

FARGO PLANNING COMMISSION AGENDA
Tuesday, January 6, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of December 2, 2025

C: Public Hearing Items:

- 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) (me)
- 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) (me)
2. 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.) (dk)
- 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.) (dk)
- 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.) (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.

D: Other Items:

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. (me)
2. 2026 Planning Commission Meeting Dates.

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.

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BOARD OF PLANNING COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, December 2, 2025

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, December 2, 2025.

The Planning Commissioners present or absent were as follows:

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

Absent: Joseph Cecil, Amy Hass

Chair Tasa called the meeting to order.

She shared that the next Code Connect online information session about the Fargo Land Development Code 2026, will be on Tuesday, December 16, at 12:00 p.m. at www.fargoldc.org.

Business Items:

Item A: Approve Order of Agenda

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

Item B: Minutes: Regular Meeting of November 4, 2025

Member Stofferahn moved the minutes of the November 4, 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. 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/Moore Engineering, Inc./City of Fargo): CONTINUED TO JANUARY 6, 2026

1b. 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): CONTINUED TO JANUARY 6, 2026

Planning Coordinator Maegin Elshaug presented the staff report stating staff is recommending to continue this item to the January 6, 2026 Planning Commission meeting. She noted two laydown items were provided to Board members of an updated concept master plan and zoning narrative.

Member Shewey present.

Discussion was held on the application fits with the Growth Plan and the development of the upcoming new Land Development Code, and pedestrian connectivity

Applicant representatives Jace Hellman, Dabbert Custom Homes, and Andrew Thill, Lowry Engineering, spoke on behalf of the application.

Member Schmidt moved to continue this item to the January 6, 2026 Planning Commission meeting. Second by Member Gleye.

Further discussion was held on the lot sizes, neighborhood design, and long-term value of the properties.

On call of the roll Members Shewey, Gleye, Betlock, Rosenberg, Schmidt, Jordre, Stofferahn, Mohs, and Tasa voted aye. Absent and not voting: Members Hass and Cecil. The motion was declared carried.

Item 2: Urban Plains by Brandt Eighth Addition

2a. Hearing on an application requesting a Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district on the proposed Lot 1, Block 1, Urban Plains by Brandt Eighth Addition. (Located at 2975 Seter Parkway South) (Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies): APPROVED

2b. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed Lot 1, Block 1, Urban Plains by Brandt Eighth Addition. (Located at 2975 Seter Parkway South) (Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies): APPROVED

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

Discussion was held on how the application would fit in the future Land Development Code.

Planning and Development Director Nicole Crutchfield noted that details of the new Land Development Code are still being discussed and determined, but questions like this have been asked along the way and are being considered.

Member Gleye moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow 1) an Alternative Access Plan on proposed Lot 1, Block 1, Urban Plains by Brandt Eighth Addition, be approved, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Section 20-0909.D of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following conditions:

1. Parking for the residential use shall be calculated at the ratio of 1.75 spaces per residential unit.
2. Future permits are generally consistent with the site plan provided in the December 2, 2025 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.
3. If the use changes from what is outlined in the provided parking narrative, then updated information will be required to be reviewed and approved by the City of Fargo Traffic Engineer and Planning Commission as determined by Planning staff.

and 2) the Conditional Use Permit for household living in the LC, Limited Commercial zoning district on proposed Lot 1, Block 1, Urban Plains by Brandt Eighth Addition, be approved, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Section 20-0909.D of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following conditions:

1. To allow household living in the LC, Limited Commercial zoning district at a maximum density of 40 dwelling units per acre on proposed Lot 1, Block 1, Urban Plains by Brandt Eighth Addition.
2. Future permits to be generally consistent with the site plan provided in the December 2, 2025 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.

Second by Member Jordre. On call of the roll Members Rosenberg, Betlock, Shewey, Mohs, Gleye, Schmidt, Jordre, Stofferahn, and Tasa voted aye. Absent and not voting: Members Hass and Cecil. The motion was declared carried.

Item 3: Urban Plains by Brandt Eighth Addition

Hearing on an application a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed Lot 2, Block 1, Urban Plains by Brandt Eighth Addition. (Located at 2975 Seter Parkway South) (Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies): APPROVED

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

Discussion was held on the concept plan, and access into the property.

Applicant representative Brandon Raboin, spoke on behalf of the application.

Further discussion was held on public safety, and parking.

Member Rosenberg moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow an Alternative Access Plan on the proposed Lot 2, Block 1, Urban Plains by Brandt Eighth Addition be approved, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan, the Standards of Section 20-0909.D of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following conditions:

1. Parking for the office shall be calculated at the ratio of 1 space per 365 square feet of building gross floor area.
2. Future permits to be generally consistent with the site plan provided in the December 2, 2025 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.
3. If the use changes from what is outlined in the provided parking narrative, then updated information will be required to be reviewed and approved by the City of Fargo Traffic Engineer and Planning Commission as determined by Planning staff.

Second by Member Betlock. On call of the roll Members Gleye, Schmidt, Stofferahn, Mohs, Jordre, Rosenberg, Betlock, Shewey, and Tasa voted aye. Absent and not voting: Members Cecil and Hass. The motion was declared carried.

Item 4: Veterans Square Addition

4a. Hearing on an application requesting a Conditional Use Permit to allow household living in the GC, General Commercial zoning district on Lot 5, Block 1,

Veterans Square Addition. (Located at 5600 38th Avenue South) (JB Real Estate Investments, LLC/Eagle Ridge Companies): APPROVED

4b. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on Lot 5, Block 1, Veterans Square Addition. (Located at 5600 38th Avenue South) (JB Real Estate Investments, LLC/Eagle Ridge Companies): APPROVED

Planner Chelsea Levorsen presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on the reason for a Conditional Use Permit application instead of a Zoning Change application, and history of the site.

Planning and Development Assistant Director Mark Williams spoke on zoning consistency with nearby properties and similar projects.

Applicant representative Ian Bullis, EagleRidge Development, spoke on behalf of the application.

Further discussion was held on site conditions not allowing underground parking, and ensuring enough parking.

Member Schmidt moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow household living in the GC, General Commercial zoning district be approved, as outlined within the staff report, as the proposal complies with Section 20-0909.D (1-6) of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following conditions:

1. The maximum residential density shall be 40 dwelling units per acre.
2. A minimum of 25 percent of the property shall be open space.
3. No Accessory buildings shall be permitted.
4. A minimum of 80 percent of the footprint of the primary building shall be used for parking.
5. Dumpster to be located internal to building.
6. Residential Protection Standards apply, unless otherwise approved through the waiver process.
7. Signage shall be affixed to the building and meet Sign Code requirements.

8. Pedestrian-scale exterior lighting shall be provided on all street-facing facades. Said lighting shall be mounted on the first floor and all bulbs shall be shielded and not directly visible.
9. An entrance must be provided at the corner of 38th Avenue and 56th Street South. Entrance shall provide landscape features and plant materials consistent with the rendering provided by the applicant at the December 2, 2025 Planning Commission meeting.
10. Ground floor facades that face public streets shall have windows or glazing for no less than 23% of the facade.
11. Ground floor facades that face public streets shall have plantings, including a combination of small trees, shrubs, and perennials, evenly distributed along the building foundation.
12. Future permits are generally consistent with the site plan provided in December 2, 2025 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning Staff.

and 2) the Conditional Use Permit for an Alternative Access Plan for a parking reduction, be approved, as outlined within the staff report, as the proposal complies with Section 20-0909.D (1-6) of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following conditions:

1. A minimum of 124 parking spaces shall be provided.
2. Bicycle facilities shall be required.
3. Any expansion in the number of residential units shall terminate the Conditional Use Permit.
4. Future permits are generally consistent with the site plan provided in December 2, 2025 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.

Second by Member Jordre. On call of the roll Members Schmidt, Betlock, Jordre, Stofferahn, Mohs, Rosenberg, Gleye, Shewey, and Tasa voted aye. Absent and not voting: Members Cecil and Hass. The motion was declared carried.

Item 5: Valley View Estates Fourth Addition

Hearing on an application requesting a Plat of Valley View Estates Fourth Addition (Minor Subdivision) a replat of Lots 1-12, Block 4, and Lots 1-10, Block 5, Valley View Estates Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4950-4992 36th Avenue South; 4953, 4957, 4961, 4965, 4969,

4973, 4977, 4981, 4985, 4989, 4993, 4997 Big Goose Lane South) (EWR Fargo TH Trio, LLC/Houston Engineering, Inc.): DENIED

Mr. Kress presented the staff report stating all approval criteria have not been met and staff is recommending denial.

Discussion was held on alternative development standards, and the reasoning behind wanting to combine the lots.

Applicant representatives Reid Middaugh, EWR, and Brian Pattengale, Houston Engineering, spoke on behalf of the application.

Further discussion was held on if the townhomes had ever been offered for sale, the original intent of the development, history of the property, and how the properties are currently assessed as single-family properties.

City Assessor Michael Splonskowski spoke on behalf of the Assessors Department.

Additional discussion was held on single-family and multi-family assessment values, rental properties, neighborhood impact, and future options if the application was approved.

Mr. Williams and Ms. Crutchfield spoke on the original intent of the development, the history of the neighborhood input on the project, current infrastructure, and aligning zoning with platting.

Member Stofferahn moved the findings and recommendations of staff be accepted and denial be recommended to the City Commission of the proposed Subdivision Plat Valley View Estates Fourth Addition, as outlined within the staff report, as the proposal does not comply with 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 Gleye. On call of the roll Members Jordre, Mohs, Gleye, Schmidt, Betlock, Shewey, Stofferahn, Rosenberg, and Tasa voted aye. Absent and not voting: Members Cecil and Hass. The motion was declared carried.

Item D: Other Items:

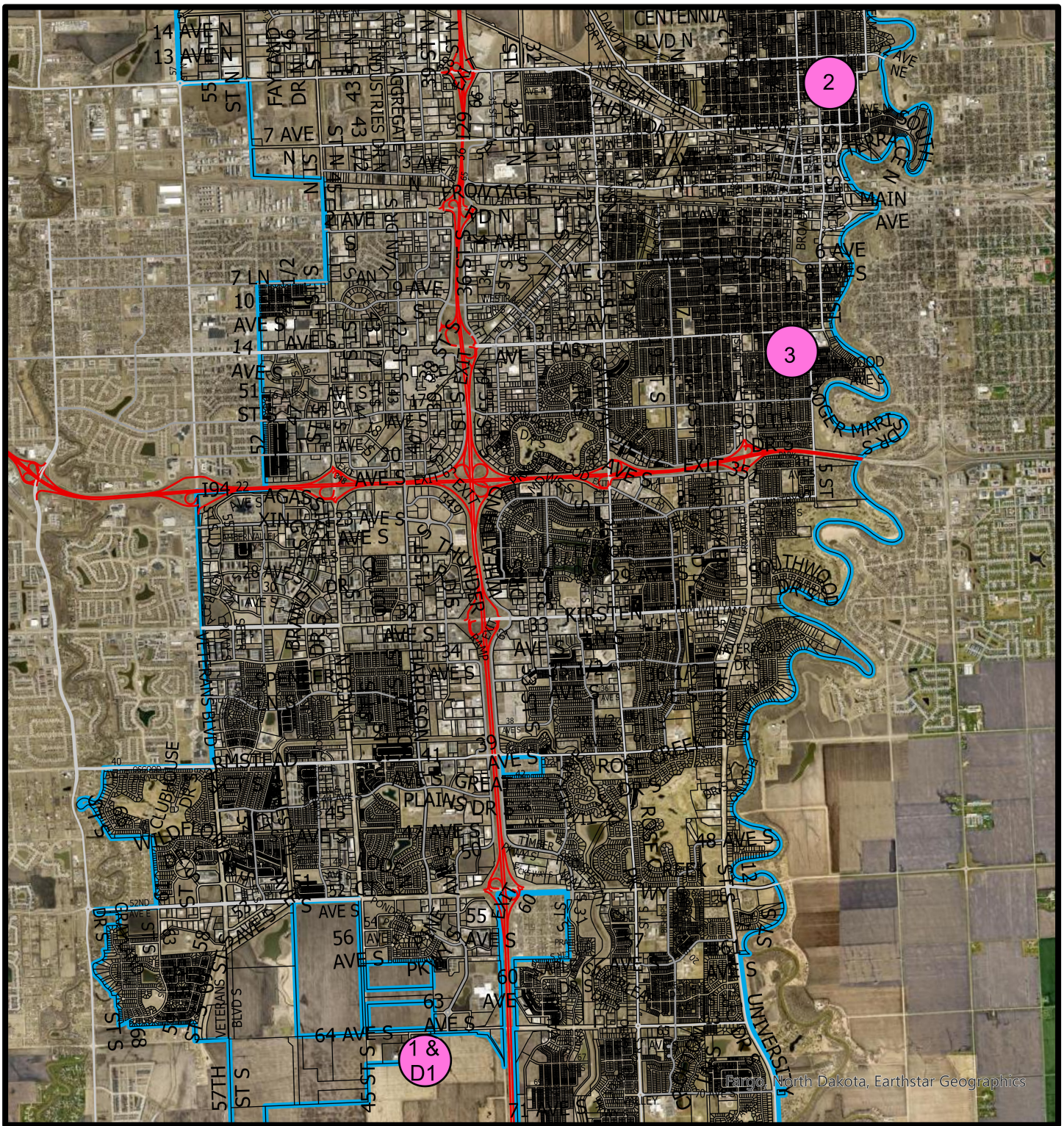
Item 1: Annexation of approximately 122.95 acres of a portion of the North Half of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota.

Ms. Elshaug presented the staff report stating staff is recommending to continue this item to the January 6, 2026 Planning Commission meeting.

Discussion was held on the proposed boundaries.

Member Schmidt moved to continue this item to the January 6, 2026 Planning Commission meeting. Second by Member Mohs. On call of the roll Members Rosenberg, Mohs, Betlock, Shewey, Gleye, Stofferahn, Jordre, Schmidt, and Tasa voted aye. Absent and not voting: Members Cecil and Hass. The motion was declared carried.

The time at adjournment was 4:22 p.m.



Fargo, North Dakota, Earthstar Geographics

Agenda Item Number

- 1a & b - Covey Ranch Third Addition
- 2 - Horace Mann School Addition
- 3a & b- Clara Barton School Addition

Other Items

- D1 - Annexation of portions of Sec. 10, T138N, R49W

0 0.4 0.8 1.6 Miles

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THE CITY OF
Fargo
FAR MORE

Agenda Items Map

Fargo Planning Commission
January 6, 2026

City of Fargo Staff Report			
Title:	Covey Ranch Third Addition	Date:	11/25/2025
		Update:	12/30/2026
Location:	6455, 6620, 6630, and 6750 43rd Street South; 3785, 3800, 3900, 4000 and 4360 64th Avenue South; 6536, 6688, and 6800 45th Street South	Staff Contact:	Maegin Elshaug, planning coordinator
Legal Description:	Portion of the North Half of Section 10, Township 138 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Enclave Covey, LLC / Dabbert Custom Homes, LLC / Brookstone Property, LLC / Bank Forward / City of Fargo / Moore Engineering, Inc.	Engineer:	Moore Engineering, Inc
Entitlements Requested:	Zone 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 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)		
Status:	Planning Commission Public Hearing: January 6 th , 2026		

Existing	Proposed
Land Use: agricultural	Land Use: Commercial, Residential, and Public & Institutional
Zoning: AG, Agricultural	Zoning: 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
Uses Allowed: AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, and crop production and certain telecommunication facilities.	Uses Allowed: AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, and crop production and certain telecommunication facilities. SR-4 Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, basic utilities and certain telecommunications facilities. MR-3, Multi-Dwelling allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, basic utilities and certain telecommunication facilities. P/I – Public and Institutional. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious

	<p>institutions, safety services, schools, offices, commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, major entertainment events, basic utilities, and certain telecommunication facilities.</p> <p>LC – Limited Commercial. 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>A C-O, Conditional Overlay will be applied to property zoned MR-3, Multi-Dwelling Residential and LC, Limited Commercial that provides development standards.</p>
<p>Maximum Lot Coverage Allowed: AG – 1 dwelling unit per 10 acres</p>	<p>Maximum Density Allowed: AG – 1 dwelling unit per 10 acres SR-4 allows a maximum 12.1 units per acre MR-3 allows a maximum of 24 units per acre</p>
	<p>Maximum Lot Coverage Allowed: LC allows a maximum 55% building coverage P/I dimensional standards of adjacent zoning districts</p>

Proposal:

The applicant requests two entitlements:

1. A major subdivision, entitled **Covey Ranch Third Addition**, a plat of a portion of the North Half of Section 10, Township 138 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota
2. 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

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.

Surrounding Land Uses and Zoning Districts:

- North: P/I, Public & Institutional with school use, and across 64th Avenue South is AG, Agricultural and LC, Limited Commercial with C-O, Conditional Overlay with agricultural use;
- East: AG with agricultural uses;
- South: AG with agricultural uses;
- West: Across 45th Street South is AG with agricultural use.

Area Plans:

Fargo's Growth Plan 2024 was adopted in August 2024. The placetype for the subject property is designated as Urban Neighborhood and is consistent with the proposed development. Primary uses within this placetype include small lot single-family detached housing and duplexes. Secondary uses include triplex, quadplex, townhomes up to 10 units per building, pockets of multi-family structures, places of worship, schools, daycare centers, home offices, and neighborhood-scale retail and services. The proposed zoning and development for this subdivision is consistent with this placetype designation.

Context:

Neighborhood: A portion that is already annexed is part of The District currently, and it is anticipated once the remainder is annexed, The District neighborhood will be expanded.

Schools: The subject property is located within the Fargo School District, specifically Kennedy Elementary, Discovery Middle and Davies High schools. Additionally, the Capstone Academy (6565 43rd Street South) and North Dakota State College of Science (4230 64th Avenue South) have facilities located directly adjacent to the plat.

Parks: Park dedication is being provided on Lot 2, Block 2 (6.31 acres) and Lot 22, Block 8 (6,652 square feet), as shown on the plat.

Pedestrian / Bicycle: See "PATH CONNECTIVITY" below.

Transit: The subject property is not on a MATBUS route at this time.

Staff Analysis:

PROJECT NOTE

At the December 2, 2025 Planning Commission meeting, staff presented the applications and a public hearing was held. Staff recommended continuation to provide additional time to coordinate with the applicants. The Planning Commission continued the items to the January 6, 2026 Planning Commission meeting.

MASTER PLAN

This area of land has been discussed with staff a number of times over the years for nearly two decades. Most recently, staff from the Engineering and Planning, along with Public Works and Fire, as well as the Fargo Park District staff, has had increased coordination over the last several years as the owners work through their development plans. As they have refined their vision for the area, staff have been working collectively on master planning efforts for a cohesive development for these approximately 153 acres, as well as development to the east and south, including roadway alignment, type and connectivity, driveway access management, storm water management via storm water channel location and crossings, development vision and design standards, pedestrian connectivity, and park and open space amenities. The Fargo Park District has also been coordinating with the owners for park needs and dedication, and park design. Information on these items is detailed below. Attached to the packet is the applicants master plan for the development.

GROWTH PLAN

Fargo's Growth Plan 2024 was adopted in August 2024. The placetype for the subject property is

designated as Urban Neighborhood and is consistent with the proposed development. Primary uses within this placetype include small lot single-family detached housing and duplexes. Secondary uses include triplex, quadplex, townhomes up to 10 units per building, pockets of multi-family structures, places of worship, schools, daycare centers, home offices, and neighborhood-scale retail and services. The proposed zoning and development for this subdivision is consistent with this placetype designation.

SUBDIVISION AND ZONE CHANGE

The plat is approximately 153.41 acres and will create a total of 157 lots, to be zoned as shown in the following chart.

BLOCK	LOT	ZONING	LAND USE	COMMENT
1	1, 2	AG	Undeveloped at this time	For future development – see “AG Zoned Lots” below
2	1	LC	Commercial	With conditional overlay
2	2	P/I	Public Park	To be conveyed to Fargo Park District
2	3	MR-3	Multi-Dwelling Residential	With conditional overlay
2	4	P/I	Storm Water Channel	City of Fargo
3	1-2	MR-3	Multi-Dwelling Residential	With conditional overlay
3	3-6	LC	Commercial	With conditional overlay
4	1	LC	Commercial	With conditional overlay
5	1	MR-3	Multi-Dwelling Residential	With conditional overlay
5	2-27	SR-4	Single-Dwelling Residential	Detached, possible attached townhomes
6	1-39	SR-4	Single-Dwelling Residential	Detached, possible attached townhomes
7	1-46	SR-4	Single-Dwelling Residential	Detached, possible attached townhomes
8	1	P/I	Storm Water Channel	City of Fargo
8	2-21, 23-33	SR-4	Single-Dwelling Residential	Detached, possible attached townhomes
8	22	P/I	Public Park	To be conveyed to Fargo Park District

SR-4 Zoned Lots

The 142 proposed SR-4 zoned lots primarily range in size from 3,850 square feet to under 6,000 square feet, with several larger lots up to 10,422 square feet due to roadway and lot configuration. Lot widths range primarily from 35 to 50 feet, with several lots exceeding that up to approximately 73 feet along 40th Street South due to roadway configuration. These lots are intended primarily to be detached housing, but may include some two-unit attached townhomes, each on their own lot.

MR-3 Zoned Lots

The four MR-3 lots are intended for multi-dwelling development. These include Lot 3, Block 2; Lots 1 and 2, Block 3; and Lot 1, Block 5. Maximum density in the MR-3 is 24 dwelling units per acre, however, information provided by the applicants state that these lots are intended be higher density, proposing over 50 units per acre, which would exceed current Land Development Code requirements. The applicants may intend to development these lots in a future phase, perhaps after the new Land Development Code has been adopted. The MR-3 lots will have a conditional overlay that provides site and building design standards. Details of this are in the “Conditional Overlay” section below.

LC Zone Lots

The six LC lots are intended for commercial development. These include Lot 1, Block 2; Lots 3-6, Block

3; and Lot 1, Block 4. The development for these lots is not known at this time. The LC lots will have a conditional overlay that provides site and building design standards. More information on this in the “Conditional Overlay” section below.

AG Zoned Lots

Lots 1 and 2, Block 1 will continue to be zoned AG, Agricultural. The applicant intends to develop these lots in a future phase, perhaps after the new Land Development Code has been adopted. Lot 1, a deed-split lot, is non-confirming for size in the AG zoning district. The AG zone is intended to be an interim zoning. The applicant will apply to rezone these lots at the time they are intended to be developed.

P/I Zoned Lots

The four P/I zoned lots which are intended for public park/public park access and storm water channel. These park lots (Lot 2, Block 2 and Lot 22, Block 8) will be owned by the Fargo Park District and the storm water channel lots (Lot 4, Block 2 and Lot 1, Block 8) will be owned by the City of Fargo.

Conditional Overlay

A conditional overlay will be included on all LC and MR-3 zoned properties, which includes design and building standards on the site. The draft conditional overlay is attached and includes requirements related to building materials, façade treatment, color scheme, screening of nuisances (such as rooftop equipment, loading spaces, and dumpsters), on-site pedestrian circulation, and prohibiting certain uses. It is generally consistent with other conditional overlays along and nearby arterial roads in south Fargo.

ROADWAYS, CONNECTIVITY AND ACCESS

The lots will be accessed by way of dedicated public streets or access easements. Necessary right-of-way will be dedicated with the plat, as shown in the chart below.

STREET	CLASSIFICATION	COMMENT
45 th Street South	Mixed Use Arterial	ROW dedication
64 th Avenue South	Mixed Use Arterial	ROW dedication
40 th Street South	Mixed Use Collector	Continues and aligns with 38 th Street on the north
Sports Drive South	Mixed Use Neighborhood	Half of ROW dedicated; Continues existing street
65 th Avenue South	Mixed Use Neighborhood	New Street; includes temporary turnaround
66 th Avenue South	Mixed Use Collector and Residential Neighborhood	New Street
Drift Avenue South	Residential Neighborhood	New Street
Ridge Avenue South	Residential Neighborhood	New Street
Covey Ranch Street South	Residential Neighborhood	New Street

Connectivity

Coordination with the applicants and adjacent property owners have occurred over the last several years to ensure necessary roadway alignment and connectivity for the area. This area has unique considerations due to the number of different property owners and constraints of crossings related to Interstate 29 and the storm water channel.

Several roadways, as well as half of Sports Drive South, are being dedicated that will extend to the plat boundary, including 40th Street South, 66th Avenue South, and Sports Drive South. When the adjacent

properties are platted, they will need to dedicate right-of-way for continuity of these streets.

Roundabout

A 120-foot diameter roundabout will be constructed at the intersection of 40th Street South and 65th Avenue South, and will include medians for a distance north and south along 40th Street South which will limit access to right-in, right out servicing Lots 3-6, Block 3 and Lot 1, Block 4. A shared access easement is provided to allow access west into Block 3 from the roundabout.

Access Restrictions and Turnaround

Access points along 45th Street South and 64th Avenue South at approximately 1/8-mile intervals outside of streets into the development will be limited in the future to right-in, right-out movements, at the discretion of the City and as traffic volumes increase and necessitate the change. Access from 64th Avenue South on to Sports Drive South will be a right-in, right-out at the time interchange improvements from I29 are constructed in order to meet North Dakota Department of Transportation requirements. The ramps are programmed for 2028.

The plat dedicates half of the right-of-way for Sports Drive South. Sports Drive South will not be constructed until the total width necessary is acquired. A temporary turnaround will be constructed at the east end of 65th Avenue South within the right-of-way and a temporary street and utility easement that will go in tandem with the plat. The turnaround will be 96-foot in diameter and be constructed to City standards. In the future, when Sports Drive South is constructed, the turnaround will be removed. Cost of the turnaround will be special assessed to the benefitting properties.

Negative Access Easements

The plat depicts negative access easements (NAEs) along 40th Street South (mixed-use collector street), including side yards of the residential lots, as well as areas on 65th Avenue South, 66th Avenue South, and Sports Drive South. Small NAEs are depicted along the local residential streets where the lot widths are narrower than 50 feet. The NAEs are intended to manage driveway widths and locations, provide space for street parking, and restrict access to the residential lots from the collector roadway.

AMENITIES PLAN AND DEVELOPERS AGREEMENT

Staff has drafted an amenities plan and a developers agreement, which will include items specific to design and construction of improvements, utility specifics, access management, storm water management, flood protection requirements, and special assessments. A draft amenities plan is attached.

PEDESTRIAN/PATH CONNECTIVITY

Planning, Engineering, and Park District staff have worked with the applicants to ensure path connectivity, especially due to site constraints, including the storm water channel that has limited vehicular crossing. Ten-foot off-street shared use paths are or will be located along both sides of the arterial roadways of 64th Avenue South and 45th Street South, with additional connectivity being provided along 66th Avenue South and 40th Street South, as well as on the north side of the storm water channel. An at-grade crossing will allow users to connect east-west at 40th Street South and a grade separated crossing will connect to the west at 45th Street South along the storm water channel. A shared use path will be located on the Park District property Lot 2, Block 2, and will cross the storm water channel into a future Park District property. This location will provide pedestrians connectivity at approximately every quarter-mile, as roadways crossing the channel are limited to 40th Avenue South. Lot 22, Block 8 will be Park property and provide a connection from the neighborhood into the path system.

STORM WATER MANAGEMENT

Covey Ranch Third Addition is located within the service area of the Southwest Metro Regional Storm

Water Pond (SW Metro Pond). The system will be designed to direct all storm water runoff to the storm water channel, which will be constructed as part of Covey Ranch Third Addition, and will ultimately drain into the SW Metro Pond, located west of 45th Street South.

TIMING OF INFRASTRUCTURE

The applicants have made an infrastructure request to the Engineering department, that includes all roadways (except for Sports Drive South). The conveyance channel and paths along it will be constructed as part of the infrastructure project. Shared use paths will be installed as necessary.

CONCURRENT ANNEXATION

A portion of the subject property is already within City limits (Block 1), while most of the subject property is currently in Fargo's four-mile extra-territorial jurisdiction (ETJ). The portion in the ETJ is the subject of an owner-initiated annexation. This annexation follows a different review path than the subdivision, but both the annexation and subdivision are intended to appear on the same City Commission agenda for final hearing. Planning Commission review of the proposed annexation is item D.1 on the January 6, 2026 Planning Commission Agenda.

Zone Change:

The LDC stipulates that the Planning Commission and Board of City Commissioners shall consider the following criteria in their review of zoning map amendment requests. Proposed zoning map amendments that satisfy all of the criteria may be approved.

Section 20-0906.F (1-4)

1. The requested zoning change is justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map;

The proposed zoning designations for the development on this property are 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. The LC zones will accommodate commercial development. The SR- and MR-zones will accommodate residential development. The proposed P/I zoning will accommodate the proposed public parks and storm water channel. Two lots will be zoned AG, Agricultural, intended for a future phase of development. The proposed development is consistent with the Fargo Growth Plan 2024, including the placetype designation of Urban Neighborhood. 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 comments or inquiries about the project.

(Criteria Satisfied)

2. The City and other agencies will be able to provide necessary public services, facilities, and programs to serve the development allowed by the new zoning classification 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. Lots in the subdivision will front on dedicated public streets or be accessed via a shared access easement. The necessary rights of way for these streets will be dedicated with the plat. These streets will provide access and public utilities to serve the development. A temporary turnaround will be provided at the east end of 65th Avenue South until the construction of Sports Drive South occurs. **(Criteria Satisfied)**

3. The approval will not adversely affect the condition or value of 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 no comments or inquiries about the project. 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)

4. The proposed amendment is consistent with the purpose of this LDC, the applicable 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 proposed development is consistent with the recently adopted Fargo Growth Plan 2024. **(Criteria Satisfied)**

Major Subdivision

The LDC stipulates that the following criteria is met before a major plat can be approved:

1. Section 20-0907 of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.

The proposed zoning designations for the development on this property are 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. The LC zones will accommodate commercial development. The SR- and MR-zones will accommodate residential development. The proposed P/I zoning will accommodate the proposed public park and storm water channel. Two lots will be zoned AG, Agricultural, intended for a future phase of development. The proposed development is consistent with the Fargo Growth Plan 2024, including the placetype designation of Urban Neighborhood. 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 comments or inquiries about the project.

(Criteria Satisfied)

2. Section 20-0907.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

The proposed zoning designations for the development on this property of 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 are consistent with the recently adopted Fargo Growth Plan 2024. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

3. Section 20-907.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.

Any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding

Policy, which may include the use of special assessments. City staff has developed an amenities plan to define certain aspects of the development, including design and construction of improvements, utility specifics, access management, storm water management, flood protection requirements, and special assessments. This amenities plan will be reviewed and signed by the applicants and reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final City Commission hearing for this subdivision. The draft amenities plan is attached. **(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: 1) zone 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) plat of the **Covey Ranch Third Addition**, subdivision plat as presented; 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 LDC, and all other applicable requirements of the LDC."

Planning Commission Recommendation:

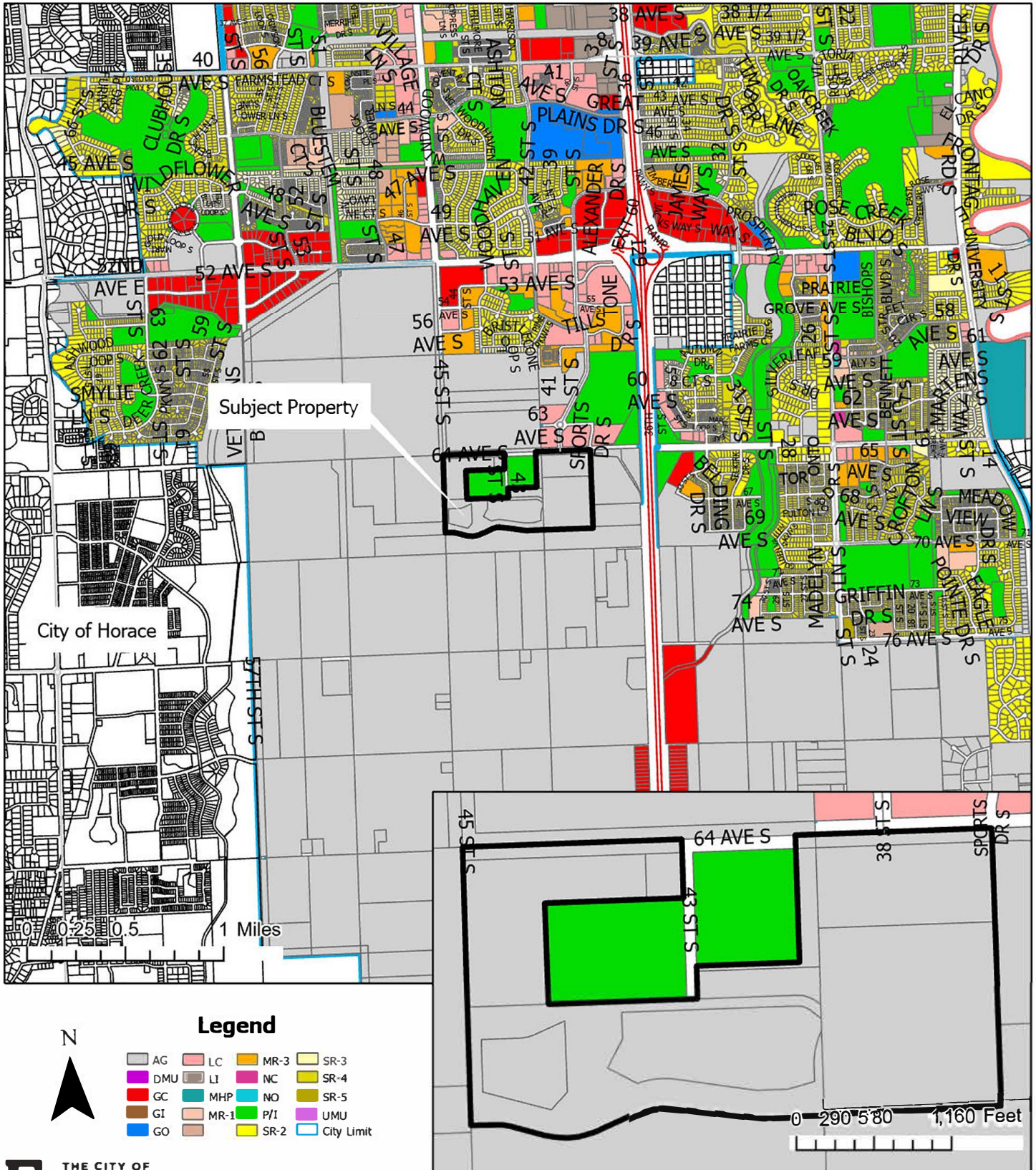
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat
4. Conceptual Master Plan
5. Zoning Exhibit and Zoning Narrative from applicants
6. Draft Conditional Overlay
7. Amenities Plan

Major Subdivision & Zoning Change 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

Covey Ranch Third Addition

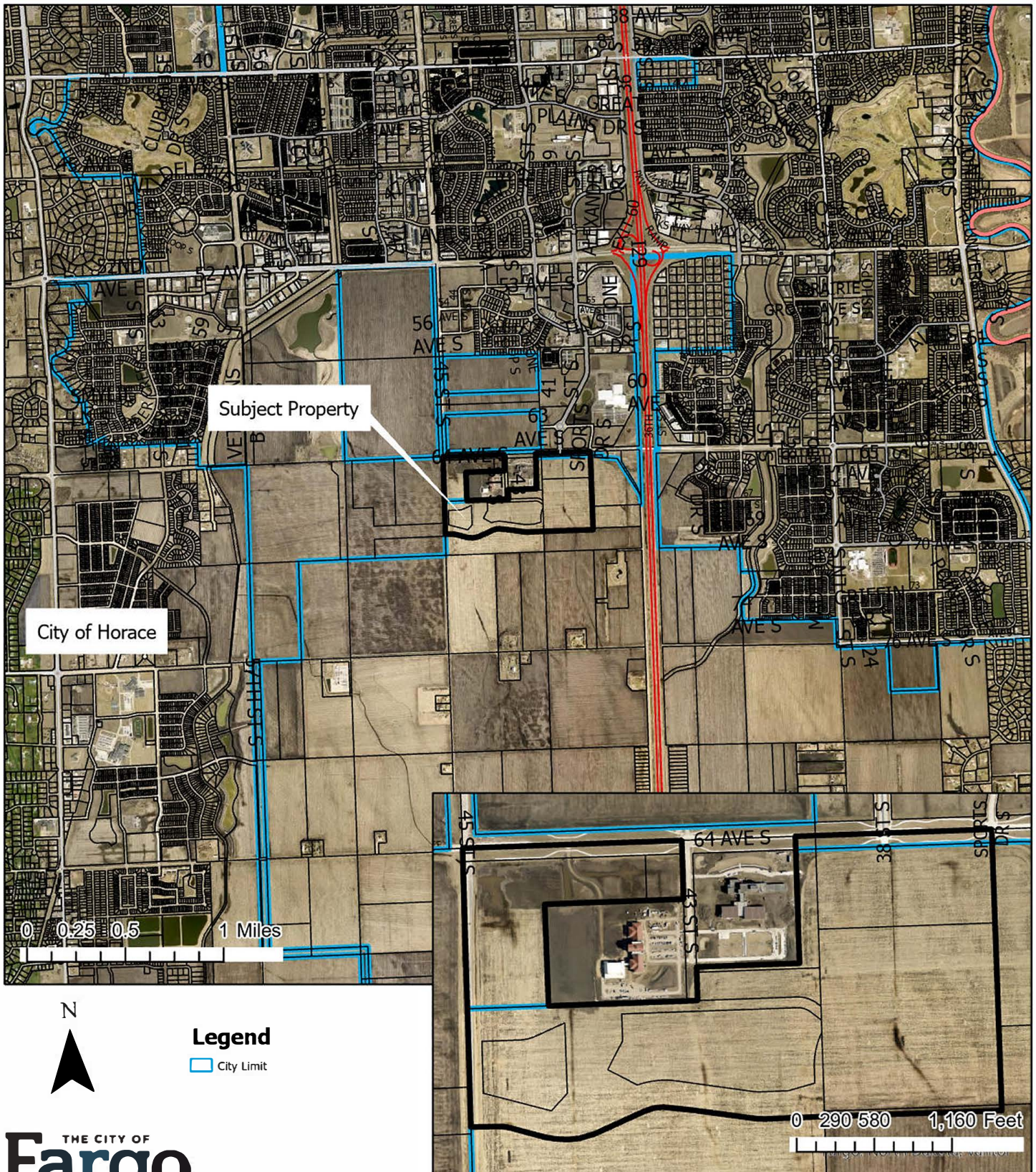
6455, 6620, 6630 & 6750 43rd Street South; 3785, 3800, 3900, 4000 & 4360 64th Avenue South; 6536, 6688 & 6800 45th Street South



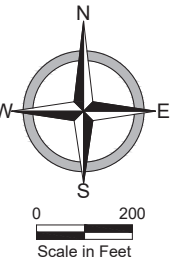
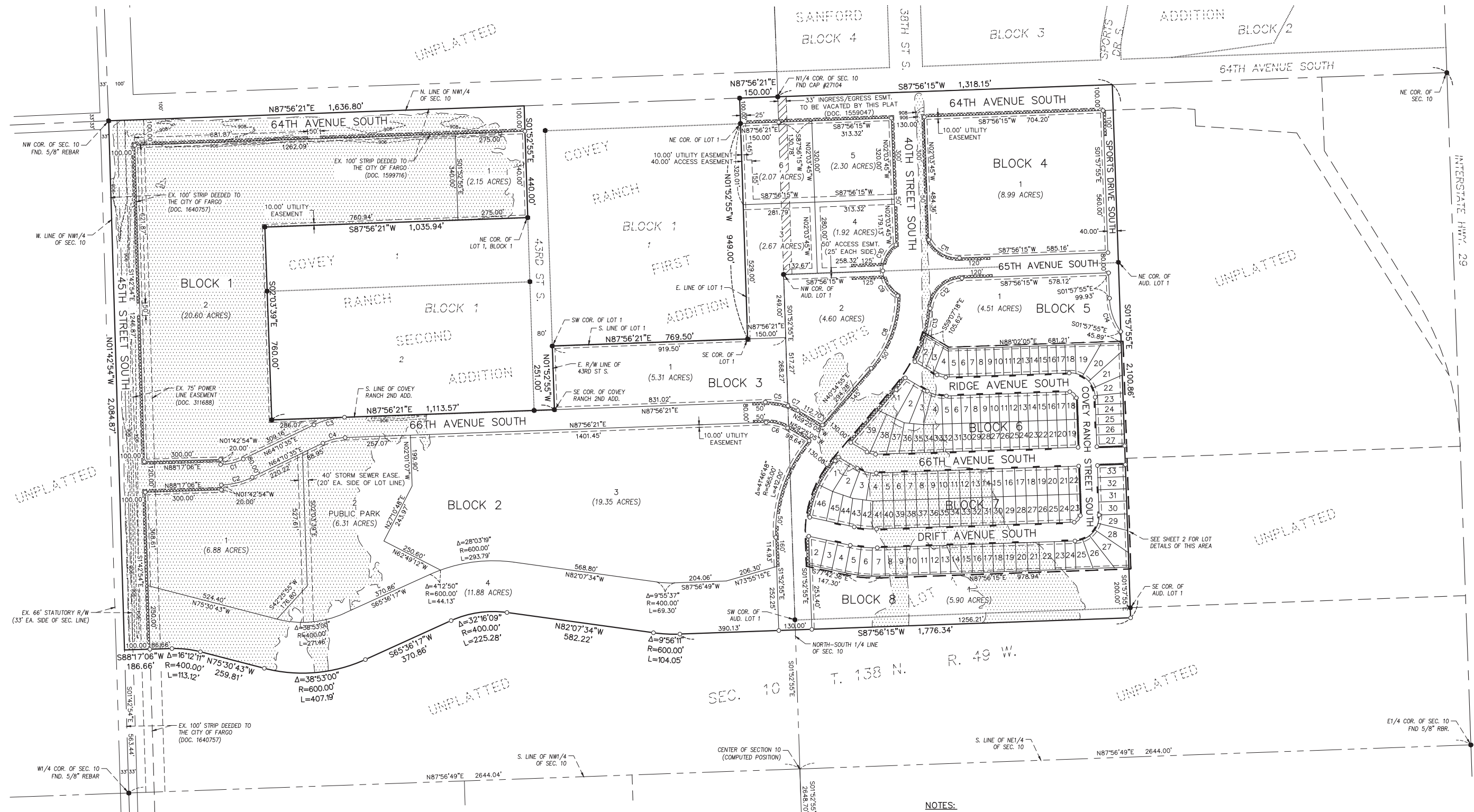
Major Subdivision & Zoning Change Change from AG, Agricultural to AG, Agricultural, SR-4, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, and P/I, Public and Institutional

Covey Ranch Third Addition

6455, 6620, 6630 & 6750 43rd Street South; 3785, 3800, 3900, 4000 & 4360 64th Avenue South; 6536, 6688 & 6800 45th Street South



COVEY RANCH THIRD ADDITION
TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTH HALF OF
SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



CITY OF FARGO GROUND
COORDINATE SYSTEM,
DECEMBER 1992
VERTICAL DATUM IS NAVD88

LEGEND

●	IRON MONUMENT FOUND	(7,000)	LOT AREAS IN SQUARE FEET, UNLESS NOTED OTHERWISE
○	SET 5/8"x18" REBAR WITH BLUE PLASTIC CAP #6153	-----	EXISTING LOT LINE
Δ	CENTRAL ANGLE	-----	EXISTING STREET RIGHT-OF-WAY LINE
R	RADIUS LENGTH	-----	EXISTING GROUND CONTOUR LINE
L	ARC LENGTH	XXXXXX	NEGATIVE ACCESS EASEMENT
---	SECTION LINE		EASEMENT TO BE VACATED BY THIS PLAT
---	PLAT BOUNDARY LINE		SPECIAL FLOOD HAZARD AREA ZONE "AE" WITH A BASE FLOOD ELEVATION OF 906 FEET, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 38017C0786G, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015
---	LOT LINE		
---	10' UTILITY EASEMENT LINE, UNLESS NOTED OTHERWISE		

OTHER EASEMENTS OF RECORD

- RIGHT-OF-WAY EASEMENT GRANTED TO CASS RURAL
WATER USERS, INC., RECORDED AS DOCUMENT NO. 507989
(BOOK C-7 OF MISC., PAGE 297).

NOTES:

- EXISTING GROUND CONTOURS ARE SHOWN AT 2 FOOT
INTERVALS, AND ARE BASED ON LIDAR DATA COLLECTED IN THE
SUMMER OF 2025.
- BENCHMARK: SOUTHEAST FLANGE BOLT ON A HYDRANT
LOCATED SOUTHWEST OF THE INTERSECTION OF 38TH STREET
SOUTH AND 64TH AVENUE SOUTH. ELEVATION: 909.63' (NAVD
1988 DATUM)
- NOTE: 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.

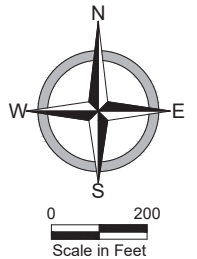
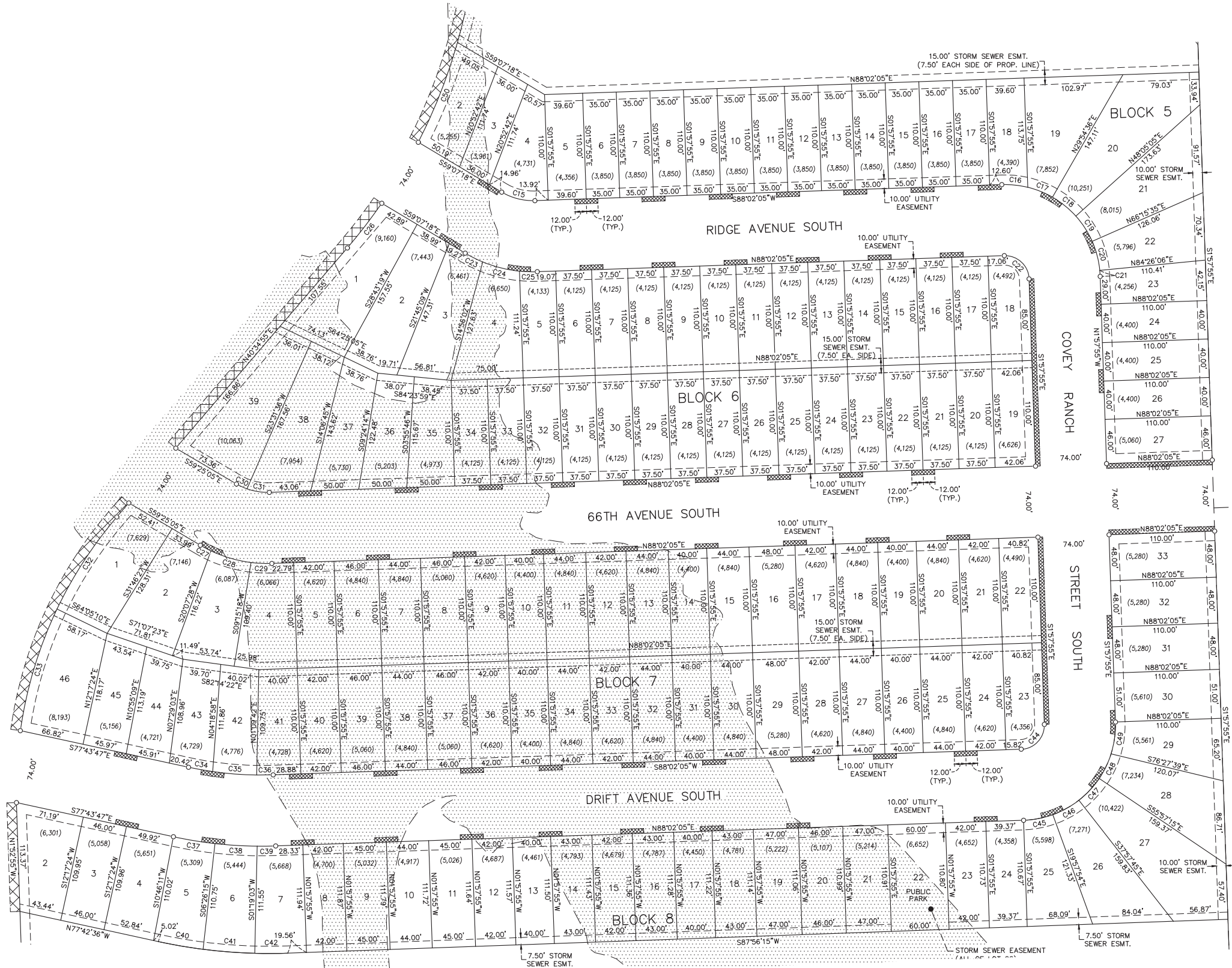
PRELIMINARY
2025-12-19



SHEET 1 OF 4
PROJ. NO. 21246

COVEY RANCH THIRD ADDITION
TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTH HALF OF
SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

Curve Table			
Curve #	Delta	Radius	Length
C1	24°06'31"	220.00'	92.57'
C2	24°06'31"	300.00'	126.23'
C3	23°45'45"	300.00'	124.42'
C4	23°45'45"	220.00'	91.24'
C5	22°06'14"	235.00'	90.66'
C6	32°38'34"	155.00'	88.31'
C7	10°32'21"	235.00'	43.23'
C8	40°48'15"	435.00'	309.79'
C9	57°04'31"	120.00'	119.54'
C10	57°12'10"	120.00'	119.81'
C11	65°16'48"	130.00'	148.12'
C12	83°07'15"	130.00'	188.60'
C13	10°58'22"	565.00'	108.20'
C14	33°33'26"	240.00'	140.56'
C15	32°50'37"	63.00'	36.11'
C16	15°49'36"	99.00'	27.35'
C17	16°02'55"	99.00'	27.73'
C18	18°10'29"	99.00'	31.40'
C19	18°10'31"	99.00'	31.40'
C20	18°10'31"	99.00'	31.40'
C21	3°35'59"	99.00'	6.22'
C22	90°00'00"	25.00'	39.27'
C23	8°34'02"	137.00'	20.49'
C24	16°32'50"	137.00'	39.57'
C25	7°43'45"	137.00'	18.48'
C26	5°57'11"	565.00'	58.70'
C27	5°15'30"	137.00'	12.57'
C28	18°14'57"	137.00'	43.64'
C29	9°02'23"	137.00'	21.61'
C30	11°03'10"	63.00'	12.15'
C31	21°29'40"	63.00'	23.63'
C32	15°05'07"	435.00'	114.53'
C33	17°29'33"	435.00'	132.81'
C34	4°06'13"	357.00'	25.57'
C35	7°23'06"	357.00'	46.01'
C36	2°44'49"	357.00'	17.12'
C37	5°50'26"	431.00'	43.93'
C38	5°51'02"	431.00'	44.01'
C39	2°32'40"	431.00'	19.14'
C40	5°00'23"	541.00'	47.27'
C41	5°42'47"	541.00'	53.94'
C42	3°38'00"	541.00'	34.31'
C43	14°21'10"	541.00'	135.52'
C44	9°00'00"	25.00'	39.27'
C45	17°59'59"	99.00'	31.10'
C46	17°59'51"	99.00'	31.10'
C47	17°59'29"	99.00'	31.09'
C48	16°28'25"	99.00'	28.46'
C49	19°32'15"	99.00'	33.76'
C50	11°19'48"	565.00'	111.73'



CITY OF FARGO GROUND
COORDINATE SYSTEM,
DECEMBER 1992
VERTICAL DATUM IS NAVD88

LEGEND

- IRON MONUMENT FOUND
- SET 5/8"X18" REBAR WITH BLUE PLASTIC CAP #6153
- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- (7,000) LOT AREAS IN SQUARE FEET, UNLESS NOTED OTHERWISE
- SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- 10' UTILITY EASEMENT LINE, UNLESS NOTED OTHERWISE
- EXISTING LOT LINE
- EXISTING STREET RIGHT-OF-WAY LINE
- EXISTING GROUND CONTOUR LINE
- XXXXXX NEGATIVE ACCESS EASEMENT
- \\\\\\\\\\\\ EASEMENT TO BE VACATED BY THIS PLAT
- SPECIAL FLOOD HAZARD AREA ZONE "AE" WITH A BASE FLOOD ELEVATION OF 906 FEET, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 3801700786G, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015

PRELIMINARY
2025-12-19

COVEY RANCH THIRD ADDITION
TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTH HALF OF
SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

CERTIFICATE

AARON SKATTUM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "COVEY RANCH THIRD ADDITION" TO THE CITY OF FARGO; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS, AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF COVEY RANCH FIRST ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 150.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 87 DEGREES 56 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,318.15 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF AUDITOR'S LOT 1 OF SAID NORTHEAST QUARTER, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01 DEGREE 57 MINUTES 55 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF, AND THE EAST LINE OF SAID AUDITOR'S LOT 1 A DISTANCE OF 2,100.86 FEET TO A POINT ON A LINE LYING 40.00 FEET SOUTHERLY OF, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID AUDITOR'S LOT 1; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1,776.34 FEET; THENCE WESTERLY 104.05 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 11 SECONDS; THENCE NORTH 82 DEGREES 07 MINUTES 34 SECONDS WEST A DISTANCE OF 582.22 FEET; THENCE WESTERLY 225.28 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 09 SECONDS; THENCE SOUTH 65 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 370.86 FEET; THENCE WESTERLY 407.19 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 53 MINUTES 00 SECONDS; THENCE NORTH 75 DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 259.81 FEET; THENCE WESTERLY 113.12 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 12 MINUTES 11 SECONDS; THENCE SOUTH 88 DEGREES 17 MINUTES 06 SECONDS WEST A DISTANCE OF 186.66 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREE 42 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2,084.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,636.80 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1 OF COVEY RANCH SECOND ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01 DEGREE 52 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY EXTENSION A DISTANCE OF 440.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 1,035.94 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 760.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 1 AND ITS EASTERLY EXTENSION A DISTANCE OF 1,113.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 1 OF SAID COVEY RANCH FIRST ADDITION; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 251.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 769.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST A DISTANCE OF 849.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE--DESCRIBED TRACT CONTAINS 153.41 ACRES, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

AARON SKATTUM
REGISTERED LAND SURVEYOR
REG. NO. LS-6153



STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON SKATTUM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

MARANDA TASA, CHAIR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA TASA, CHAIR OF THE FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TOM KNAKMUS, P.E.
CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUS, P.E., CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TIMOTHY J. MAHONEY, MAYOR

CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR AND _____, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY
2025-12-19

COVEY RANCH THIRD ADDITION
TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTH HALF OF
SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "COVEY RANCH THIRD ADDITION" TO THE CITY OF FARGO, THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF AARON SKATTUM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES, STORM SEWER AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC, AND DO HEREBY VACATE THE 33 FOOT WIDE INGRESS/EGRESS EASEMENT AS ORIGINALLY DEDICATED ON THE PLAT OF AUDITOR'S LOT 1, AND SHOWN HEREON.

OWNER: DABBERT CUSTOM HOMES, LLC
BLOCK 1, LOT 2
BLOCK 2, LOT 2
BLOCK 3, LOTS 3-6
BLOCK 4, LOT 1

DON DABBERT, PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DON DABBERT, PRESIDENT OF DABBERT CUSTOM HOMES, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF DABBERT CUSTOM HOMES, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: BANK FORWARD

MARC KNUTSON, MARKET PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARC KNUTSON, MARKET PRESIDENT OF BANK FORWARD, KNOWN TO ME TO BE THE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF BANK FORWARD.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: ENCLAVE COVEY, LLC
BLOCK 2, LOTS 1 AND 3
BLOCK 3, LOT 1

AUSTIN MORRIS, MANAGER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AUSTIN MORRIS, MANAGER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF ENCLAVE COVEY, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: BANK FORWARD

MARC KNUTSON, MARKET PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARC KNUTSON, MARKET PRESIDENT OF BANK FORWARD, KNOWN TO ME TO BE THE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF BANK FORWARD.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: BROOKSTONE PROPERTY, LLC
BLOCK 3, LOT 2
ALL OF BLOCKS 5, 6, AND 7
BLOCK 8, LOTS 2-33

MATTHEW HAUFF, PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MATTHEW HAUFF, PRESIDENT, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF BROOKSTONE PROPERTY, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: CORNERSTONE BANK

[NAME], [TITLE]

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [NAME], [TITLE], KNOWN TO ME TO BE THE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF CORNERSTONE BANK.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: CITY OF FARGO
BLOCK 2, LOT 4
BLOCK 8, LOT 1

TIMOTHY J. MAHONEY, MAYOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: BANK FORWARD
LOT 1, BLOCK 1

THOMAS WATSON, PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS WATSON, PRESIDENT OF BANK FORWARD, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF BANK FORWARD.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY
2025-12-19

FILE LOCATION: R:\Projects\2100021246\CIVIL\PRESENTATION\21246_MasterConcept.dwg



AREA CALCULATIONS

COVEY RANCH 1ST ADDITION	
R.O.W.:	+/- 1.3 AC.
LOTS:	+/- 15.0 AC.
1ST ADDITION TOTAL:	+/- 16.3 AC.

COVEY RANCH 2ND ADDITION	
R.O.W.:	+/- 0.6 AC.
LOTS:	+/- 18.0 AC.
2ND ADDITION TOTAL:	+/- 18.6 AC.

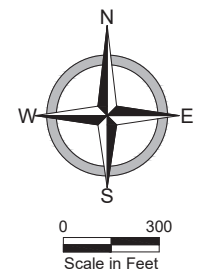
COVEY RANCH 3RD ADDITION	
R.O.W.:	+/- 22.9 AC.
LOTS:	+/- 78.8 AC.
CONVEYANCE:	+/- 11.7 AC.
PARK LAND:	+/- 6.3 AC.*
3RD ADDITION TOTAL:	+/- 119.7 AC.

COVEY RANCH FUTURE ADDITIONS	
R.O.W.:	+/- 19.3 AC.
LOTS:	+/- 71.3 AC.
HOA:	+/- 2.1 AC.
PARK LAND:	+/- 11.3 AC.**
FUTURE ADDITIONS TOTAL:	+/- 104.0 AC.

*3RD ADDITION PARK DEDICATION: 6.3 AC. / 78.8 AC. = 7.9%
**FUTURE ADDITIONS PARK DEDICATION: 11.3 AC. / 71.3 AC. = 15.8%

LEGEND

- FULL ACCESS INTERSECTION
- CONTROLLED ACCESS (RIGHT IN/RIGHT OUT)
- PROPOSED COLLECTOR ROADWAY
- PROPOSED 10 FT. SHARED-USE PATH
- APPROVED 10 FT. SHARED-USE PATH
- 30 FT. NORDIC SKIING TRAIL SYSTEM
- SIGN MONUMENT LOCATION
- PARK DISTRICT LAND
- HOA PARKS
- PEDESTRIAN UNDERPASS



COVEY RANCH DEVELOPMENT
CONCEPTUAL MASTER PLAN
CITY REVIEW EXHIBIT
FARGO, NORTH DAKOTA

PROJECT No.	21246
DATE:	06.19.23
REVISED:	02.29.24
DRAFTER:	CEP/LFB
REVIEWER:	TG/MW



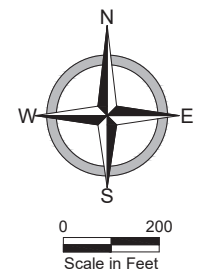


	MR-3
	SR-4
	LC - LIMITED COMMERCIAL
	PARK / PUBLIC
	EXISTING ZONING TO REMAIN

AREA CALCULATIONS

COVEY RANCH 1ST ADDITION	
R.O.W.:	+/- 1.3 AC.
LOTS:	+/- 15.0 AC.
1ST ADDITION TOTAL:	+/- 16.3 AC.
COVEY RANCH 2ND ADDITION	
R.O.W.:	+/- 0.6 AC.
LOTS:	+/- 18.0 AC.
2ND ADDITION TOTAL:	+/- 18.6 AC.
COVEY RANCH 3RD ADDITION	
R.O.W.:	+/- 35.6 AC.
LOTS:	+/- 120.7 AC.
CONVEYANCE:	+/- 15.9 AC.
PARK LAND:	+/- 7.0 AC.*
3RD ADDITION TOTAL:	+/- 179.2 AC.
COVEY RANCH FUTURE ADDITIONS	
R.O.W.:	+/- 19.3 AC.
LOTS:	+/- 71.3 AC.
HOA:	+/- 2.1 AC.
PARK LAND:	+/- 11.3 AC.**
FUTURE ADDITIONS TOTAL:	+/- 104.0 AC.

*3RD ADDITION PARK DEDICATION: 7.0 AC. / 120.7 AC. = 5.8%
**FUTURE ADDITIONS PARK DEDICATION: 11.3 AC. / 71.3 AC. = 15.8%



COVEY RANCH 3RD ADDITION
ZONING MAP
CITY REVIEW EXHIBIT
FARGO, NORTH DAKOTA

PROJECT No.	21246
DATE:	06.19.23
REVISED:	10.27.25
DRAFTER:	CEP/LFB
REVIEWER:	BR/MW

COVEY RANCH 3rd ADDITION
ZONING DISTRICTS
For Zoning Map Amendment

(November 25, 2025)

Covey Ranch will be developed with a mix of zoning districts serving multi-family units, commercial/office and institutional uses. The variety of uses will be connected by a series of streets and pedestrian corridors plus a 200-foot-wide conveyance running east/west through the center of the site. The following zoning districts have been identified to best serve the development based on current zoning standards and the SW Growth Land Use Plan.

The MR-3 district is shown for the parcels identified specifically for high-density multi-family uses. Although the intent of these parcels by the city and the developer is to have a density of over 50 units per acre, current city zoning districts do not allow a density of that capacity. It is understood that the city is considering the adoption of new zoning language and/or a new district supporting higher densities. It is anticipated that this new language may be available at the time these sites are developed. Currently, the MR-3 is a suitable district as it supports high-density housing with the possibility of bonus density up to 30 units per acre.

Limited Commercial provides Covey Ranch a wider range of regional services including multi-family and entertainment that will support a large mixed-use district and promote community activity and social gathering. The Limited Commercial provides the appropriate setbacks to allow for mixed-use neighborhood that promotes walkability and density. Covey Ranch wants to be viable for multiple users in order to create a prominent mixed-use synergy. Limited Commercial will suit this type of development.

20-0211 - LC, Limited Commercial District

A. Description-- The LC, Limited Commercial district is primarily intended **to accommodate low-intensity office and retail sales and service uses.**

Proposed Zoning Districts

Brown: MR-3 -- Multiple Dwelling (High Density)

Red: LC-- Limited Commercial

Green: Park/Public

DRAFT Conditional Overlay

A. Commercial and Mixed Use Developments

1. Building Form and Style.

1.1. All building elevations/facades greater than 150 feet in length, measured horizontally from vertical edge to vertical edge, shall incorporate wall plane projections or recesses. Each projection and/or recess shall have a depth of at least two (2) feet, and the cumulative total horizontal width of all projections and/or recesses within a facade shall equate to at least an accumulated total of twenty (20) percent of the overall horizontal length of the facade. No uninterrupted length of any facade shall exceed 150 horizontal feet.

1.2. Ground floor facades that face public right of way, shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of its horizontal length. Ground floor facades that face public right of way that are not the front can use such features in conjunction with plantings.

1.3. Principal Materials. Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally-colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, architectural metal panels, curtain walls, rainscreen systems or glass. All materials shall be commercial grade, durable, and have a multigenerational life span.

1.4. Accent Materials. In conjunction with the principal materials listed above in Section 1.3, finished wood and vinyl accent materials may also be used to construct or clad exterior walls. Accent materials shall be applied to no greater than twenty (20) percent of each building facade.

1.5. Flat roofs and rooftop mechanical equipment, such as HVAC units, shall be concealed from public view at ground level by parapets, screens, or other enclosures.

1.6. Loading/unloading areas, building service entrances, loading docks, overhead doors, and ground level HVAC units shall be visually screened from adjacent public right-of-way by structures and/or landscaping. All structures used for visual screening shall be constructed or clad with the same materials used for the primary building.

1.7. Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way by permanent walls. The permanent walls shall be constructed or clad with the same materials or compatible with the same materials used for the primary building. Dumpsters and refuse containers shall contain permanent walls on at least three (3) sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse containers.

1.8. Service, loading, and utility areas shall be screened from view with a wall, berm, plantings, or combination.

1.9. For Mixed Use Development, a minimum of 40% percent of the footprint of the building shall be used for parking.

1.10. No accessory buildings for residential use are permitted.

1.11. Certain limited vehicle repair services that include internal bays or working areas, such as but not limited to quick lube and tire service, shall be permitted to have one overhead entry door and one overhead exit door. Overhead doors shall not face public right of way or residentially zoned property. Overhead doors shall match the color of the building or be transparent.

2. Site Design.

2.1. A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped with plantings within planter islands and peninsulas.

2.2. 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:

- 2.1.1. Parking lots or parking structures;
- 2.1.2. Any public sidewalk or multi-use path along the perimeter of the lot;
- 2.1.3. Entrances of other buildings on the site;
- 2.1.4. Any public sidewalk system along the perimeter streets adjacent to the development; and
- 2.1.5. Adjacent pedestrian origins and destinations-including but not limited to transit stops, residential development, office buildings, and retail shopping buildings-where deemed practical and appropriate by the Zoning Administrator.
- 2.1.6. Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

3. Prohibited Uses. The following uses are prohibited:

- 3.1. Detention facilities;
- 3.2. Self-service storage;
- 3.3. Vehicle Repair
- 3.4. Off premises signage/off premises advertising
- 3.5. Portable Signs
- 3.6. Pylon Signs
- 3.7. Industrial uses; and
- 3.8. Adult entertainment centers.

4. Illegal Splits: Illegal splits will not be considered separate lots as part of the original

plat.

B. Residential Developments

1. Building Form and Style.

1.1. Principal Materials. Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally-colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, curtain walls, rainscreen systems or glass. All materials shall be commercial grade, durable, and have a multi-generational life span. Metal panel, finished wood and vinyl shall be allowed on residential structures but should not exceed 75% of the building elevation.

1.2. Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way by permanent walls. The permanent walls shall be constructed or clad with the same materials used for the primary building. Dumpsters and refuse containers shall contain permanent walls on at least three (3) sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a metal gate to visually screen the dumpsters or refuse containers.

1.3. The cumulative total building footprint for all accessory buildings shall be a maximum of 45 percent of the primary building coverage.

1.4. No accessory buildings shall be allowed between the primary building(s) and the front or street side along public right-of-way or between building front and private road.

1.5. Individual accessory buildings shall have a maximum length of 140 ft.

1.6. A minimum of 40% percent of the footprint of the primary building shall be used for parking.

2. Site Design

2.1. A minimum of five (5) percent of the internal surface area of the parking lot shall be landscaped with plantings within planter islands and peninsulas.

2.2. 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:

2.2.1. Parking lots;

2.2.2. Any public sidewalk or multi-use path along the perimeter of the lot;

- 2.2.3. Entrances of other buildings on the site;
- 2.2.4. Any public sidewalk system along the perimeter streets adjacent to the development;
- 2.2.5. Adjacent pedestrian origins and destinations-including, but not limited to transit stops, residential development, office buildings, and retail shopping buildings-where deemed practical and appropriate by the Zoning Administrator; and
- 2.2.6. Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

3. Prohibited Uses. The following uses are prohibited:

- 3.1. Off premises signage/off premises advertising
- 3.2. Portable Signs
- 3.3. Pylon Signs

4. Illegal Splits: Illegal splits will not be considered separate lots as part of the original plat.

**Site Amenities and Project Plan
Covey Ranch Third Addition
January 2026**

Location: The subject property is legally referenced to as Covey Ranch Third Addition including Lots 1 & 2, Block 1; Lots 1-4, Block 2; Lots 1-6, Block 3; Lot 1, Block 4; Lots 1-27, Block 5; Lots 1-39, Block 6; Lots 1-46, Block 7; and Lots 1-33, Block 8; a plat in the North Half of Section 10, Township 138 North, Range 49 West, Cass County, North Dakota.

Details: The project includes 142 SR-4, Single-Dwelling Residential zoned lots; four MR-3, Multi-Dwelling Residential with C-O, Conditional Overlay, lots; six LC, Limited Commercial with C-O, Conditional Overlay lots; two AG, Agricultural zoned lots; and four P/I, Public & Institutional zoned lots, for a total of 157 lots on 8 blocks. As approved, the project is intended to be developed as a commercial and residential development, pursuant to the LDC. The variety of uses will be connected by a series of street and pedestrian corridors plus a 200-foot-wide conveyance running east/west through the center of the site.

Right of Way (ROW): The project accommodates right of way dedications for public roadways and utilities, with specific details outlined below:

45th Street South: This segment of roadway has been designated as a *mixed-use arterial* roadway.

- ROW dedication shall be 100 feet;
 - o Full ROW dedication for 45th Street South will be 200 feet, which the additional 100 feet of dedication is not required as part of this subdivision;
- 45th Street South is currently a two lane rural asphalt section, which will be improved to a concrete urban section at a future date. Timeframe for improvements, as well as future lane configurations and widths, is currently unknown and will be at the discretion of the City;
- Future access points to 45th Street South are limited to the breaks in negative access easements as shown on the plat. As traffic volumes increase, and at the discretion of the City, access points at the 1/8 mile spacing may be reduced from a full access to a right in and right out only access;
- 10-foot paths shall be incorporated into the boulevard on the east and west sides, as required by §20.0611.

64th Avenue South: This segment of roadway has been designated as a *mixed-use arterial* roadway.

- ROW dedication shall be 100 feet.
- Full ROW dedication for 64th Avenue South will be 200 feet, which the additional 100 feet of dedication is not required as part of this subdivision. 64th Avenue South is currently a three lane urban concrete section. No further improvements are currently planned. The City may add lanes, at its discretion, as required by future traffic volumes;
- Future access points to 64th Avenue South are limited to the breaks in negative access easements as shown on the plat. As traffic volumes increase, and at the discretion of the City, access points at the 1/8 mile spacing may be reduced from a full access to a right in and right out only access;
- 10-foot paths shall be incorporated into the boulevard on the north and south sides, as required by §20.0611.

40th Street South: This segment of roadway has been designated as a *mixed-use collector* roadway

- ROW dedication shall be 130 feet;
- Street configuration will include one lane in each direction, turn lanes as deemed appropriate by the City, and no parking allowed;

- 120 foot radius roundabout will be located at the intersection of 40th Street South and 65th Avenue South;
- Future access points to 40th Street South are limited to the breaks in negative access easements as shown on the plat;
- Access into Lots 4 & 5, Block 3 and Lot 1, Block 4 will be limited to a right in and right out access only;
- 10-foot path shall be incorporated into the boulevard on the west side and a 4.5-foot sidewalk shall be incorporated into the boulevard on the west side, as required by §20.0611.

66th Avenue South: This segment of roadway between 45th Street South and 40th Street South has been designated as a *mixed-use collector* roadway.

- ROW dedication shall be 80 feet with a 120-foot wide segment on the west 300 feet of the dedication, adjacent to 45th Street South;
- Street width shall be 36 feet;
- Street configuration will include one lane in each direction, turn lanes as deemed appropriate by the City, and no parking allowed;
- 10-foot path shall be incorporated into the boulevard on the south side and a 4.5-foot sidewalk shall be incorporated into the boulevard on the north side, as required by §20.0611.

66th Avenue South: This segment of roadway between 40th Street South and to the east end of Covey Ranch Third Addition has been designated as a *residential neighborhood* roadway

- ROW dedication shall be 74 feet;
- Street width shall be 32 feet with parking allowed on both sides of the street;
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611;
- Negative Access Easements (NAE) have been incorporated within the plat;
 - o The spacing of the negative access easements have been developed in coordination with the Developer and shall be maintained as shows on the plat in order to provide for on-street parking and continuous areas for snow storage. In addition to the NAEs, the flares for the driveway connections to the street shall be no more than 1-foot.

65th Avenue South: This segment of roadway has been designated as a *mixed-use neighborhood* roadway.

- ROW dedication shall be 80 feet.
- Street configuration will include one lane in each direction, turn lanes as deemed appropriate by the City, and no parking allowed;
- A temporary, paved cul-de-sac is required on the east end of 65th Avenue South until Sports Drive South is connected to 64th Avenue South;
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611.

Sports Drive South: This segment of roadway has been designated as a *mixed-use neighborhood* roadway.

- ROW dedication shall be 40 feet;
 - o Full ROW dedication for Sports Drive South will be 80 feet, which the additional 40 feet of dedication is not required as part of this subdivision. Street configuration will include one lane in each direction, turn lanes as deemed appropriate by the City, and no parking allowed;
- Access to 64th Avenue South will right in and right out only;
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611.

Covey Ranch Street South, Drift Avenue South, and Ridge Avenue South: This segment of roadway has been designated as a *residential neighborhood* roadway.

- ROW dedication shall be 74 feet;
- Street width shall be 32 feet with parking allowed on both sides of the street;
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611.
- Negative Access Easements (NAE) have been incorporated within the plat.
 - o The spacing of the negative access easements have been developed in coordination with the Developer and shall be maintained as shows on the plat in order to provide for on-street parking and continuous areas for snow storage. In addition to the NAEs, the flares for the driveway connections to the street shall be no more than 1-foot.

Other:

- Street lighting shall be determined by the City Engineering Department and installed per City standards;
- The placement of group mailboxes (within the SR-4 zoned lots) and parking signs (as applicable) locations will be coordinated with the Developer and the City of Fargo Engineering Department. These locations shall be determined and agreed upon prior to construction of any public improvements.

Storm Water Management: Covey Ranch Third Addition is located within the service area of the Southwest Metro Regional Storm Water Pond (SW Metro Pond). As such, the SW Metro Pond has been designed to meet the current City of Fargo's Policy on Storm Water Discharge and Treatment requirements and provides the required storm water quantity and quality for Covey Ranch Third Addition. No further on-site storm water facilities will be required if land uses stay consistent with the proposed zoning of Covey Ranch Third Addition.

Stormwater runoff from Covey Ranch Third will be routed into the stormwater conveyance channel, which will be constructed as part of the public improvements for Covey Ranch Third.

Lots 1 and 3, Block 2 of Covey Ranch Third will be required to direct all storm water runoff to the storm water channel located immediately south of the lots, within Lot 4, Block 2 of Covey Ranch Third. The Developer will be allowed one storm water outfall from each of Lot 1 and 3, Block 2. No storm water runoff from Lots 1 and 3, Block 2 will be allowed to discharge into the 66th Avenue South storm sewer system. Prior to any site plan approval and any connection from Lot 1 or Lot 3, Block 2 to the storm water channel, the Developer and City must enter into a separate sewer easement.

Floodplain Management: Portions of Covey Ranch Third Addition are located within the existing FEMA Floodplain. It is acknowledged by the Developer that construction of structures shall comply with the current City of Fargo's Floodproofing Construction Requirements when applicable, including removing all structures from the FEMA Special Flood Hazard Area (SFHA) by a Letter of Map Revision via fill.

The Developer also acknowledges that Lots 2-27, Block 5; Lots 1-39, Block 6; Lots 1-46, Block 7; and Lots 2-33, Block 8 shall comply with Section III of the Floodproof Construction Requirements, regardless of whether the lots are located within or outside of the SFHA. This includes elevating structures such that the lowest opening, at a minimum, is at an elevation equal to the back of curb directly adjacent to the lot plus 2.5 feet.

Water Supply: Potable water shall be provided by Cass Rural Water District.

Engineering and Construction Improvements: The Developer shall rely upon and collaborate with the City of Fargo Engineering Department on the design and construction of all public improvements.

Funding of Improvements: The following shall apply respective to assessed public improvements:

- Public improvements shall be assessed to the benefitting properties, pursuant to the City's Infrastructure Funding Policy.

Shared Use Path Connectivity: Shared use paths will be located throughout the development, including 10-foot shared use paths on both sides of 45th Street South and 64th Avenue South, along the south side of 66th Avenue South (between 45th Street South and 40th Street South), and along the west side of 40th Street South. The stormwater channel will have a 10-foot shared used path along the north side of the channel through the development area. A channel crossing will be located towards the east side of Lot 2, Block 2 (park dedication), which will cross the channel south into a park that will be dedicated in the future. This crossing will accommodate pedestrian crossing at approximately ¼ mile, as roadway crossings are limited to 40th Avenue South.

Park Dedication: As part of the Covey Ranch Third Addition, Lot 2, Block 2 and Lot 22, Block 8 will be dedicated to the Fargo Park District.

This Amenities Plan is hereby approved.

Don Dabbert, President
Dabbert Custom Homes, LLC
Owner:
Lot 2, Block 1
Lot 2, Block 2
Lots 3-6, Block 3
Lot 1, Block 4

date

Matthew Hauff, President
Brookstone Property, LLC
Owner:
Lot 2, Block 3
All of Blocks 5, 6 & 7
Lots 2-33, Block 8

date

Austin Morris, Manager
Enclave Covey, LLC
Owner:
Lots 1 & 3, Block 2

date

Lot 1, Block 3

Mark Knutson, Market President
Bank Forward
Owner:
Lot 1, Block 1

date

Tom Knakmuhs, City Engineer

date

**City of Fargo
Staff Report**

Title:	Horace Mann School Addition	Date:	12/30/2025
Location:	1025 3 rd Street North	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1 through 24, Block 11, Hector's Addition		
Owner(s)/Applicant:	Fargo Public Schools / Lowry Engineering	Engineer:	Lowry Engineering
Entitlements Requested:	Minor Subdivision (Replat of Lots 1 through 24 including the vacated alley, Block 11, Hector's Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: January 6 th , 2026		

Existing	Proposed
Land Use: Public elementary school	Land Use: No change
Zoning: P/I, Public/Institutional	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, schools, offices, commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, and major entertainment events and certain telecommunication facilities	Uses Allowed: No change
Maximum Lot Coverage Allowed: Depends on adjacent zoning	Maximum Lot Coverage Allowed: No change

Proposal:

The applicant requests approval of one entitlement:

1. A plat of the **Horace Mann School Addition**, a replat of Lots 1 through 24, including the vacated alley, Block 11, Hector's Addition to the City of Fargo, Cass County, North Dakota

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.

Surrounding Land Uses and Zoning Districts:

- North: SR-3, Single-Dwelling Residential; single-dwelling residences
- East: MR-2, Multi-Dwelling Residential; single-dwelling residences
- South: SR-3, Single-Dwelling Residential; single-dwelling residences
- West: SR-3, Single-Dwelling Residential; single-dwelling residences

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Urban Neighborhood" place type. The primary use in this place type is small lot single family detached housing. Elementary schools are an appropriate use in the Urban Neighborhood, and the P/I, Public/Institutional zoning is the usual zoning applied to government-owned facilities.

The Horace Mann Neighborhood Brief of the Core Neighborhoods Plan designates this property as “Schools with recreational amenities.” The existing and 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 Horace Mann /Roosevelt Elementary, Ben Franklin Middle, and North High schools.

Neighborhood: The subject property is located within the Horace Mann neighborhood.

Parks: Mickelson Park and Softball Fields (901 Oak Street North) is located approximately 0.22 mile east of the subject property and offers amenities of baseball/softball fields, concessions, grill, picnic table, playground ages 5-12, recreational trails, restrooms, shelter, sledding hills, warming houses.

Pedestrian / Bicycle: There are no on- or off-road multi-use paths adjacent to the subject property.

MATBUS Route: The subject property is not located along a MATBUS route.

Staff Analysis:

The subject property was platted in 1893 as part of Hector’s Addition. The current Horace Mann elementary school was built in 1915. The mid-block alley was vacated in 1981. The Fargo Public School District plans to demolish the current Horace Mann elementary school in 2026, and build a new elementary school, which will also be named Horace Mann, scheduled to open in 2028.

The requested subdivision combines the underlying 24 lots and vacated alley into a single lot, and adds easements for utilities and sidewalk.

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 Fargo Growth Plan 2024 designates the subject property as “Urban Neighborhood” place type. The P/I zoning is the appropriate zoning for government-owned facilities in any place type. The proposed development is consistent with the “schools with recreational amenities” designation in the Horace Mann Neighborhood Brief of the Core Neighborhoods Plan 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, and to Horace Mann Neighborhood representatives. To date, staff has received and responded to two 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)

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 **Horace Mann School Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Core Neighborhoods Plan, 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: January 6th, 2026

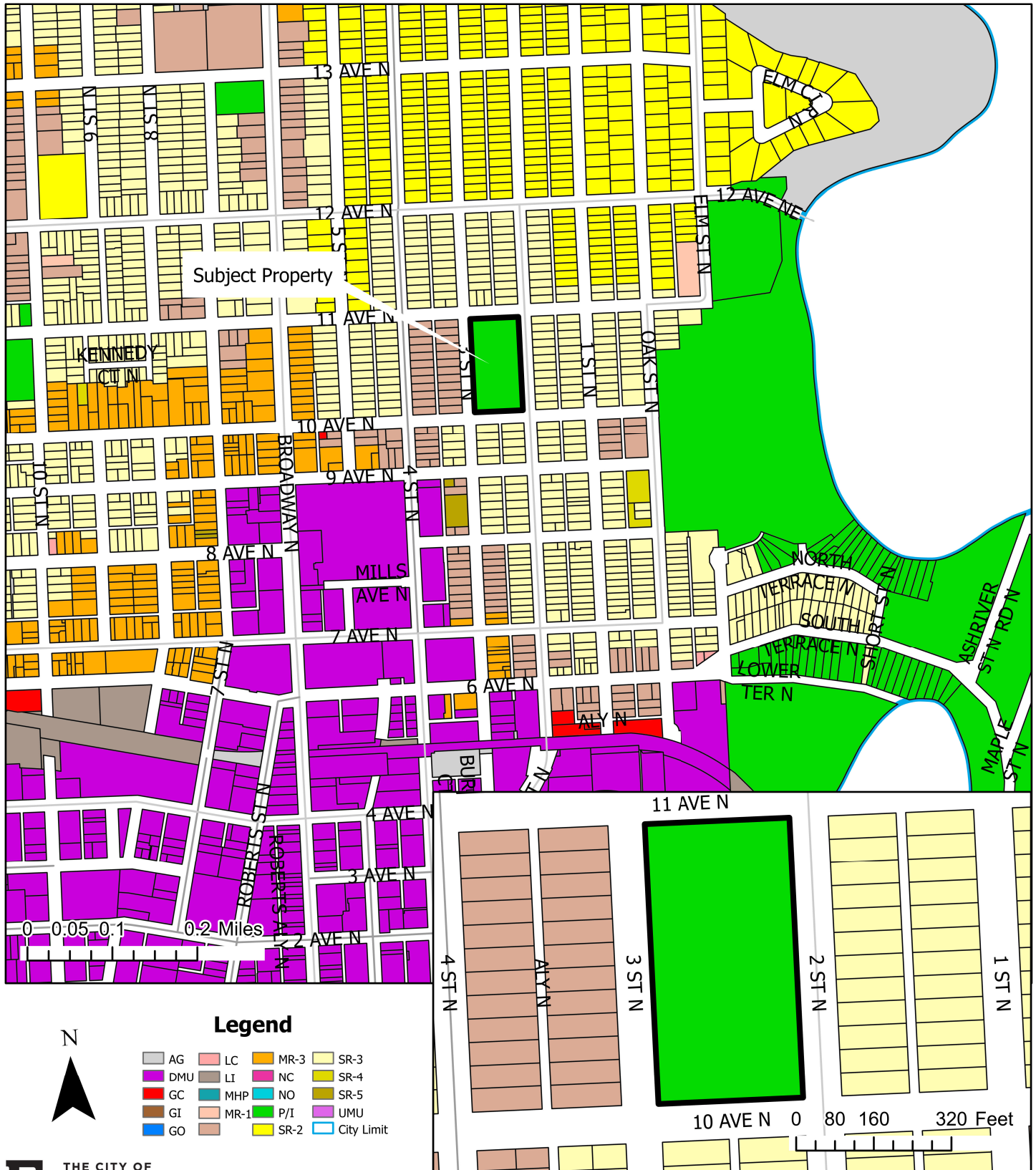
Attachments:

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

Minor Subdivision

Horace Mann School Addition

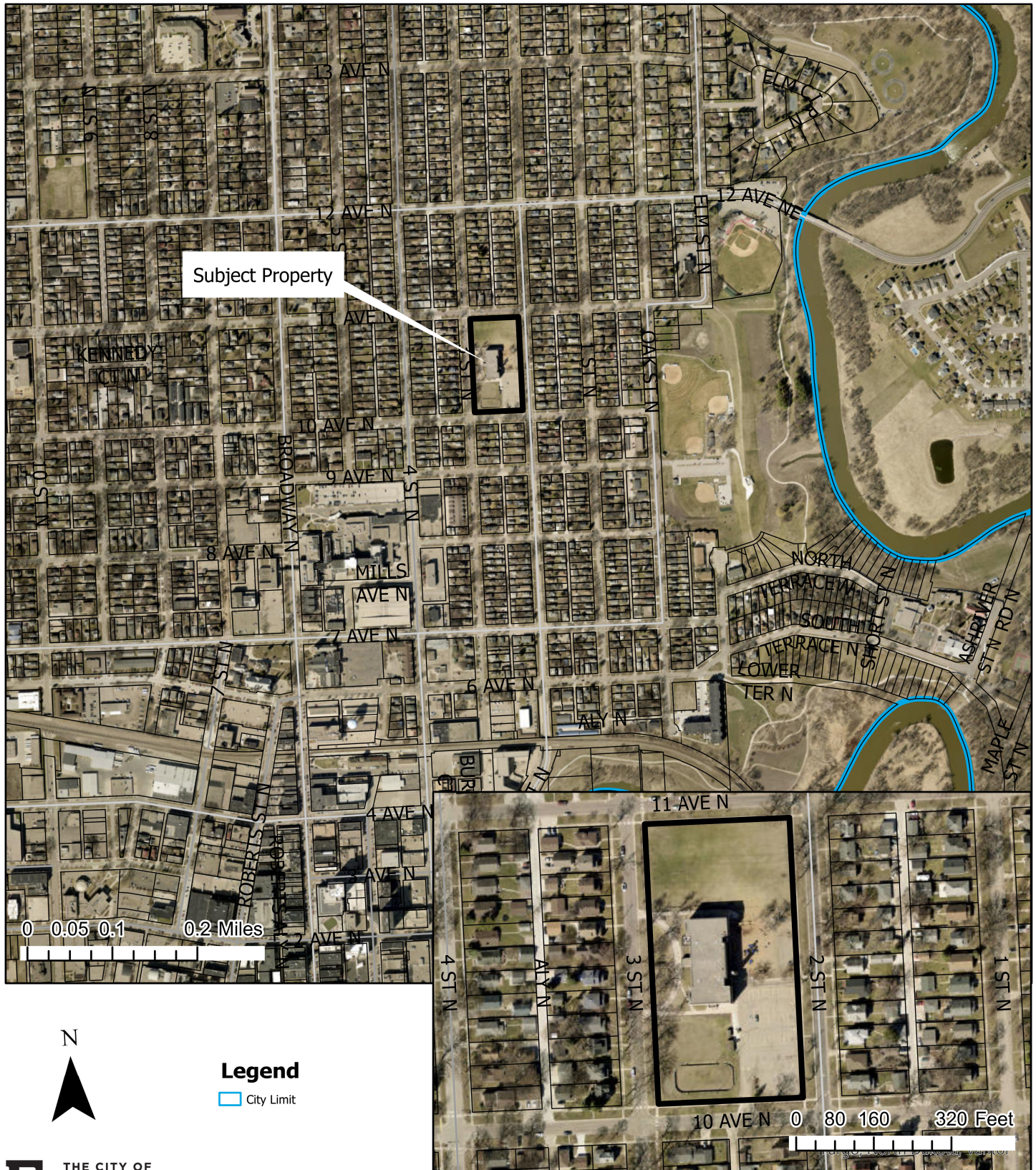
1025 3 Street North



Minor Subdivision

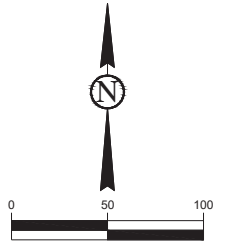
Horace Mann School Addition

1025 3 Street North



HORACE MANN SCHOOL ADDITION

A REPLAT OF LOTS 1 THRU 24, AND THE VACATED ALLEY IN BLOCK 11, HECTOR'S ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- U.E. PUBLIC UTILITY EASEMENT
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- - - NEW EASEMENT LINE

SURVEY INFORMATION

DATE OF SURVEY: JULY 2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

NOTES

- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

FOR RECORDING PURPOSES ONLY

HORACE MANN SCHOOL ADDITION
A REPLAT OF LOTS 1 THRU 24, AND THE VACATED ALLEY IN BLOCK 11, HECTOR'S ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARGO PUBLIC SCHOOL DISTRICT, IS THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THRU 24, AND THE VACATED ALLEY IN BLOCK 11, HECTOR'S ADDITION

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS HORACE MANN SCHOOL ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID HORACE MANN SCHOOL ADDITION, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 3.98 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
KATIE CHRISTENSEN MINEER
PRESIDENT FARGO SCHOOL BOARD

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KATIE CHRISTENSEN MINEER, PRESIDENT FARGO SCHOOL BOARD, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS HORACE MANN SCHOOL ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

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 COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & STEVEN SPRAGUE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

City of Fargo Staff Report			
Title:	Clara Barton School Addition	Date:	12/30/2025
Location:	1404, 1406 7th Street South and 1417 6th Street South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1 through 25, Block 13, Huntington's Addition		
Owner(s)/Applicant:	Fargo Public Schools / Lowry Engineering	Engineer:	Lowry Engineering
Entitlements Requested:	Zone Change (from P/I, Public/Institutional and SR-2, Single-Dwelling Residential to P/I, Public/Institutional); Minor Subdivision (Replat of Lots 1 through 25, Block 13, Huntington's Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: January 6 th , 2026		

Existing	Proposed
Land Use: Public elementary school	Land Use: No change
Zoning: P/I, Public/Institutional; SR-2, Single-Dwelling Residential	Zoning: P/I, Public/Institutional
Uses Allowed: <u>P/I</u> Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, schools, offices, commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, and major entertainment events and certain telecommunication facilities <u>SR-2</u> Allows detached houses, daycare centers up to 12 children, parks and open space, religious institutions, safety services, schools, basic utilities, and certain telecommunications facilities.	Uses Allowed: No change to P/I.
Maximum Lot Coverage Allowed—P/I: Depends on adjacent zoning Maximum Density—SR-2: 5.4 dwelling units per acre	Maximum Lot Coverage Allowed: No change to P/I

Proposal:
<p>The applicant requests approval of two entitlements:</p> <ol style="list-style-type: none"> 1. A zoning change from P/I, Public/Institutional and SR-2, Single-Dwelling Residential to P/I, Public/Institutional; and 2. A plat of the Clara Barton School Addition, a replat of Lots 1 through 25, Block 13, Huntington's Addition to the City of Fargo, Cass County, North Dakota

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.

Surrounding Land Uses and Zoning Districts:

- North: SR-2, Single-Dwelling Residential and SR-3, Single-Dwelling Residential; single-dwelling residences
- East: SR-2, Single-Dwelling Residential single-dwelling residences
- South: SR-2, Single-Dwelling Residential; single-dwelling residences
- West: SR-2, Single-Dwelling Residential; single-dwelling residences

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Urban Neighborhood" place type. The primary use in this place type is small lot single family detached housing. Elementary schools are an appropriate use in the Urban Neighborhood, and the P/I, Public/Institutional zoning is the usual zoning applied to government-owned facilities.

The Clara Barton Neighborhood Brief of the Core Neighborhoods Plan designates this property as "Schools with recreational amenities." The existing and 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 Hawthorne/Clara Barton Elementary, Ben Franklin Middle, and North High schools.

Neighborhood: The subject property is located within the Clara Barton neighborhood.

Parks: Clara Barton Park, is on the subject property and provides amenities of softball fields, a basketball court, outdoor skating rinks, a playground and a warming house.

Pedestrian / Bicycle: There is an on-road bike facility within the right of way of 7th Street South, along the west property frontage.

MATBus Route: MATBus Route 16, which provides service to from the downtown Ground Transportation Center, south to 17th Avenue South, and west to West Acres, runs along 5th Street South, one block east of the subject property, and has stops at 14th Avenue and 5th Street and at 15th Avenue and 5th Street.

Staff Analysis:

The requested subdivision combines the 25 Fargo Public School District owned lots into a single lot, and adds easements for utilities and sidewalk. The zone change unifies all lots under a single zoning designation, P/I.

The subject property was platted in 1881 as part of Huntington's Addition. The current Clara Barton elementary school was built in 1926 on Lots 1 through 23. The school has expanded on the site over the last 100 years. The zoning was changed on these 23 lots from SR-2 to P/I in 1998 (Ord. 2967).

Lot 24 was acquired in 1992 and zone changed from SR-2 to P/I in 2019 (Ord. 5207).

Lot 25 was acquired in 2025 and a zone change from SR-2 to P/I is proposed with this entitlement.

Lot 26 (1402 7th Street South) remains in private ownership and is not part of this subdivision or zone change.

No redevelopment of the Clara Barton school site is currently scheduled.

Zone Change

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. 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 portion of the property that was owned by the Fargo Public School District prior to 2025 is zoned P/I. The additional property acquired by that District in 2025 is zoned SR-2. The zone change will incorporate all properties into a single subdivision, to be zoned P/I. **(Criteria Satisfied)**

2. 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. Lots in the subdivision front on existing dedicated public streets. These streets will provide access and public utilities to serve the development. **(Criteria satisfied)**

3. 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 and Clara Barton Neighborhood representatives. To date, Planning staff has received no comments or inquiries about the project. 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)**

4. 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 proposed development is consistent with the recently adopted Fargo Growth Plan 2024. **(Criteria satisfied)**

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 Fargo Growth Plan 2024 designates the subject property as "Urban Neighborhood" place type. The P/I zoning is the appropriate zoning for government-owned facilities in any place type. The proposed zoning and development are consistent with the "schools with recreational amenities" designation in the Clara Barton Neighborhood Brief of the Core Neighborhoods Plan. 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 and Clara Barton Neighborhood representatives. To date, Planning staff has received no comments or 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 1) zone change from SR-2, Single-Dwelling Residential and P/I, Public/Institutional to P/I, Public/Institutional and 2) plat of the **Clara Barton School Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Core Neighborhoods Plan, the standards of Article 20-06, Sections 20-0906.F (1-4) and 20-0907.B.and C and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: January 6th, 2026

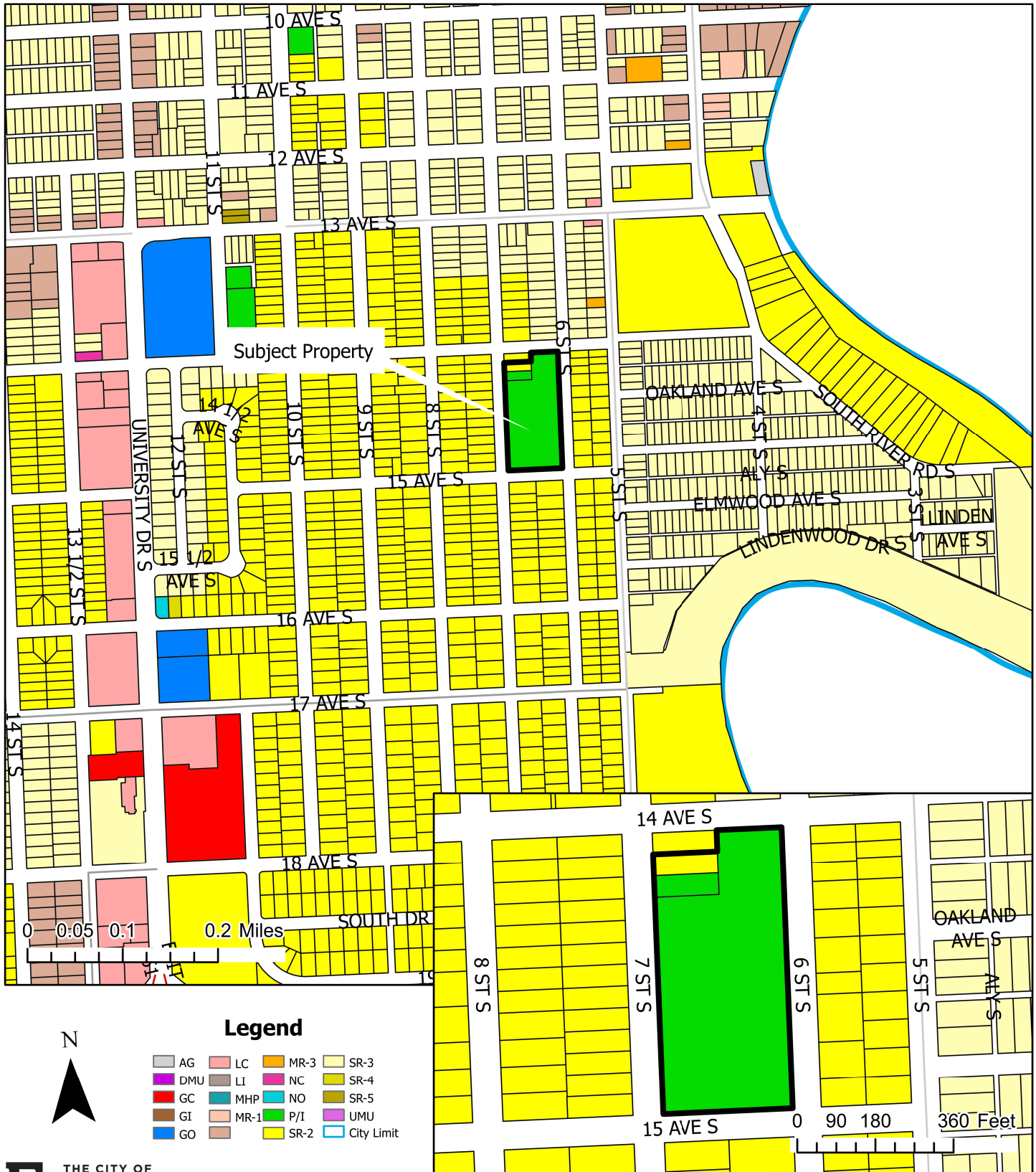
Attachments:

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

Minor Subdivision and Zone Change from SR-2, Single-Dwelling Residential & P/I, Public and Institutional to P/I, Public and Institutional zoning district

Clara Barton School Addition

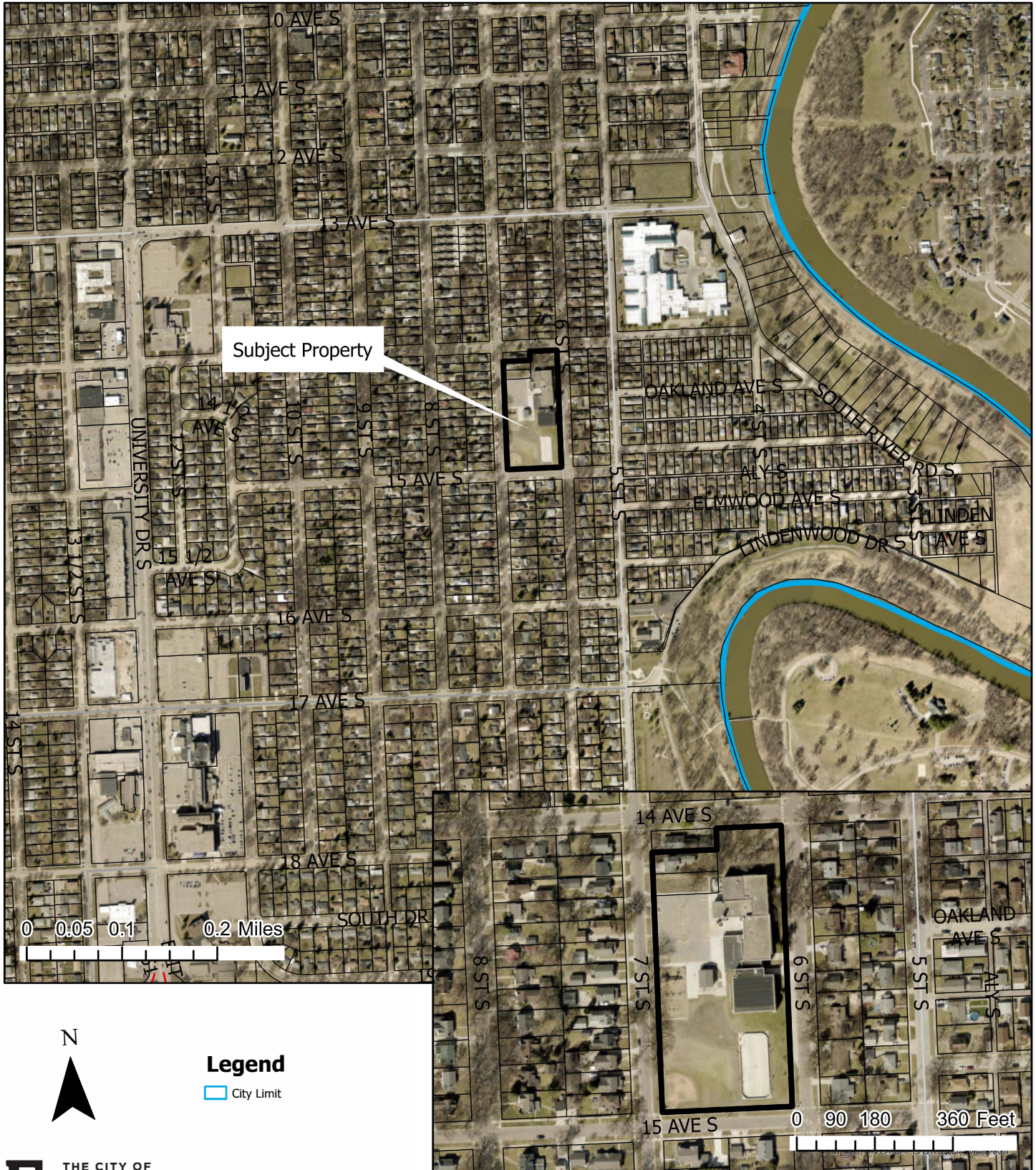
1404 & 1406 7 Street South:
1417 6 Street South



Minor Subdivision and Zone Change from SR-2, Single-Dwelling Residential & P/I, Public and Institutional to P/I, Public and Institutional zoning district

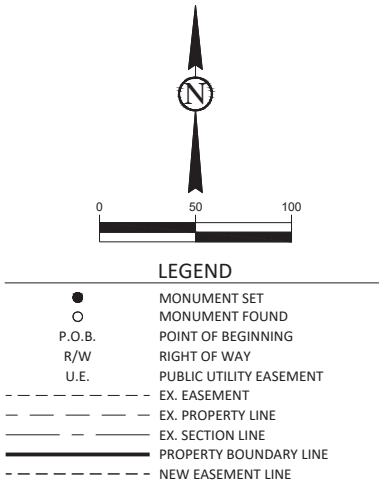
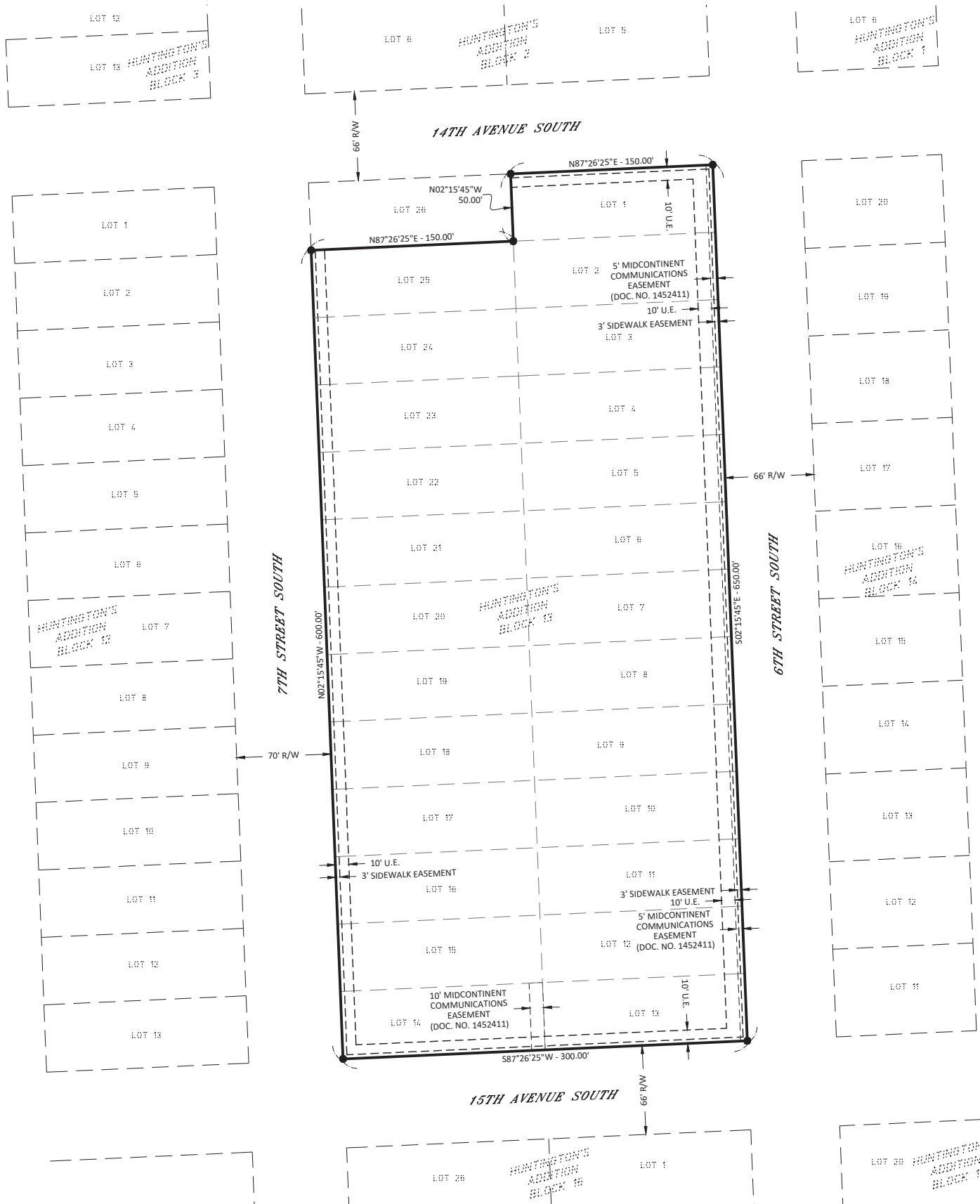
Clara Barton School Addition

1404 & 1406 7 Street South:
1417 6 Street South



CLARA BARTON SCHOOL ADDITION

A REPLAT OF LOTS 1 THRU 25, BLOCK 13, HUNTINGTON'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



FOR RECORDING PURPOSES ONLY

CLARA BARTON SCHOOL ADDITION

A REPLAT OF LOTS 1 THRU 25, BLOCK 13, HUNTINGTON'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARGO PUBLIC SCHOOL DISTRICT, IS THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THRU 25, BLOCK 13, HUNTINGTON'S ADDITION

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS CLARA BARTON SCHOOL ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID CLARA BARTON SCHOOL ADDITION, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 4.30 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
KATIE CHRISTENSEN MINEER
PRESIDENT FARGO SCHOOL BOARD

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KATIE CHRISTENSEN MINEER, PRESIDENT FARGO SCHOOL BOARD, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS CLARA BARTON SCHOOL ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

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 COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & STEVEN SPRAGUE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

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**City of Fargo
Staff Report**

Title:	Annexation of a portion of the North Half of Section 10, Township 138 North, Range 49 West	Date: Update:	11/25/2025 12/30/2025
Location:	6620, 6630, and 6750 43rd Street South; 3800 and 3900 64th Avenue South; 6688 and 6800 45th Street South	Staff Contact:	Maegin Elshaug, Planning Coordinator
Legal Description:	Portion of the North Half of Section 10, Township 138 North, Range 49 West, of the 5th Principal Meridian, Cass County, North Dakota		
Owner(s)/Applicant:	Enclave Covey, LLC / Dabbert Custom Homes, LLC / Brookstone Property, LLC / City of Fargo	Engineer:	Moore Engineering
Entitlements Requested:	Planning Commission review of consistency with Fargo Growth Plan 2024		
Status:	Planning Commission review January 6, 2026		

Proposal:

The applicant requests one entitlement:

1. Annexation of an approximately 122.95 acre portion of the North Half of Section 10, Township 138 North, Range 49 West, of the 5th Principal Meridian, Cass County, North Dakota

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.

Surrounding Land Uses and Zoning Districts:

- North: P/I, Public & Institutional with school use, and across 64th Avenue South is AG, Agricultural and LC, Limited Commercial with C-O, Conditional Overlay with agricultural use;
- East: AG with agricultural uses;
- South: AG with agricultural uses;
- West: Across 45th Street South is AG with agricultural use.

Staff Analysis:

This 122.95 acre property, located between Interstate 29 and 45th Street South, is proposed to be annexed as part of a larger proposed subdivision, Covey Ranch Third Addition, described in "Concurrent Subdivision And Zone Change" below. The boundary of the annexation plat and the subdivision plat are not exact, as portions within the subdivision plat have previously been annexed.

This is an owner-initiated annexation. This annexation is by ordinance, pursuant to the process described in North Dakota Century Code Section 40-51.2 (the Municipal Annexation Act of 1969).

PROJECT NOTE

The annexation plat is concurrent with subdivision plat and zoning change applications (see more in the "Concurrent Subdivision and Zone Change" section below). At the December 2, 2025 meeting, staff presented the items with a recommendation to provide additional time to coordinate. The Planning Commission continued the items to the January 6, 2026 Planning Commission meeting.

OWNERSHIP

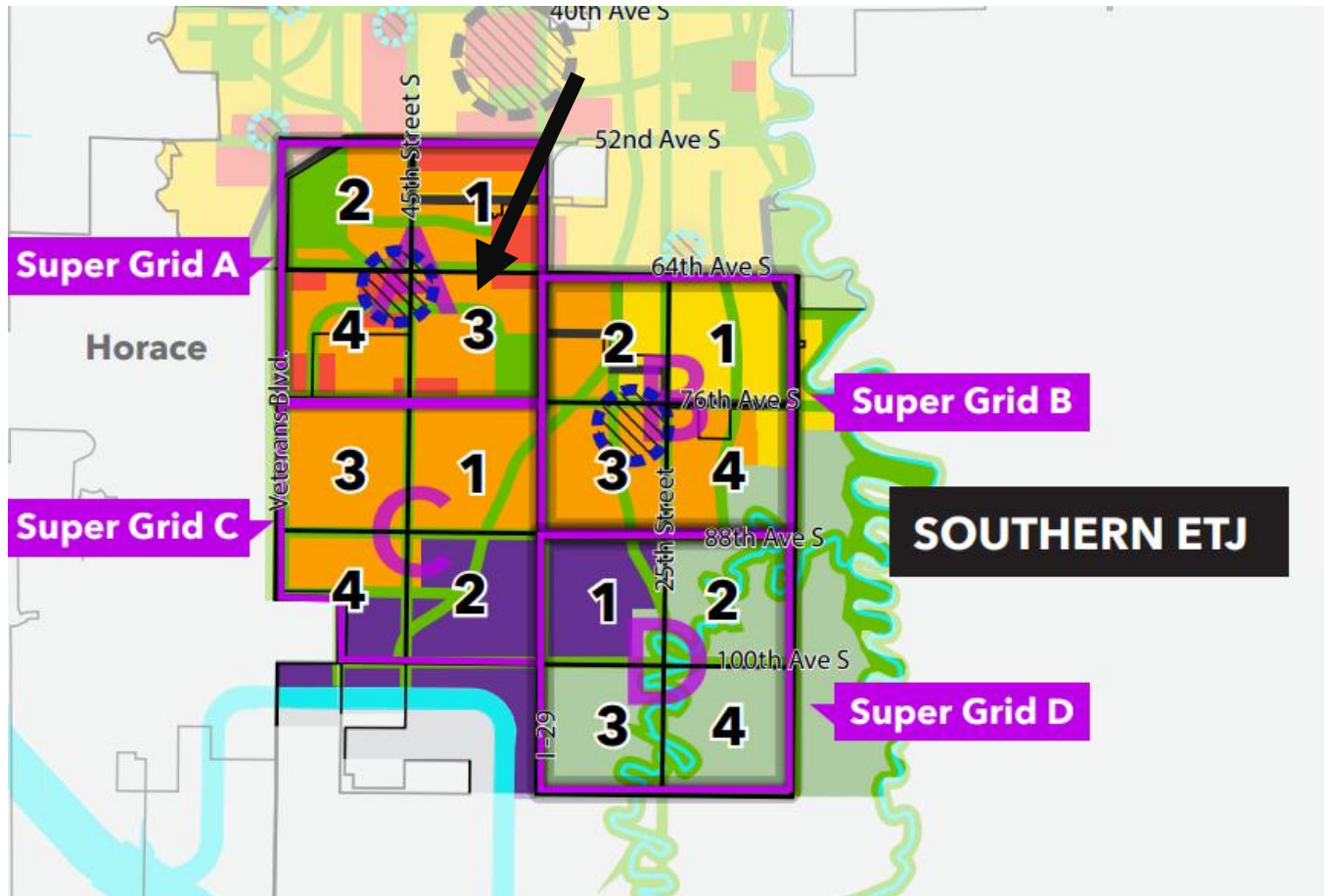
The entire property involved in the annexation is owned, or will be owned by recordation, by the applicants, Enclave Covey, LLC; Dabbert Custom Homes, LLC; Brookstone Property, LLC; and the City of Fargo. The

City of Fargo owns areas of 64th Avenue South and 45th Street South, which are being dedicated part of the Covey Ranch Third Addition plat, and is working on acquiring some property related to necessary storm water infrastructure (storm water channel) and will own the property at the time of plat recordation. There are no existing residences or businesses in the annexation area. A large part of the annexation area is used for agriculture at this time.

PLAN CONSISTENCY

The proposed annexation area is adjacent to city limits and is depicted within Super Grid Number A3 of the Southern ETJ of the Fargo Growth Plan 2024, as shown on the graphic below.

Streets and city utility lines that will be developed within the proposed annexation area will be contiguous with existing streets and city utility lines.



The future place type designation is “Urban Neighborhood.”

Primary uses within this place type are

- small lot single-family detached housing
- duplexes

Secondary uses are

- triplex, and quadplex,
- townhomes up to 10 units per building,
- pockets of multi-family structures,
- places of worship,
- schools,
- daycare centers,
- home offices,
- neighborhood-scale retail and services.

The development proposed by the Covey Ranch Third Addition is consistent with this place type.

CONCURRENT SUBDIVISION AND ZONE CHANGE

The entire annexation area will be incorporated into the proposed Covey Ranch Third Addition, which includes a subdivision and zone change. The subdivision will create 157 lots in 8 blocks, including two lots to remain as agricultural and undeveloped at this time; 142 lots for single-dwelling residences; four lots for multi-dwelling residences; six lots for commercial development; two lots for Park purposes to be owned by the Fargo Park District; and two lots for storm water purposes to be owned by the City of Fargo. The staff report for Covey Ranch Third Addition provides details of these applications. The Covey Ranch Third Addition is going through the review and hearing process concurrently with this annexation, and appears as items 1.a and 1.b on the January 6, 2026 Planning Commission agenda.

PROCESS

The Planning Commission will evaluate this proposed annexation for consistency with Fargo Growth Plan 2024. A hearing will be scheduled for this annexation at the City Commission concurrently with the final plat and zone change hearing for the Covey Ranch Third Addition.

Staff Recommendation:

Staff recommends the Planning Commission find that the proposed annexation of a Portion of the North Half of Section 10, Township 138 North, Range 49 West, of the 5th Principal Meridian, Cass County, North Dakota to be consistent with the Fargo Growth Plan 2024.

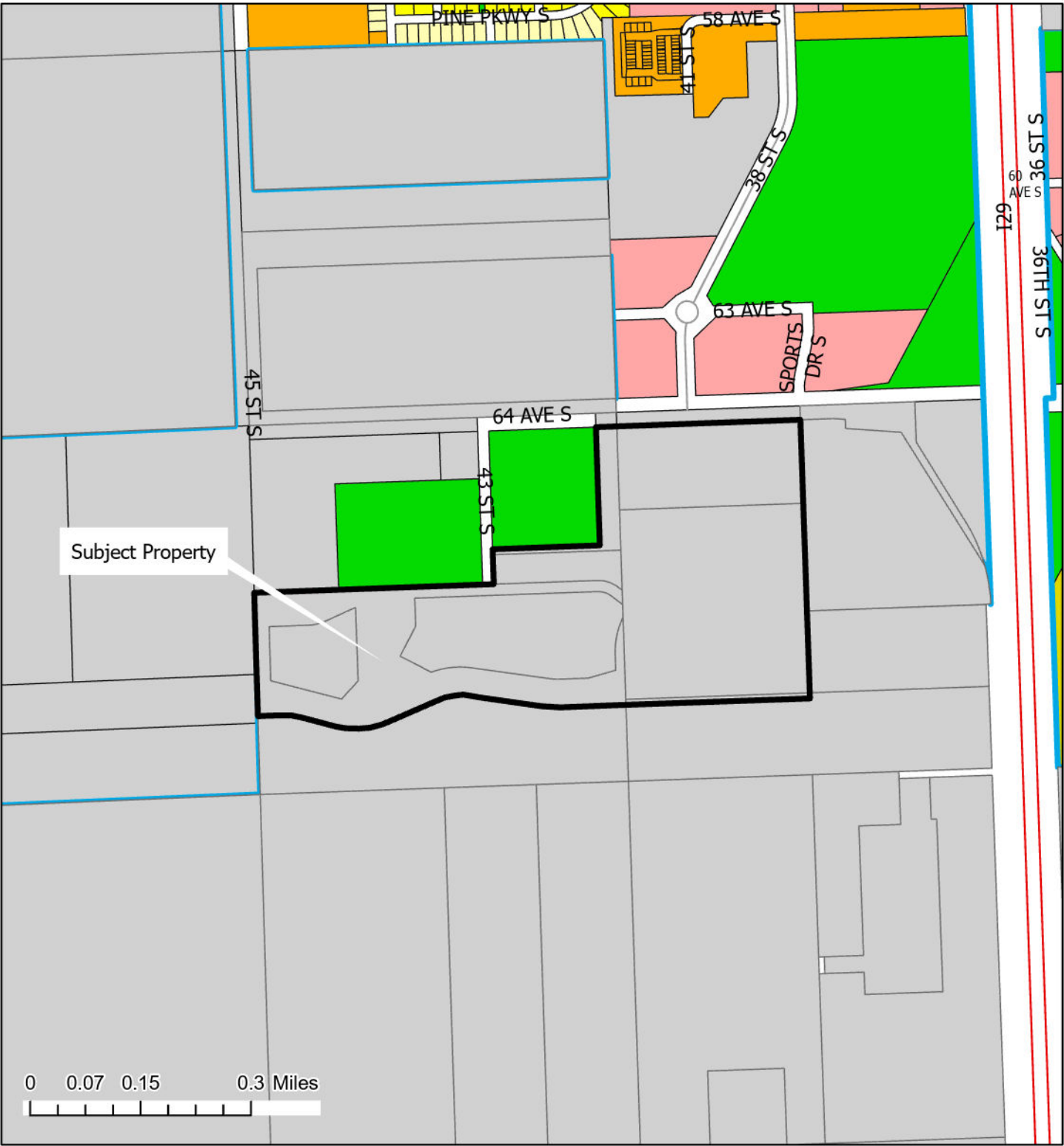
Attachments:

1. Zoning map
2. Location map
3. Preliminary Annexation plat

Annexation

Portion of the north half of
Sec. 10, T138N, R49W

3800 & 3900 64th Avenue South;
6620, 6630 & 6750 43rd Street South;
6800 & 6688 45th Street South



Legend

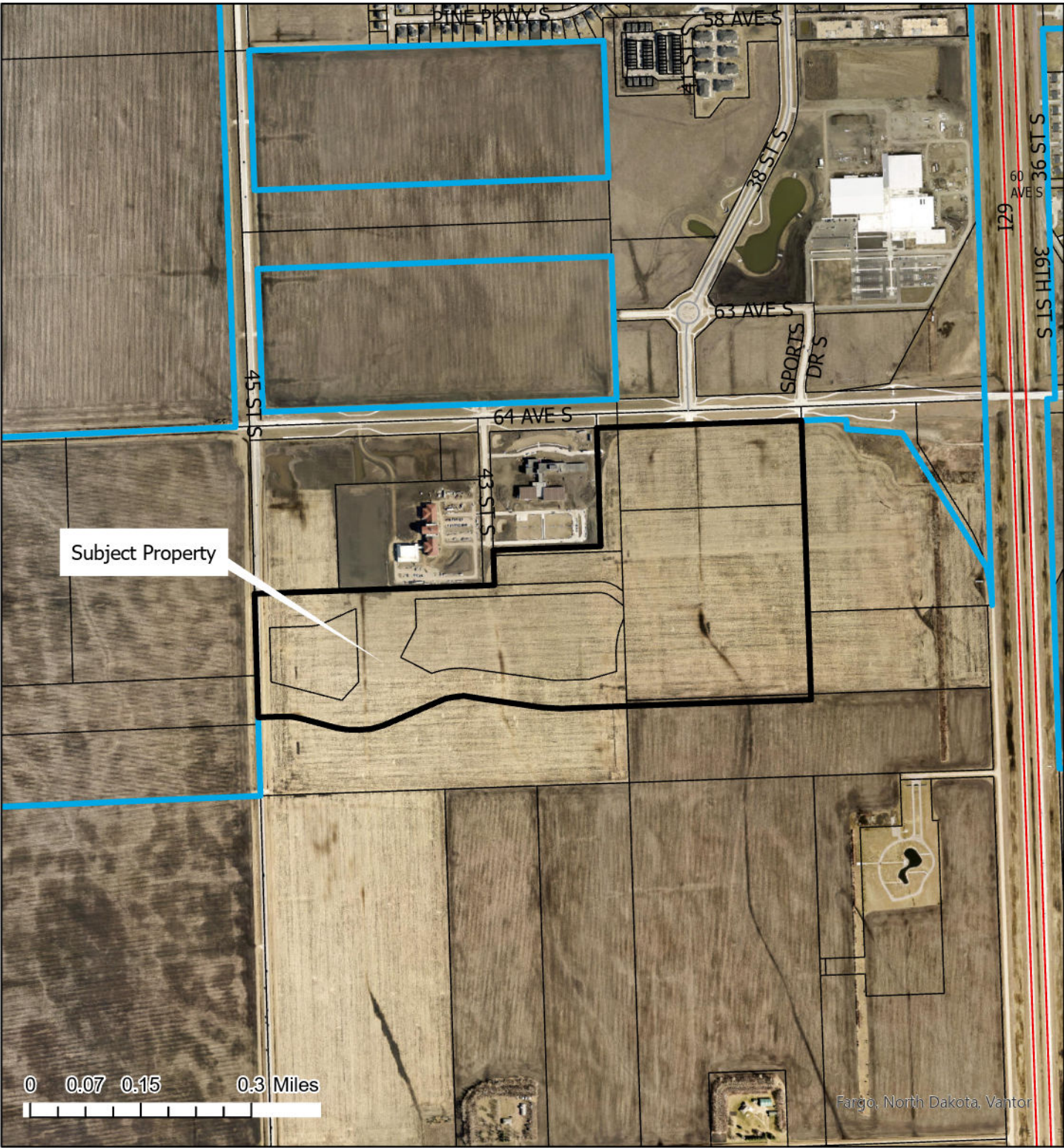
AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO		SR-2	City Limit

Fargo Planning Commission
December 2, 2025

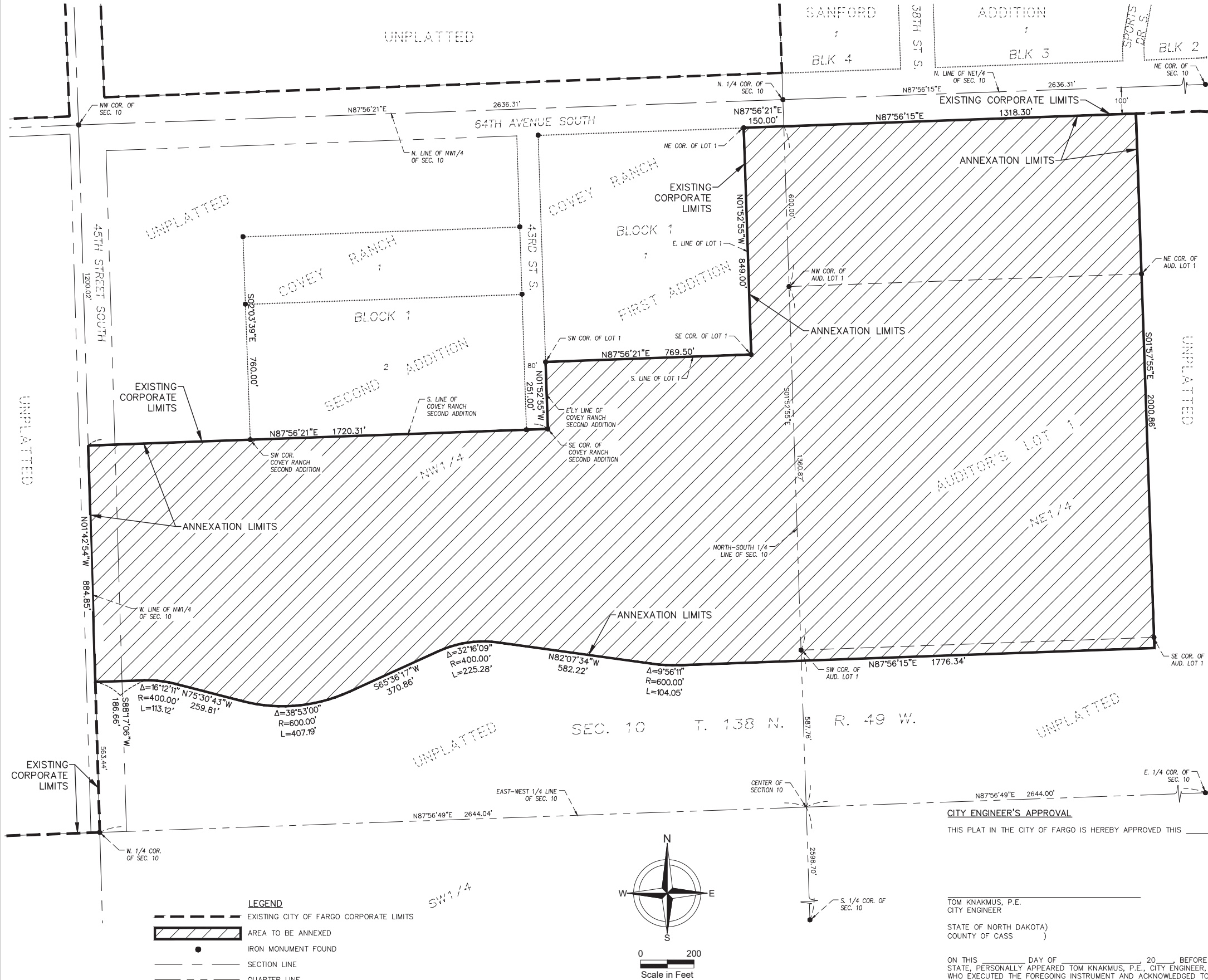
Annexation

Portion of the north half of
Sec. 10, T138N, R49W

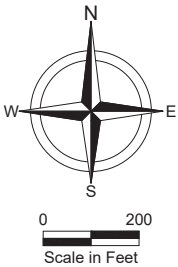
3800 & 3900 64th Avenue South;
6620, 6630 & 6750 43rd Street South;
6800 & 6688 45th Street South



ANNEXATION PLAT
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



- LEGEND**
- EXISTING CITY OF FARGO CORPORATE LIMITS
 - ▨ AREA TO BE ANNEXED
 - IRON MONUMENT FOUND
 - SECTION LINE
 - QUARTER LINE
 - EXISTING PLATTED LOT
 - EXISTING RIGHT-OF-WAY



BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10 HAS AN ASSIGNED BEARING OF N01°42'54"W.

CERTIFICATE

AARON SKATTUM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED ANNEXATION PLAT TO THE CITY OF FARGO; THAT THE PROPERTY REPRESENTED IN THE PLAT IS A PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY ANNEXED TO THE CITY OF FARGO; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT AND THE EXTERIOR BOUNDARY LINES OF SAID LAND ANNEXED TO THE CITY OF FARGO ARE AS FOLLOWS, TO WIT:

THAT PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF COVEY RANCH FIRST ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID BLOCK 1 A DISTANCE OF 150.00 FEET TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 10; THENCE NORTH 87 DEGREES 56 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL WITH, AND 100.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,318.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF AUDITOR'S LOT 1 OF SAID NORTHEAST QUARTER, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01 DEGREE 57 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY EXTENSION, AND ALONG THE EASTERLY LINE OF SAID AUDITOR'S LOT 1, AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 2,000.86 FEET TO A POINT ON A LINE LYING 40.00 FEET SOUTH OF, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID AUDITOR'S LOT 1; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1,776.34 FEET; THENCE WESTERLY 104.05 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 11 SECONDS; THENCE NORTH 82 DEGREES 07 MINUTES 34 SECONDS WEST A DISTANCE OF 582.22 FEET; THENCE WESTERLY 225.28 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 09 SECONDS; THENCE SOUTH 65 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 370.86 FEET; THENCE WESTERLY 407.19 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 53 MINUTES 00 SECONDS; THENCE NORTH 75 DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 259.81 FEET; THENCE WESTERLY 113.12 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 12 MINUTES 11 SECONDS; THENCE SOUTH 88 DEGREES 17 MINUTES 06 SECONDS WEST A DISTANCE OF 186.66 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01 DEGREE 42 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, AND ALONG THE CURRENT CITY OF FARGO CORPORATE LIMITS A DISTANCE OF 884.85 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF COVEY RANCH SECOND ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG SAID WESTERLY EXTENSION, AND ALONG THE SOUTHERLY LINE OF SAID COVEY RANCH SECOND ADDITION, AND ALONG THE CURRENT CITY OF FARGO CORPORATE LIMITS A DISTANCE OF 1,720.31 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID COVEY RANCH SECOND ADDITION, AND ALONG THE CURRENT CITY OF FARGO CORPORATE LIMITS A DISTANCE OF 251.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 1, AND ALONG THE CURRENT CITY OF FARGO CORPORATE LIMITS A DISTANCE OF 769.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 1 A DISTANCE OF 849.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 122.95 ACRES, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



AARON SKATTUM
REGISTERED LAND SURVEYOR
NO. LS-6153

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON SKATTUM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TIMOTHY J. MAHONEY, MAYOR

CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR AND _____, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TOM KNAKMUS, P.E.
CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUS, P.E., CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

SHEET 1 OF 1
PROJ. NO. 21246



PRELIMINARY
2025-12-18

MEMORANDUM

TO: ALL DEPARTMENTS

FROM: ALBERT GIBSON, PLANNING AND DEVELOPMENT DEPARTMENT *AG*

DATE: DECMEBER 22, 2025

SUBJECT: 2026 PLANNING COMMISSION MEETING SCHEDULE

Listed below are the Planning Commission meeting dates for the calendar year 2026.

2026 Meeting Schedule

Planning Commission Meetings
January 6
February 3
March 3
April 7
May 5
June 2
July 7
August 4
September 1
October 6
November 3
December 1
Planning Commission meetings will be held the 1st Tuesday of each month at 3:00 p.m. in the Commission Chambers at City Hall.