

FARGO PLANNING COMMISSION AGENDA
Tuesday, February 3, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of January 6, 2026

C: Public Hearing Items:

1. Hearing on 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) (Northview Church/KozyKove Childcare) (cl)
2. Hearing on 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) (Christianson Properties, LLC) (lm)

D: Other Items:

1. Introduction to Lost Creek First Addition Subdivision and Zone Change. (Located at 6685 57th Street South) (dk)

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at www.FargoND.gov/PlanningCommission.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/planningcommission.

**BOARD OF PLANNING COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday, January 6, 2026

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 3:00 p.m., Tuesday, January 6, 2026.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Scott Stofferahn, Art Rosenberg, Thomas Schmidt, Brett Shewey, Joseph Cecil, Amy Hass, Tyler Mohs, Paul Gleye, Michael Betlock, Tracy Jordre

Absent: None

Chair Tasa called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Member Hass moved the Order of Agenda be approved as presented. Second by Member Gleye. All Members present voted aye and the motion was declared carried.

Item B: Minutes: Regular Meeting of December 2, 2025

Member Shewey moved the minutes of the December 2, 2025 Planning Commission meeting be approved. Second by Member Schmidt. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: Covey Ranch Third Addition

1a. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to AG, Agricultural, SR-4, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed Covey Ranch Third Addition. (Located at 6455, 6620, 6630, and 6750 43rd Street South; 3800 and 3900 64th Avenue South; 6536, 6688 and 6800 45th Street South) (Enclave Covey, LLC/Dabbert Custom Homes, LLC/Brookstone Property, LLC/Bank Forward/Moore Engineering, Inc./City of Fargo): APPROVED

1b. Continued hearing on an application requesting a Plat of Covey Ranch Third Addition (Major Subdivision) a plat of a portion of the North Half of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 6455, 6620, 6630, and 6750 43rd Street South; 3785, 3800, 3900, 4000 and 4360 64th Avenue South; 6536, 6688, and 6800 45th

Street South) (Enclave Covey, LLC/Dabbert Custom Homes, LLC/Brookstone Property, LLC/Moore Engineering, Inc./City of Fargo): APPROVED

Planning Coordinator Maegin Elshaug presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on intersection and crossing design, shared use paths, design standards, the Conditional Overlay, and how this would potentially fit with the new Land Development Code.

Planning and Development Assistant Director Mark Williams noted the new Land Development Code is still being worked out, but this is consistent with other developments and would be a good case study.

Discussion continued on the size of the Right-of-Way.

Assistant City Engineer Nathan Boerboom spoke on behalf of the Engineering Department.

Applicant Representative Jace Hellman, Dabbert Custom Homes, spoke on behalf of the application.

Further discussion was held on lot footprints, and design of small lot subdivision.

Member Schmidt moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from AG, Agricultural to AG, Agricultural, SR-4, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, LC, Limited Commercial, with a C-O, Conditional Overlay, and P/I, Public and Institutional, and 2) Subdivision Plat Covey Ranch Third Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024. Standards of Article 20-06, and Sections 20-0906.F (1-4) and 20-0907 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Shewey, Betlock, Rosenberg, Cecil, Schmidt, Jordre, Stofferahn, Hass, Mohs, and Tasa voted aye. Member Gleye voted nay. The motion was declared carried.

Item 2: Horace Mann School Addition

Hearing on an application requesting a Plat of Horace Mann School Addition (Minor Subdivision) a replat of Lots 1-24, including the vacated alley, Block 11, Hector's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1025 3rd Street North) (Fargo Public Schools/Houston Engineering, Inc.): APPROVED

Member Amy Hass disclosed that her employer Kraus Anderson Construction, was selected as the CIMAR for the project, and asked the Board if she could vote on this item.

Chair Tasa moved that Member Haas could vote. Second by Member Betlock. On call of the roll Members Mohs, Jordre, Shewey, Rosenberg, Cecil, Gleye, Stofferahn, Schmidt, Betlock, and Tasa voted aye. The motion was declared carried.

Planning Coordinator Donald Kress presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Rosenberg moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Horace Mann School Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Core Neighborhoods Plan, the Standards of Article 20-06, Section 20-0907.B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Schmidt. On call of the roll Members Rosenberg, Betlock, Hass, Cecil, Shewey, Mohs, Gleye, Schmidt, Jordre, Stofferahn, and Tasa voted aye. The motion was declared carried.

Item 3: Clara Barton School Addition

3a. Hearing on an application requesting a Zoning Change from P/I, Public and Institutional and SR-2, Single-Dwelling Residential to P/I, Public and Institutional on the proposed Clara Barton School Addition. (Located at 1404 and 1406 7th Street South and 1417 6th Street South) (Fargo Public Schools/Houston Engineering, Inc.): APPROVED

3b. Hearing on an application requesting a Plat of Clara Barton School Addition (Minor Subdivision) a replat of Lots 1-25, Block 13, Huntington's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1404 and 1406 7th Street South and 1417 6th Street South) (Fargo Public Schools/Houston Engineering, Inc.): APPROVED

Mr. Kress presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Shewey moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from SR-2, Single-Dwelling Residential and P/I, Public and Institutional to P/I, Public and Institutional, and 2) Subdivision Plat Clara Barton School Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Core Neighborhoods Plan, the Standards of Article 20-06, Sections 20-0906.F)(1-4) and 20-0907.B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Gleye. On call of the roll Members Gleye, Schmidt, Hass, Stofferahn, Mohs, Jordre, Rosenberg, Betlock, Cecil, Shewey, and Tasa voted aye. The motion was declared carried.

Item D: Other Items:

Item 1: Annexation of approximately 122.95 acres of a portion of the North Half of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota.

Ms. Elshaug presented the staff report stating all approval criteria have been met and staff is recommending approval.

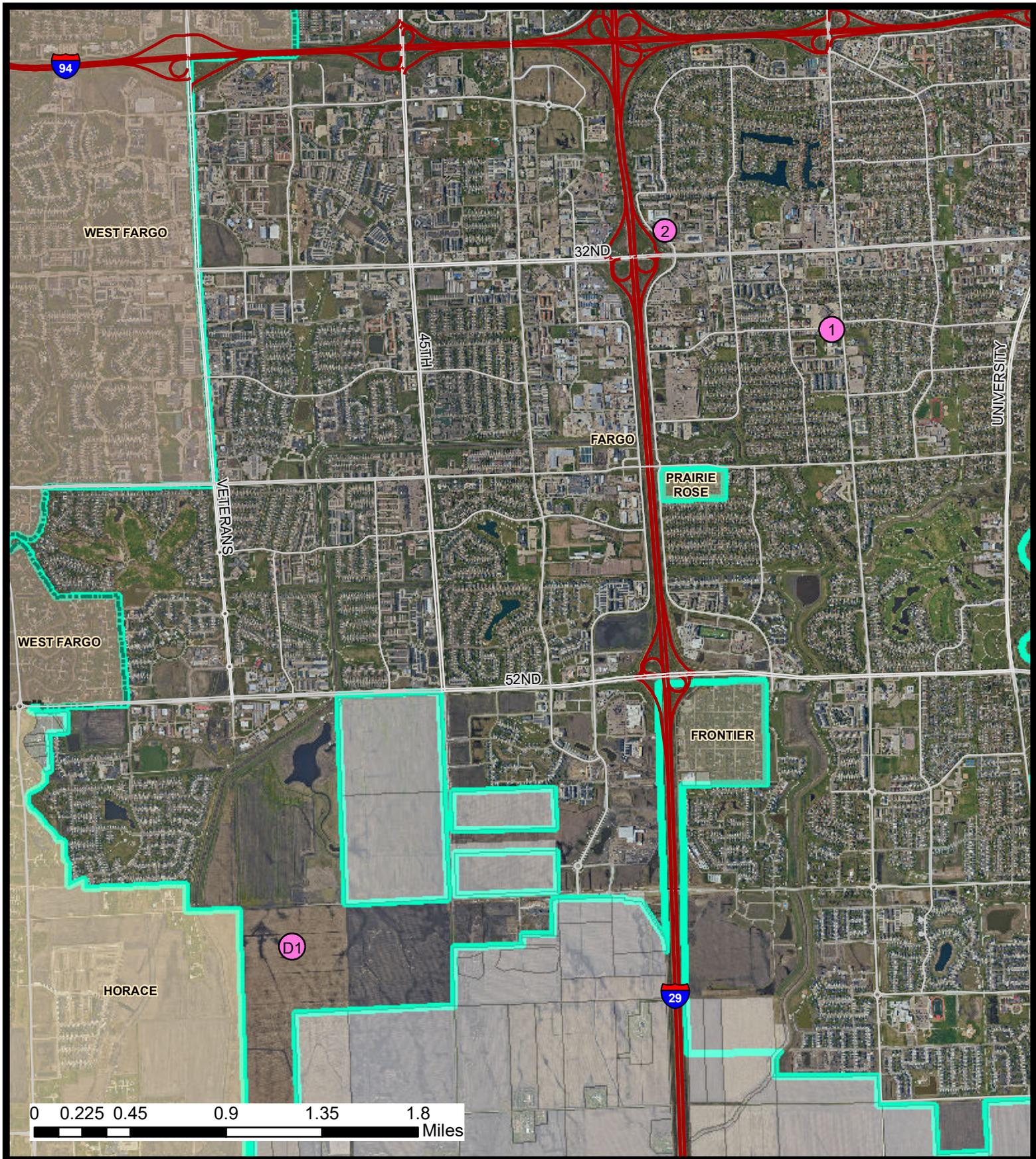
Member Gleye moved the findings and recommendations of staff be accepted and recommend to the City Commission that the Planning Commission finds that the proposed Annexation of a portion of the North Half of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, to be consistent with the Fargo Growth Plan 2024. Second by Member Jordre. On call of the roll Members Schmidt, Betlock, Jordre, Cecil, Stofferahn, Mohs, Rosenberg, Gleye, Shewey, Hass, and Tasa voted aye. The motion was declared carried.

Mr. Williams provided an update on the Land Development Code rewrite process and timeline.

Item 2: 2026 Planning Commission Meeting Dates

Chair Tasa noted the 2026 Planning Commission meeting dates are included in the packet.

The time at adjournment was 3:38 p.m.




Agenda Items Map
 Fargo Planning Commission
 February 3, 2026



Agenda Item Number

1 -- Mehl/First Addition
 2 -- Christianson 32nd Avenue South Third Addition

Other Items
 D1 -- Lost Creek First Addition

City of Fargo Staff Report			
Title:	Mehl / First Addition	Date:	January 28, 2026
Location:	2506 35 Ave South	Staff Contact:	Chelsea Levorsen, Planner
Legal Description:	Lot 1 exc S ½ & W 30' of N ½, Block 2, Mehl / First Addition		
Owner(s)/Applicant:	Northview Church & Kozy Kove Childcare	Engineer:	N/A
Entitlements Requested:	Zoning Change (from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with CO, Conditional Overlay)		
Status:	Planning Commission Public Hearing: February 3, 2025		

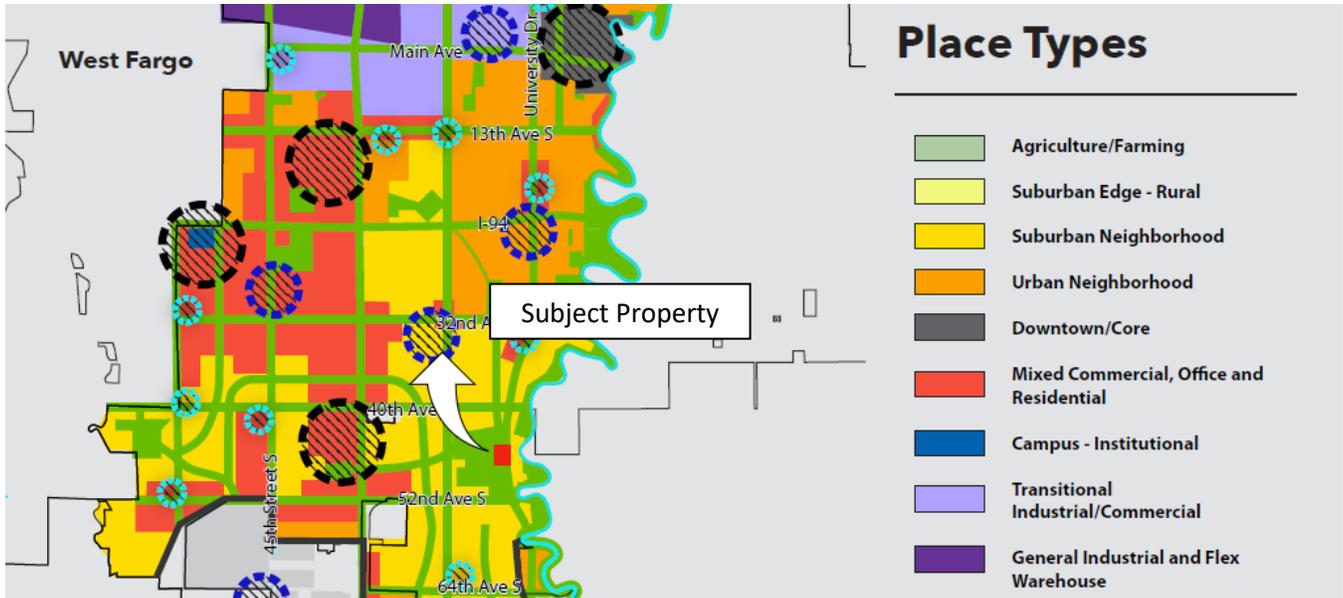
Existing	Proposed
Land Use: Commercial, School-religious	Land Use: Daycare
Zoning: MR-3, Multi-Dwelling Residential	Zoning: LC, Limited Commercial with C-O, Conditional Overlay
<p>Uses Allowed: MR-3 allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children or adults, group living, parks and open space, religious institutions, safety services, schools, and basic utilities.</p> <p>CUP, Conditional Use Permit: (terminated) To allow a waiver of Section 20-0402.1.2 of the Land Development Code to be exempt from the minimum base site area for schools in SR, Single Dwelling Residential and MR, Multi-Dwelling Residential zoning districts.</p>	<p>Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, off-premise advertising signs, commercial parking, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunications facilities.</p> <p>CO, Conditional Overlay: Will require the use of quality building materials on future development, require added pedestrian connectivity, and prohibit some uses</p>
Maximum Density: 24 units per acre	Maximum Density Allowed (Residential): N/A Maximum Building Coverage Allowed: 55%

Proposal:
<p>The applicant requests one entitlement: Zone Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with C-O, Conditional Overlay.</p> <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts: North: P/I, Public and Institutional, with a religious institution. East: SR-4, Single-Dwelling Residential, with single-dwelling residential. South: LC, Limited Commercial, with Medical office. West: LC, Limited Commercial, with office. MR-3, Multi-Dwelling Residential, with multi-dwelling residential to the west of LC driveway</p>

Area Plans:

The subject property is zoned MR-3, Multi-Dwelling residential and located within the Stonebridge neighborhood. The 2024 Fargo Growth Plan designates this area as a Suburban Neighborhood place type with primary uses listed as small to medium lot, single-family detached housing, townhomes (with limited massing up to four units per building), duplex, triplex, quadplex, ADU's, places of worship, schools, daycare centers, and home office.

The property is also located within the C5 Community Center. Community Centers focus on moderate density mixed-use development with a user radius of half to one mile.



Previously, this property has been an office and a school. The previous uses, as well as the proposed LC, Limited Commercial zoning and proposed use of a daycare center would be consistent with these land uses and place types.

Context:

Schools: The subject property is located within the Fargo School District and is served by Centennial Elementary, Discovery Middle, and Davies High schools.

Neighborhood: The subject property is located within the Stonebridge Neighborhood.

Parks: Stonebridge #1 Park, located at 3711 25th Street South, is approximately a third of a mile south of the subject property and provides amenities of a basketball court, gazebo with picnic tables, playground, recreational trails, and soccer fields. Stonebridge Park #2, located at 3527 32nd Avenue South, is approximately a half mile west of the subject property. Park amenities include a basketball court, playground, recreational trails, and a junior disc golf course.

Pedestrian / Bicycle: There is a 10-foot shared use path along the West side of 25th Street South, directly adjacent to the subject property and within Stonebridge #1 Park.

Transit: MATBUS Routes 14 and 18 run along 32nd Avenue South with bus stops at the cross street of 27th Street South. Both bus stops are within a third of a mile of the subject property.

Staff Analysis:

Site History: Prior to 2021, the subject property was used as an office building. At the time of occupancy, the office use was an existing legal nonconformity because it was built prior to the 1998 Land Development Code. Office use is not permitted in the MR-3, Multi-Dwelling Residential Zoning District. It would however, be permitted in the LC, Limited Commercial zoning district.

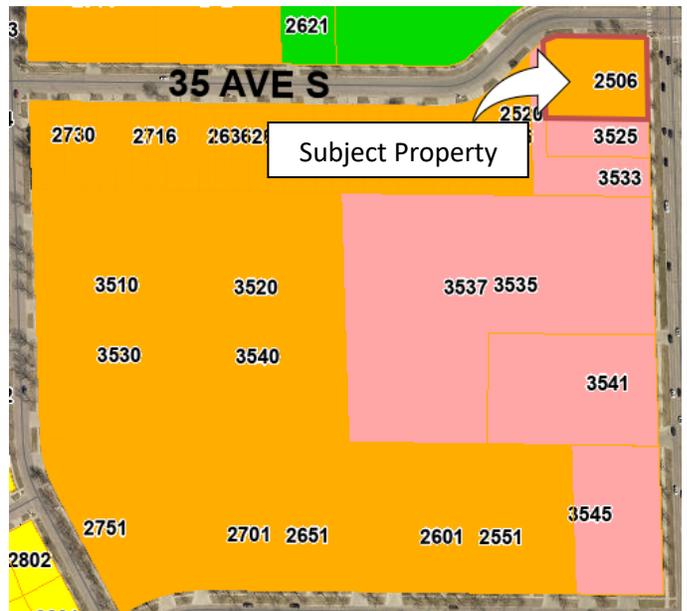
In 2021, a Conditional Use Permit was obtained by Capstone Classical Academy. The CUP allowed for a waiver of Section 20-0402.1.2 in the Land Development Code (LDC) to be exempt from the minimum base site area of 10 acres for schools in MR, Multi-Dwelling zoning districts. One of the conditions of the Conditional Use Permit was that the CUP will cease if the land use changes from a school for a period of more than 12 consecutive months. Capstone Classical Academy relocated in December of 2024, therefore, the Conditional Use Permit terminated in December of 2025.

Proposed Use: The applicant is planning to lease the property for use as a daycare center, with a minimum of 75 children. The MR-3, Multi-Dwelling Residential zoning district permits daycares with less than twelve children by right and daycares with thirteen or more children may be permitted by Conditional Use Permit.

Zone Change: The property is approximately 0.74 acres. The structure was built in 1989 for office use. Upon staff review, it was noticed that the subject property is the only property on the east side of the block not zoned LC, Limited Commercial. At the request of the City, to provide zoning continuity to the east side of the block, the applicant has chosen to apply for a zone change. The LC, Limited Commercial zoning district permits daycares of all sizes by right, with the only use-specific standard stating that all signage must comply with the City's sign code.

Conditional Overlay: A Conditional Overlay will be included with the zone change of the property. The Conditional Overlay will include design and building standards for future development on the site, and is currently being coordinated with the applicant and property owner.

Site Access: The property is accessed by a driveway on 35th Avenue South. During the Conditional Use Permit process, the City's Engineering Department had requested a second driveway be added along the West side of the property to assist with circulation and queueing during pick-up and drop-off times. The daycare plans to use the west side of the property as a fenced playground. The City's Traffic



Engineer has reviewed the proposed use and site plan and has agreed that the additional access to the West can be removed as the daycare center will not have the same structured drop-off and pick-up schedule as the school.

Zoning

Section 20-906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned MR-3, Multi-Dwelling Residential. The applicant requests a zoning change to LC, Limited Commercial with a C-O, Conditional Overlay. Staff are coordinating with the applicant and property owner to ensure the Conditional Overlay will align with the existing structure and not create any nonconformities. The Conditional Overlay, similar to other Conditional Overlays in South Fargo, will require the use of quality building materials on future development, require added pedestrian connectivity, and prohibit some uses. **(Criteria Satisfied)**

Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The subject property fronts on an existing public right-of-way. **(Criteria satisfied)**

Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received one inquiries, with no noted concern. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." The 2024 Fargo Growth Plan designates this area as a Suburban Neighborhood place type with primary uses listed as small to medium lot, single-family detached housing, townhomes (with limited massing up to four units per building), duplex, triplex, quadplex, ADU's, places of worship, schools, daycare centers, and home office. The property is also located within the C5 Community Center. Community Centers focus on moderate density mixed-use development with a user radius of 0.5 to 1 mile. The proposed LC, Limited Commercial zoning, as well as the previous use of Office and the proposed use of a daycare center would be consistent with these land uses and place types. **(Criteria satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and recommend approval to the City Commission of the proposed zoning change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay as outlined in the staff report, as the proposal complies with the 2024 Growth Plan, Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC."

Planning Commission Recommendation: February 3, 2026

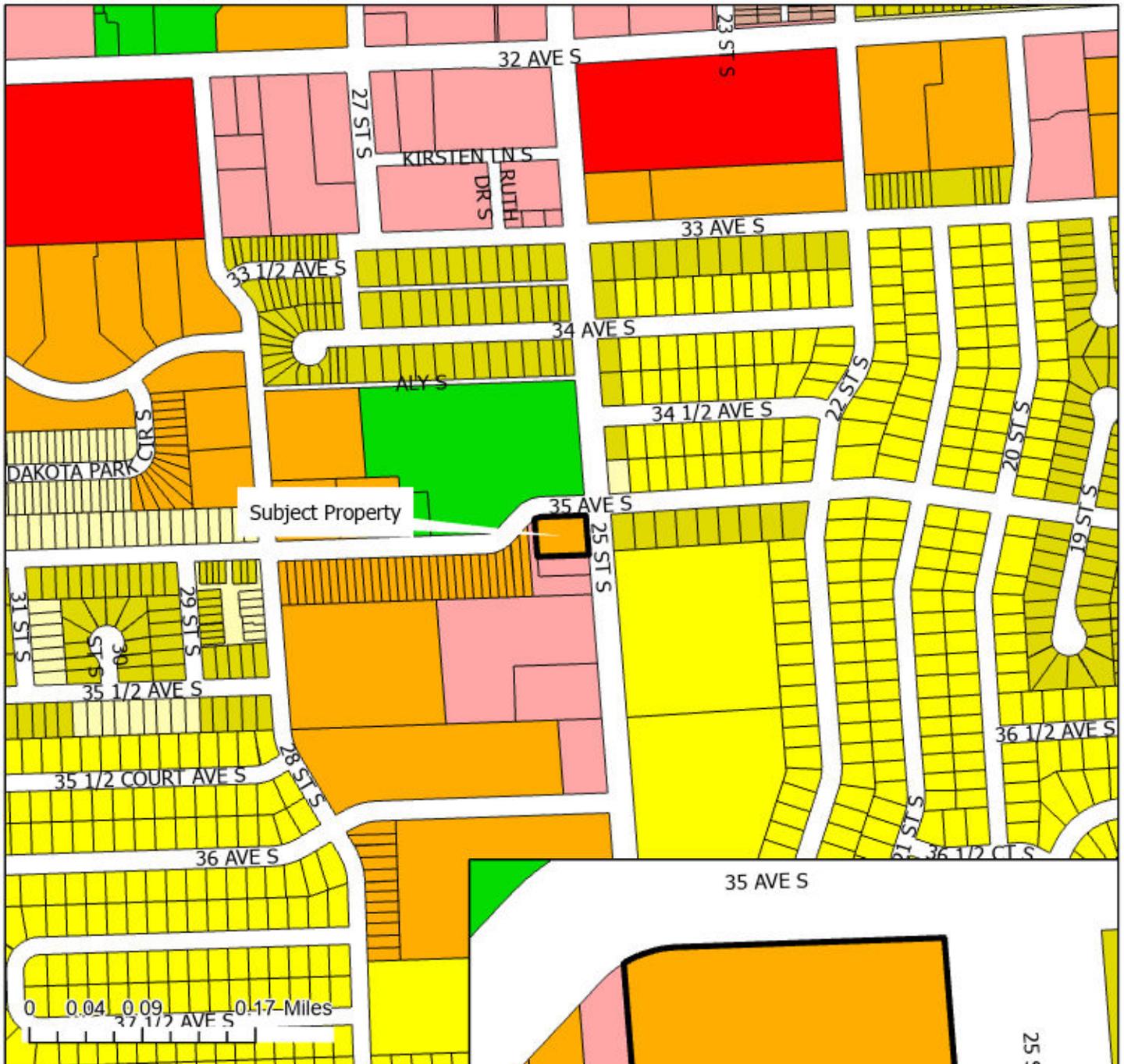
Attachments:

- Zoning Map
- Location Map
- Draft Conditional Overlay

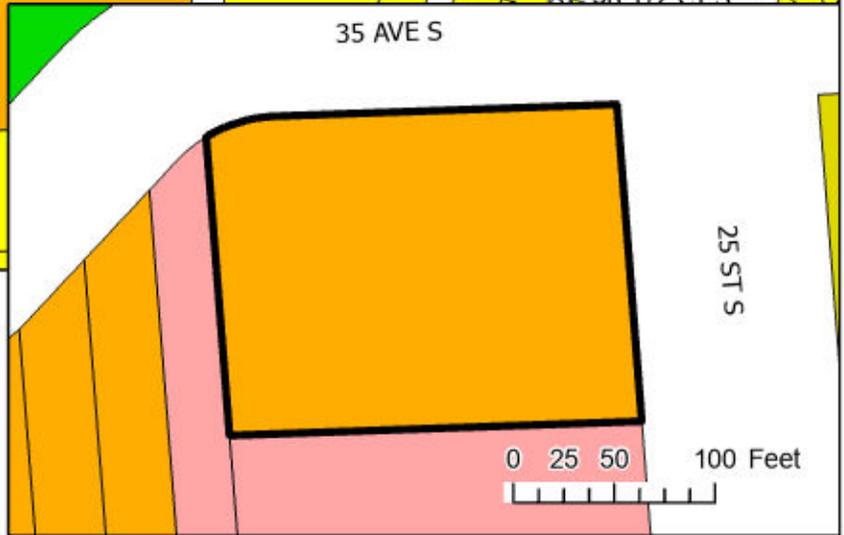
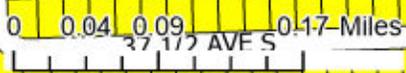
Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay

Mehl/First Addition

2506 35th Avenue South



Subject Property



Legend

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



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
City Limit



Fargo Planning Commission
February 3, 2026

Conditional Overlay Items
Lot 1 exc S ½ & W 30' of N ½, Block 2, Mehl / First Addition
2506 35 Avenue South

1. This Conditional Overlay is intended to provide for a higher quality of design than is afforded by the City of Fargo Land Development Code regarding the future commercial development.
2. All primary buildings shall be constructed or clad with materials that are durable, economically- maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally- colored, textured or glazed concrete masonry units; high-quality pre- stressed concrete systems; or glass. Natural wood or wood paneling shall not be used as a principal exterior wall material, but durable synthetic materials with the appearance of wood may be used.
3. Color schemes shall tie building elements together, relate pad buildings within the same development to each other, and shall be used to enhance the architectural form of a building.
4. All building facades greater than 150 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade, and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 150 horizontal feet. An articulated façade would emphasize elements on the face of a wall including change in setback, materials, roof pitch or height.
5. Flat roofs and rooftop mechanical equipment, such as HVAC units, shall be concealed from public view at ground level by parapets or other enclosures. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall.
6. Loading facilities shall not be located at the front of structures where it is difficult to adequately screen them from view. All loading and service areas shall be screened from the view of adjacent public streets through a structure and/or landscaping.
7. Dumpsters and outdoor storage areas must be completely screened from view. Collection area enclosures shall contain permanent walls on three (3) sides. The fourth side shall incorporate a gate to visually screen the dumpster or compactor.
8. Site Design
Separate vehicular and pedestrian circulation systems shall be provided. Adjacent properties may share pedestrian circulation systems that connect to public sidewalks with Zoning Administrator approval. An on-site system of pedestrian walkways shall be provided between building entrances and the following:
 - a. Parking lots or parking structures
 - b. Any public sidewalk or multi-use path along the perimeter of the lot
 - c. Where practical and appropriate, adjacent land uses and developments, including but not limited to residential developments, retail shopping centers, office buildings.

Upon redevelopment, the following shall also apply:

1. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50 percent of their horizontal length. If the facade facing the street is not the front, it shall include the same features and/or landscaping in scale with the facade.
2. Dumpsters and outdoor storage areas must be completely screened from view. Collection area enclosures shall contain permanent walls on three (3) sides. The fourth side shall incorporate a gate to visually screen the dumpster or compactor.
3. The following use(s) are prohibited:
 - a. Detention Facilities
 - b. Adult Entertainment Center
 - c. Vehicle Repair
 - d. Vehicle Service
 - e. Industrial Service
 - f. Manufacturing and Production
 - g. Warehouse and Freight Movement
 - h. Aviation/Surface Transportation
 - i. Self-service Storage
 - j. Outdoor Entertainment
4. The following types of Signage are prohibited:
 - a. Portable signs; as define by section 20-1308 of the Land Development Code
 - b. Off-premise Advertising
 - c. Pylon or Pole freestanding signs

City of Fargo Staff Report			
Title:	Christianson 32 nd Avenue South Third Addition	Date:	1/28/2026
Location:	3102 36 th Street South	Staff Contact:	Luke Morman, Planner
Legal Description:	Lot 4, Block 1, Christianson 32 nd Avenue South Second Addition		
Owner(s)/Applicant:	Kyle Freier / Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lot 4, Block 1, Christianson 32 nd Avenue South Second Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: February 3 rd , 2026		

Existing	Proposed
Land Use: Undeveloped	Land Use: Vehicle repair and undeveloped
Zoning: GC, General Commercial	Zoning: No change
<p>Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishments, office, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities.</p> <p><i>Conditional Overlay Ord. No. 5358 provides building and site design standards and restricts group living, aviation/surface transportation, major entertainment events, mining, industrial uses, and portable signs in addition to the uses with a strike-through above.</i></p>	<p>Uses Allowed: No change</p> <p><i>Conditional Overlay Ord. No. 5358 will carry through to this subdivision.</i></p>
Maximum Building Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
<p>The applicant requests approval of one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision to be known as Christian 32nd Avenue South Third Addition, a replat of Lot 4, Block 1, Christianson 32nd Avenue South Second Addition to the City of Fargo, Cass County, North Dakota <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: GC, General Commercial; self-service storage • East: MR-3, Multi-Dwelling Residential; multi-dwelling structures and GC, General Commercial; retail sales and service

- South: GC, General Commercial; retail sales and service
- West: 36th Street South and Interstate 29 right-of-way.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as “Mixed Commercial Office and Residential” place type. The proposed development is consistent with this land use designation.

Context:

Schools: The subject property is located within the Fargo School District and is served by Ed Clapp Elementary, Discovery Middle, and Davies High schools.

Neighborhood: The subject property is located within the Bluemont Lakes neighborhood.

Parks: Ed Clapp Park, located at 2802 32nd Avenue South, is approximately a quarter of a mile east of the subject property and provides amenities of soccer fields and a playground for ages 5-12.

Pedestrian / Bicycle: Off-road shared-use paths are located along the west side of 36th Street South and the north side of 32nd Avenue South which is within a quarter mile of the subject property. Both paths are components of the metro area bikeways system.

MATBUS Route: MATBUS Routes 14 and 18 run along 33rd Street South and 32nd Avenue South with stops within a quarter of a mile of the subject property.

Staff Analysis:

The proposed plat will split one lot into a two-lot minor subdivision entitled Christianson Companies 32nd Avenue South Third Addition.

The requested subdivision vacates an existing 10’ wide Utility Easement that does not include any utilities. The existing 5’ wide Electric Easement is intended to be relocated by the applicant but is still coordinating with Xcel Energy on the exact location for their utilities. The applicant is coordinating with Staff to update the existing Storm Sewer Easement.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor subdivision can be approved:

- 1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The current zoning is GC, General Commercial with a C-O, Conditional Overlay, and no zone change is proposed. This zoning is consistent with the “Mixed Commercial Office and Residential” place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries about the project. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.

(Criteria Satisfied)

2. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.

(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed plat of the **Christianson 32nd Avenue South Third Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: February 3rd, 2026

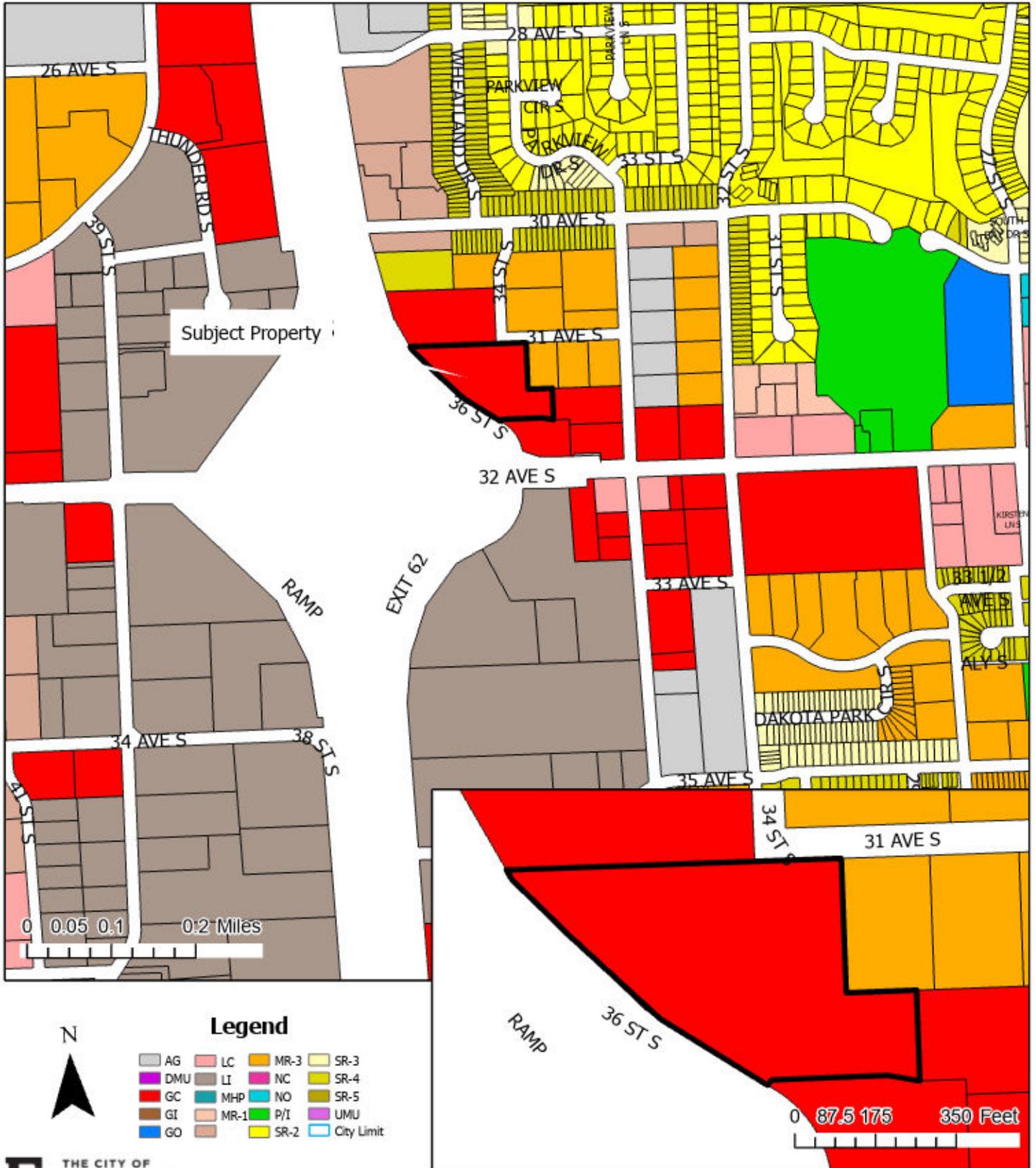
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor Subdivision

Christianson 32nd Avenue South Third Addition

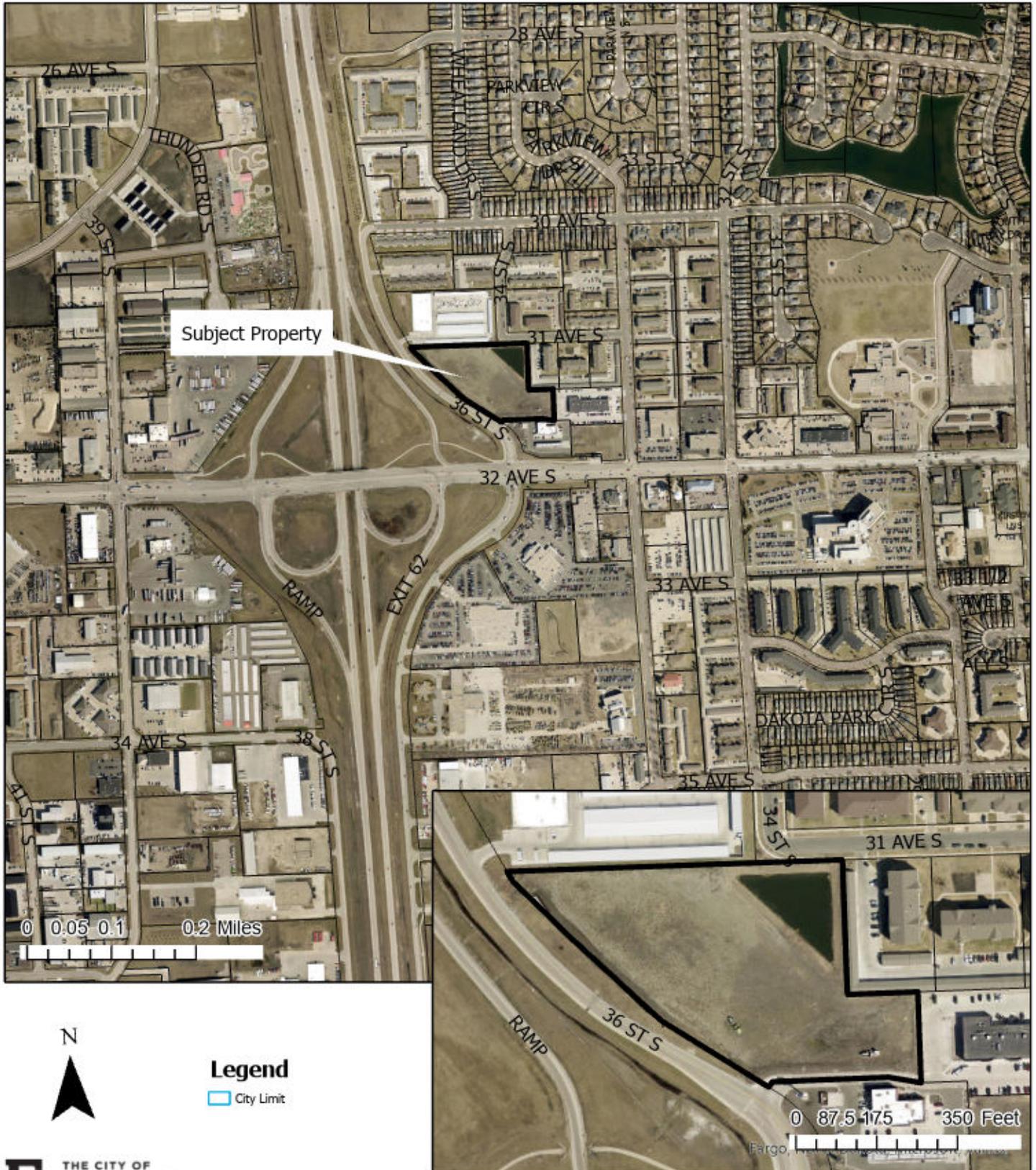
3102 36th Street South



Minor Subdivision

Christianson 32nd Avenue South Third Addition

3102 36th Street South



Fargo Planning Commission
February 3, 2026

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: _____

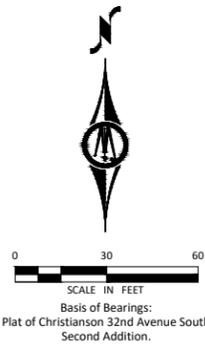
Its: _____

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



preliminary

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.

Date: _____
Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

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

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

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

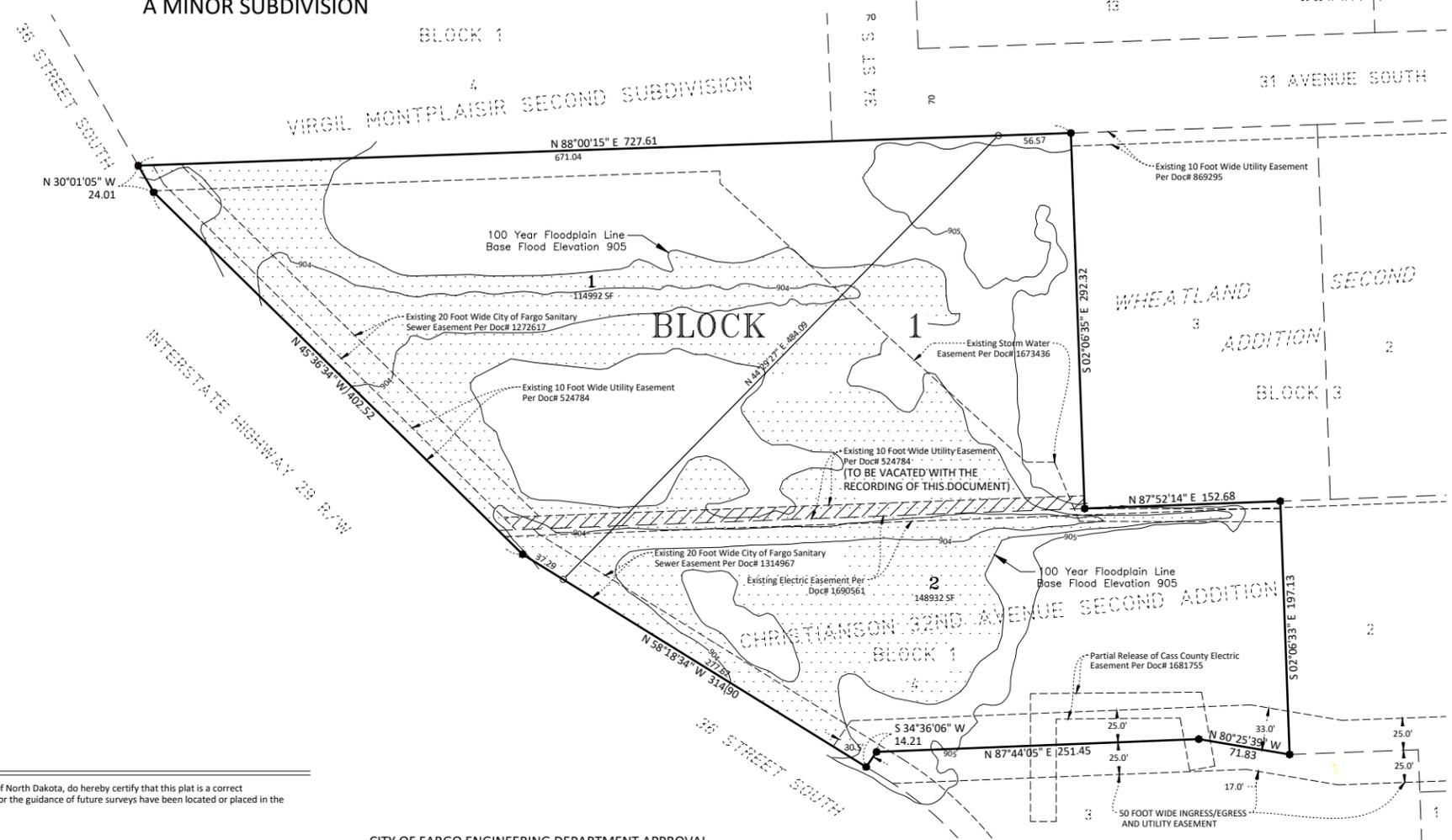
Approved by the City of Fargo Planning Commission this ____ day of _____, 2026.

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



LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY L.I.C. 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.



PREPARED BY:

BOLTON & MENK

MEMORANDUM

TO: Fargo Planning Commission

FROM: Donald Kress, Planning Coordinator

DATE: January 29th, 2026

RE: Item D.1 Introduction to Lost Creek master plan of proposed development

The Planning Department has received a proposal for development in the West Half of Section 9, Township 138 North, Range 49 West, along the south side of 64th Avenue South and the east side of 57th Street South. The City of Horace is west across 57th Street from the subject property. Approximately three-fourths of this half-section is already within city limits. The property is undeveloped. This property is within Super Grid A, quadrant 4, as depicted in the Fargo Growth Plan 2024.

The applicant has submitted a master plan for the entire west half of Section 9, to be developed in stages over the next few years. Development is proposed to be mostly single-dwelling residential, with some multi-dwelling and commercial development at the designated nodes, as referenced in the Growth Plan. The master plan and narrative (attached) provided by the applicant give an overview the proposed development.

Staff is introducing this development proposal at the February 3rd, 2026 Planning Commission meeting. We believe it is a good opportunity to demonstrate the application of the 2024 Growth Plan with a developer as they work through the master planning stage. Staff will provide a brief presentation on the project and the development team will provide additional information and be available for questions and comments. This is an introductory item and no action is intended to be taken by the Commission. Staff has made no findings nor provided any recommendation at this time. There are conceptual elements related to the Growth Plan and other master planning considerations that the staff will introduce as background.

City staff have reviewed and discussed this proposal and welcome the Commission's perspective and discussion at the February 3rd Planning Commission.

Based on the outcome of the discussion at the February 3rd Planning Commission meeting, staff may bring the first phase of this proposed development forward in an upcoming Planning Commission hearing.

ATTACHMENTS:

Excerpt from 2024 Growth Plan
Lost Creek narrative, provided by applicant
Lost Creek master plan, provided by applicant
Master Plan over aerial photo-close up
Master Plan over aerial photo--regional view



Lost Creek Master Development Narrative

Lost Creek is a master planned neighborhood in South Fargo that directly advances the City of Fargo’s stated land use and development goals. Developed over the next 8–10 years, this project will deliver clear community benefits, including:

- Expanded access to affordable housing;
- Growth of the tax base to support City services;
- Sustained construction and long-term employment opportunities; and
- Improved connectivity to nearby parks and surrounding neighborhoods.

Lost Creek will align with the City of Fargo’s 2024 Growth Plan for Quadrant 4, Super Grid A, and supports the City’s vision for a more urban, mixed-housing, and trail-connected community that enables continued, responsible growth.

1. Housing Needs

This project addresses several key community needs, beginning with housing. Lost Creek includes a diverse housing mix, offering both affordable housing, and move-up product. The Fargo-Moorhead Housing Needs Analysis (2023) identifies three critical conditions:

CRITICAL CONDITION	LOST CREEK
Insufficient supply vs. Job growth	Across the entire development, Lost Creek delivers approximately 1,600 homes for roughly 4,000 residents.
Need for entry-level + move-up ownership	Lost creek provides a variety of lot sizes, ranging from 50’ to 70’ wide. This variability will provide both entry-level and move-up opportunities within the same neighborhood.
Growing demand for rental housing	Lost Creek will provide a variety of rental housing options ranging from traditional apartments, enhanced apartments, and townhomes. This allows for a complete housing life cycle within the neighborhood.

The Lost Creek Development will reduce the current housing imbalance by providing smart and comprehensive housing supply over the next decade.

2. Existing Public Investments in Super Grid A:

To date, the City of Fargo has invested more than \$86 million in infrastructure to support future growth in southwest Fargo. This includes the Lost Creek area. These investments were made to guide growth into Quadrant 4 of Super Grid A and ensure major backbone infrastructure is in place before development, making additional investment in Lost Creek a logical and cost-effective next step. Fargo's to date investments include:

Public Investments	Project Cost
45 th Street South Sanitary Sewer Extension	≈ \$4 Million
45 th Street South Paving Extension	≈ \$5 Million
Lake Fargo	≈ \$18 Million
64 th Avenue South Overpass	≈ \$30 Million
Future 64 th Avenue South Interchange	≈ \$29 Million
Total	≈ \$86 Million

Together, these projects represent a substantial upfront commitment by the City to enable growth and regional connectivity in this area.

In addition to the above investments, the City has also applied for approximately \$1.9 million in Prairie Dog / Flex Fund grants to extend a rural asphalt section of 64th Avenue South. This expansion would begin at 45th Street South and extend to Veterans Boulevard (57th Street South), completing a fully paved connection to Sheyenne Street, which would improve access for both Fargo and Horace residents.

This one-mile segment provides a practical benchmark for future paving along Veterans Boulevard between 64th Avenue South and 76th Avenue South. Importantly, that improvement is not anticipated until 2028 at the earliest, giving the City of Fargo, Horace, Cass County, and the State ample time to coordinate funding. EagleRidge supports this phased, rural-pavement approach, which can be delivered at a fraction of the cost identified in the 2023 Veterans Boulevard Corridor Study.

With these major investments either completed, underway, or planned, the remaining step to realize the return on roughly \$80 million in public investment is the extension of sanitary

sewer and water. This final utility extension unlocks housing, commercial development, jobs, and long-term tax taxable value.

Ultimately, Lost Creek completes the infrastructure that the City has already invested in. Extending utilities turns prior public investment into tangible development, a stronger tax base, and lasting community benefits.

3. Reducing City Costs Through Efficient Design

Lost Creek is designed to lower the City's overall costs by reducing construction, utility, and long-term maintenance expenses through an efficient street grid, standardized blocks, higher-density housing, and multi-purpose stormwater corridors.

Key design features that achieve these savings include:

- **Efficient Grid Street Network:** A connected grid minimizes total roadway and utility length per unit of housing, allowing streets, water, sewer, and storm systems to be built in straight, cost-efficient runs rather than curvilinear or cul-de-sac patterns. This design reduces construction cost, long-range snow removal hours, repair surfaces, and life-cycle maintenance costs for the City and its residents.
- **Consistent, Standardized Block Lengths:** Regular blocks improve development efficiency, simplify lot creation, and avoid irregular parcels that require excess pavement, utility jogs, or multiple access points. Predictable geometry lowers survey, grading, and future reconstruction costs for the City.
- **High-Utilization Infrastructure Through Mixed Housing Density:** Utilities, roadway capacity, and public services are shared across $\pm 1,600$ units and future 4,000 residents, increasing the return on public investment. More residents per linear foot of infrastructure means lower per-household cost exposure for the City over its life cycle.
- **Multi-Purpose Stormwater + Greenway System:** Stormwater corridors double as park and trail infrastructure, eliminating the need for separate detention ponds, trail corridors, and park nodes. This reduces both installation cost and ongoing operational maintenance for both the City of Fargo and Fargo Park District while providing a higher public amenity.

4. Financial Impact

Lost Creek represents a once in a generation opportunity for expansion of Fargo's housing inventory, tax base, and local economic impact. Upon completion of all phases, the neighborhood is projected to support approximately 4,000 new residents across an

estimated 1,600 dwellings. Based on today’s construction costs Lost Creek is projected to have a significant impact on Fargo’s tax revenue as described below:

Economic Metric	Estimated Impact
Stabilized Taxable Valuation	≈ \$1.1 Billion
Annual Property Tax Revenue	≈ \$13.2 Million/Year
30-Year Property Tax Total	≈ \$400 Million
Municipal Development Fees (Design, Permitting, Construction, etc.)	≈ \$15 Million

Lost Creek will have a sizeable impact on the overall financial health of the City of Fargo. In the short-term Lost Creek will provide hundreds of jobs in the construction industry along with sizable sales tax revenue. In the long-term Lost Creek will generate hundreds of millions of dollars in property taxes and life-cycle local spending from the 4,000 residents.

5. Integration with Regional Recreation Vision – “Lake Fargo”

Lost Creek is strategically positioned as the southern greenway connection to the currently under-construction “Lake Fargo”. This 80-acre recreational lake and regional retention system is planned to serve 2,300 acres of future growth in the surrounding area.

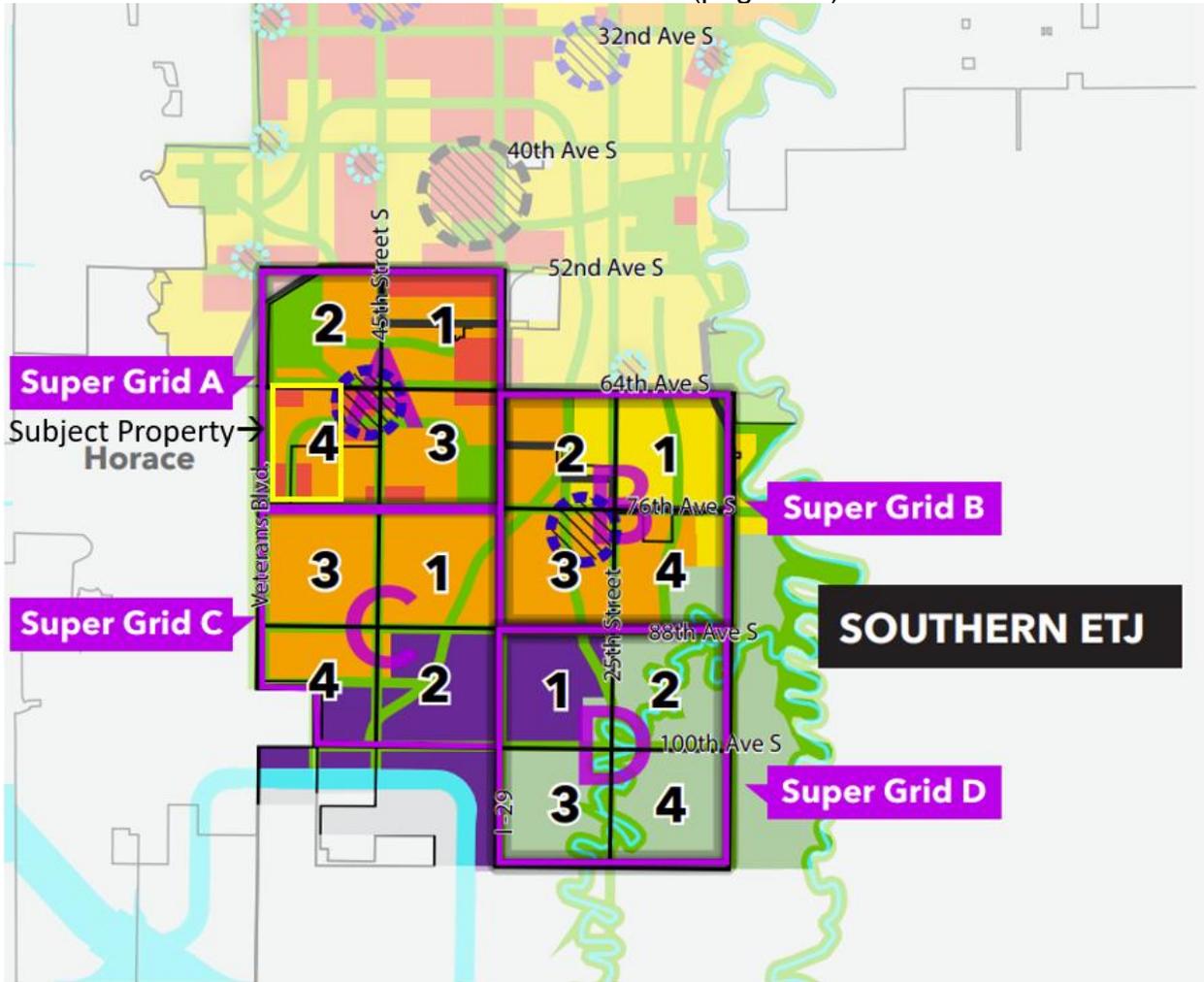
Lost Creek advances Fargo’s vision for more integrated recreational spaces by:

- Providing direct trail connectivity to Lake Fargo via the north-south greenway corridor;
- Extending trails from the 64th Avenue South underpass to 76th Avenue South;
- Adding park frontage along the channel and adjacent secondary ponds; and
- Connecting to Veterans Boulevard, giving residents seamless access to the broader trail system with minimal street crossings.

These features also reflect the City’s preferred model of stormwater-linked parks and linear recreation corridors, turning natural systems into daily public amenities rather than just utility infrastructure.

6. Conclusion – Why Lost Creek is a Win for Fargo

Lost Creek is thoughtfully designed to deliver much needed housing, tax growth, and connectivity all while minimizing new infrastructure and long-term maintenance costs making Lost Creek a long-term positive investment for the Community.



Future Place Types

- Agriculture/Farming
- Suburban Edge - Rural
- Suburban Neighborhood
- Urban Neighborhood
- Downtown/Core
- Mixed Commercial, Office and Residential
- Campus - Institutional
- Transitional Industrial/Commercial
- General Industrial and Flex Warehouse
- Parks - Green Space

Growth Centers

- Regional Center
- Community Center
- Neighborhood Center

Lost Creek Master Plan

An EagleRidge Community



EAGLERIDGE
DEVELOPMENT

64TH AVENUE SOUTH

57TH STREET SOUTH

12.8 AC

56 ST S

55 ST S

54 ST S

53 ST S

52 ST S

51 ST S

65 AVE S

67 AVE S

68 AVE S

3.4 AC

2.0 AC

17.0 AC
PARK

8.2 AC

6.5 AC

6.4 AC

4.9 AC

4.9 AC

6.7 AC

76TH AVENUE SOUTH

LEGEND

Urban Neighborhood
189 AC (62%)

Mixed Commercial,
Office & Residential
69 AC (23%)

Parks - Green Space
44 AC (15%)

SUPER GRID A



PLATTED
AVENUE

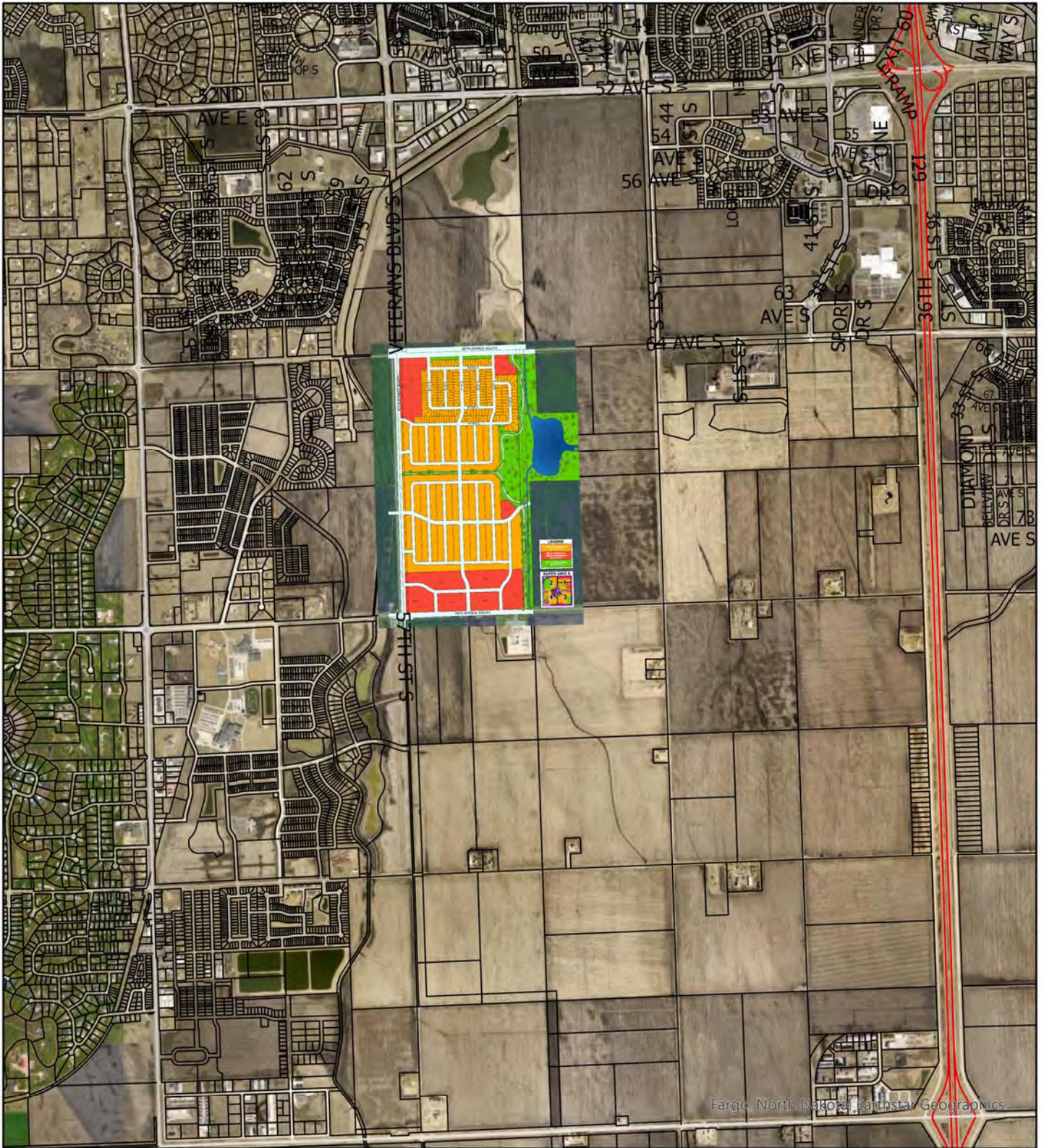
Lost Creek Master Plan

5120 64th Avenue South and 6685 57th Street South



Lost Creek Master Plan

5120 64th Avenue South and 6685 57th Street South



Fargo, North Dakota, Earthstar Geographics

