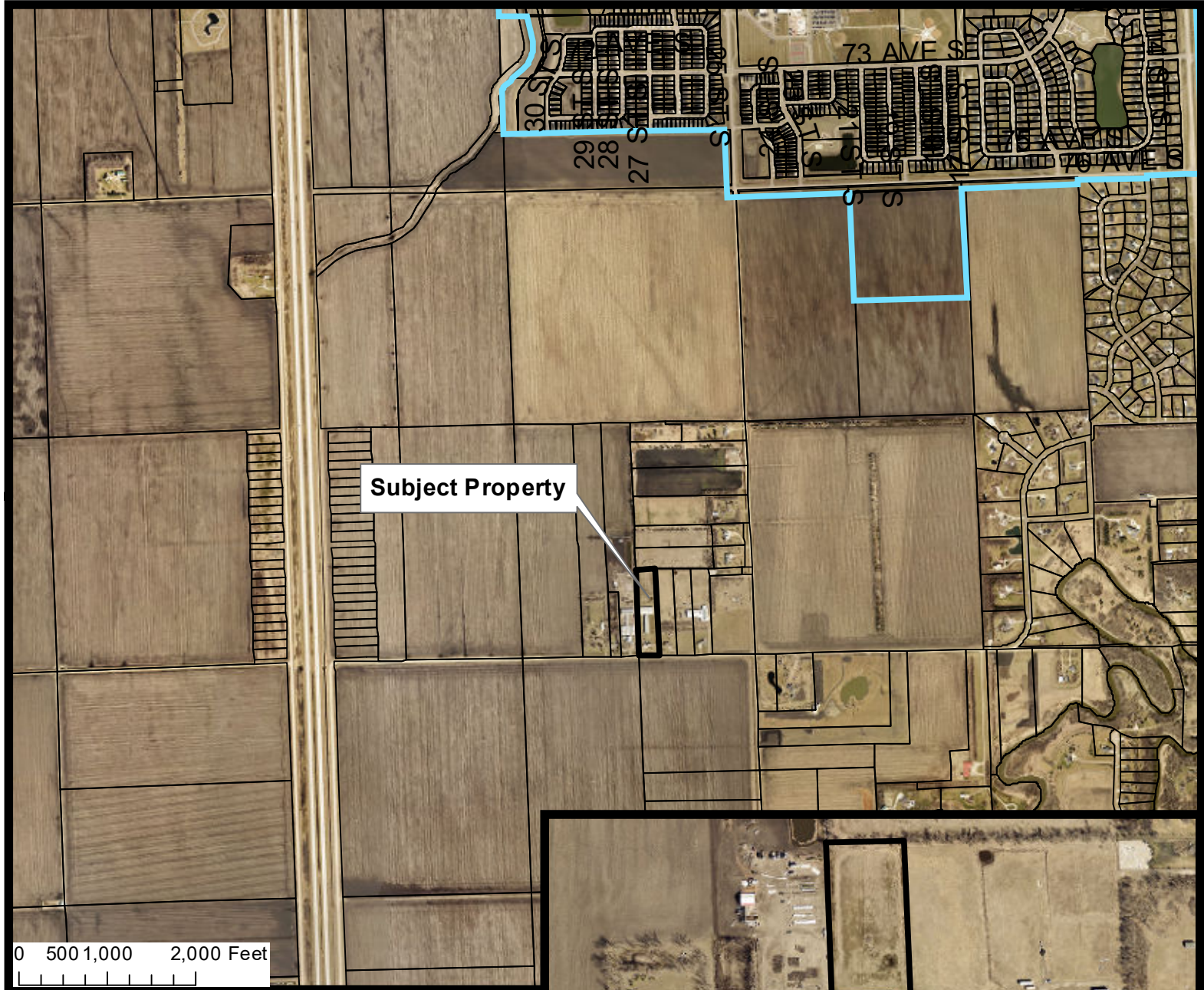


Kimberly Matteson, AIA, NCARB
Principal Architect

CUP, Conditional Use Permit for non-farm commercial use in the AG, Agricultural zoning district

S14, T138N, R49W

2717 88th Avenue South



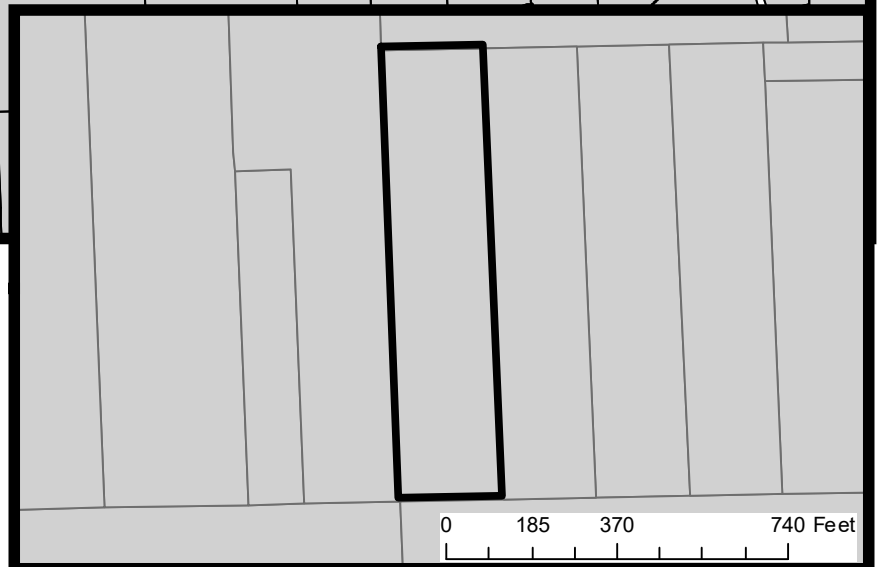
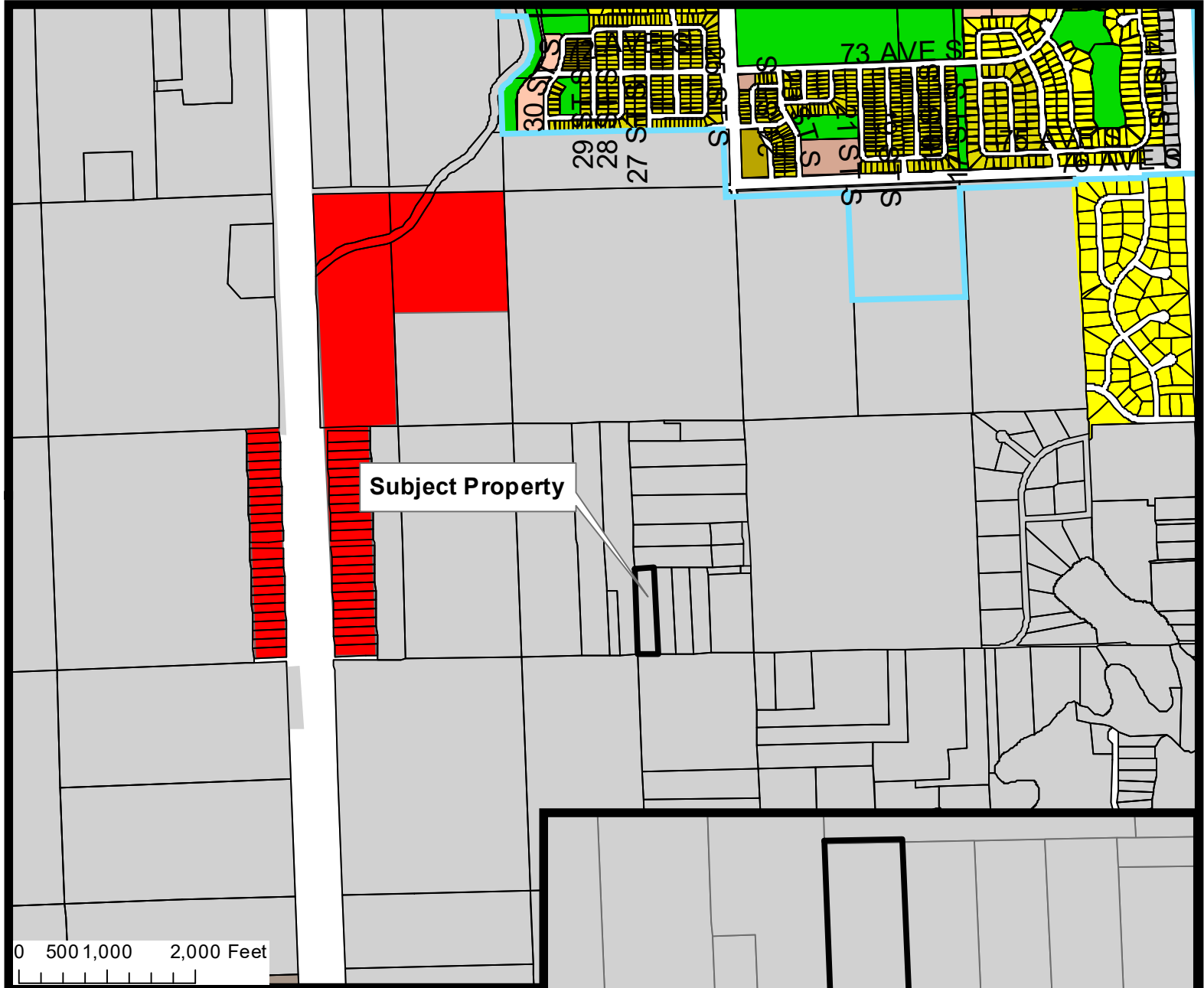
Legend

 City Limits

CUP, Conditional Use Permit for non-farm commercial use in the AG, Agricultural zoning district

S14, T138N, R49W

2717 88th Avenue South



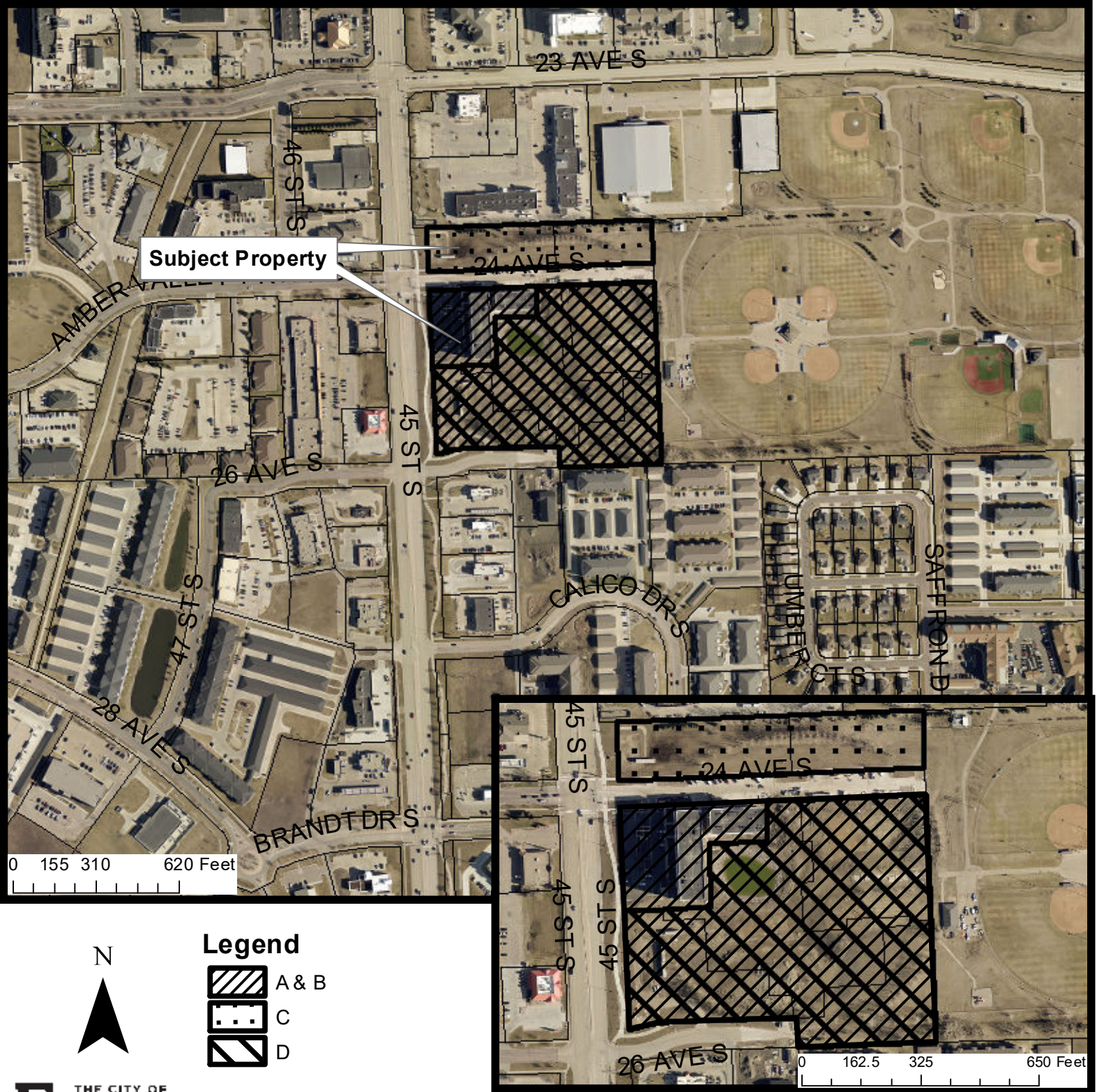
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AG	DMU	LC	MHP	SR-2
CC	MR-1	MR-2	NC	SR-3
GO	MR-3	UMU	P/I	SR-4
				SR-5
				City Limits

(A) Zoning Change from GC, General Commercial with a PUD, Planned Unit Development to GC, General Commercial with an amended PUD; (B) PUD Master Land Use Plan Amendment; (C) Zoning Change from GC, General Commercial with a PUD to GC, General Commercial with a C-O, Conditional Overlay and removal from the PUD Master Land Use Plan; (D) Major Subdivision and Subdivision Waiver

J & O 45th Street Apartments Addition,
EOLA Addition and EOLA Second Addition

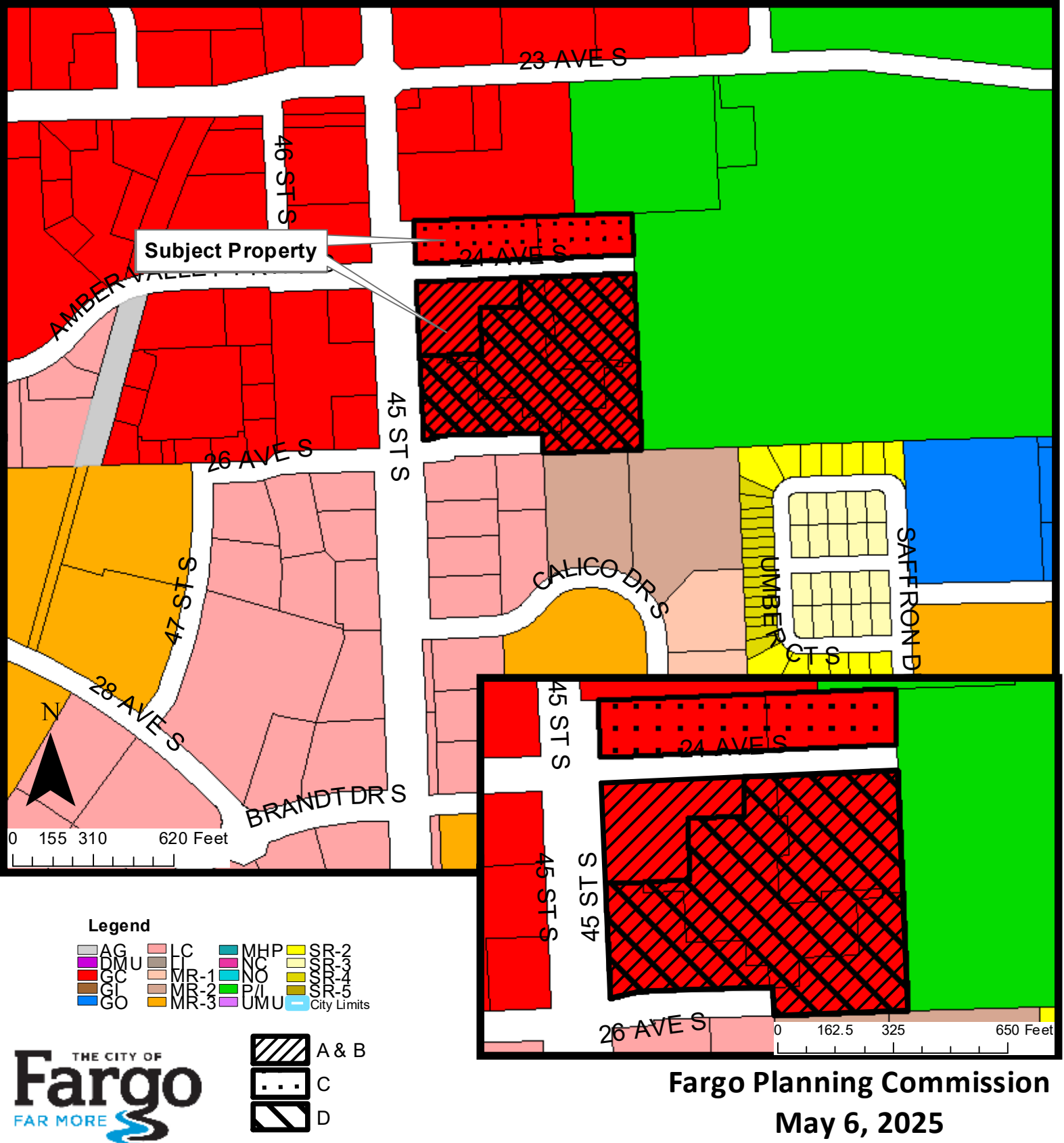
4417 and 4477 26th Avenue South; 4410, 4415,
4448, 4470, 4471 and 4474 24th Avenue South



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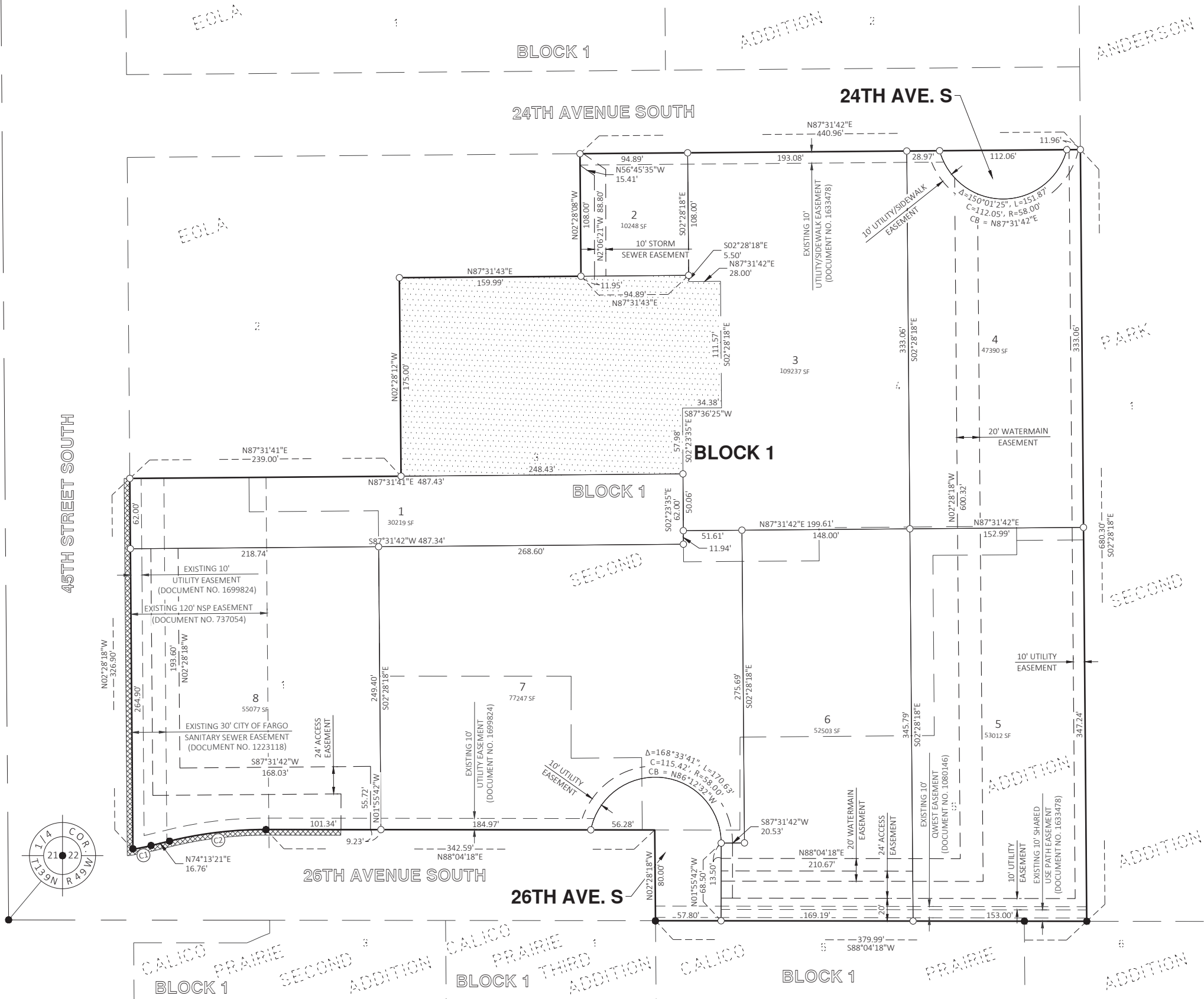
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EOLA Addition and EOLA Second Addition

4417 and 4477 26th Avenue South; 4410, 4415,
4448, 4470, 4471 and 4474 24th Avenue South



J & O 45TH STREET APARTMENTS ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1, 3, 4 & 5, BLOCK 1
EOLA SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

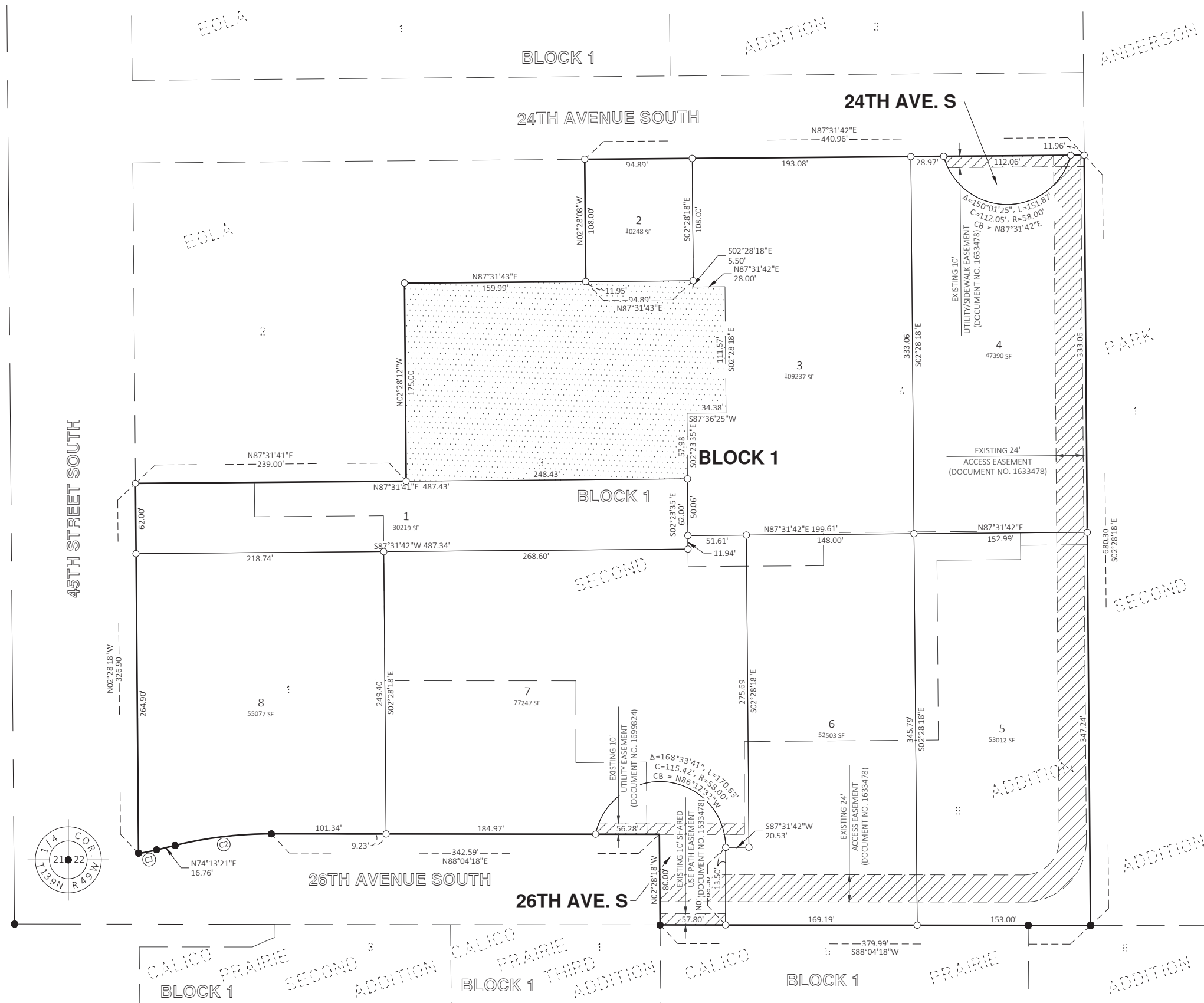
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- PLAT BOUNDARY
- LOT LINE
- UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING NEGATIVE ACCESS EASEMENT
- EXISTING EASEMENTS TO BE VACATED WITH THIS PLAT
- STORMWATER EASEMENT DEDICATED WITH THIS PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.32	195.00	4°47'46"	N76°37'14"E	16.32
C2	85.81	355.00	13°50'57"	N81°08'50"E	85.60

H:\BM\7800\7824\7824_0071\CAD\Plat\7824_0071 Preliminary Plat.dwg-SHEET 1-4/17/2025 5:10 PM-(dbucholtz)

J & O 45TH STREET APARTMENTS ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1, 3, 4 & 5, BLOCK 1
EOLA SECOND ADDITION
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
MEASURED DISTANCE	100.00'
PLAT BOUNDARY	---
LOT LINE	---
EXISTING EASEMENTS TO BE VACATED WITH THIS PLAT	///

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.32	195.00	4°47'46"	N76°37'14"E	16.32
C2	85.81	355.00	13°50'57"	N81°08'50"E	85.60

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OWNER'S CERTIFICATE AND DEDICATION: J & O Real Estate, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lots 1, 3, 4 & 5, Block 1, Eola Second Addition, to the City of Fargo, Cass County, North Dakota.

Said tract contains 10.264 acres, more or less, and is subject to easements as may be of record.

And that said party has caused the same to be surveyed and platted as J & O 45TH STREET APARTMENTS ADDITION to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, utility/sidewalk easement, utility easements, stormwater easement, storm sewer easement, access easements and the street shown on the plat.

Owner:
J & O Real Estate, LLC, a North Dakota limited liability company

Brent C. Olson
Secretary/Treasurer

State of North Dakota)
) ss
County of Cass)

On this day of , 20, before me, a notary public within and for said county and state, personally appeared Brent C. Olson, Secretary/Treasurer of J & O Real Estate, a North Dakota limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of said limited liability company.

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 his free act and deed.

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:

