

FARGO PLANNING COMMISSION AGENDA
Tuesday, July 7, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of June 2, 2026

C: Public Hearing Items:

1. Hearing on an application requesting a Plat of **Champions Gate at Prairie Farms Fourth Addition** (Minor Subdivision) a replat of Lots 1-2, Block 1, Champions Gate at Prairie Farms Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5475 and 5505 31st Street South) (Designer Homes of Fargo-Moorhead/Houston Engineering, Inc.) (dk)
2. Hearing on an application requesting a Plat of **Berg Addition** (Minor Subdivision) a replat of Lots 1-5, Block 11, Lots 22-26, Block 12, part of the vacated 22nd Street North right-of-way, and part of the vacated alley along the West line of Block 11, Tyler's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2202 5th Avenue North) (Arnold Berg, Jr./Justin Berg Realty) (dk)
3. Hearing on an application requesting a Plat of **Christianson 32nd Avenue South Fourth Addition** (Minor Subdivision) a replat of Lots 1-2, Block 1, Christianson 32nd Avenue South Third Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3102 and 3150 36th Street South) (Christianson Properties, LLC/Christianson Companies) (lm)
- 4a. Hearing on an application requesting a Zoning Change from AG, Agricultural to GC, General Commercial with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, and MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay on the proposed **Back 40 Addition**. (Located at 6711 and 6801 38th Street South) (Back 40, LLLP/Goldmark Design and Development) (me): CONTINUED TO AUGUST 4, 2026
- 4b. Hearing on an application requesting a Plat of **Back 40 Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 6711 and 6801 38th Street South) (Back 40, LLLP/Goldmark Design and Development) (me): CONTINUED TO AUGUST 4, 2026

D: Other Items:

1. Petition for waiver of sidewalk in portions of Adams Fifth and Ninth Additions; Sanders Addition. (Thunder Road South)
2. Nominating Committee
3. Staff Updates

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

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

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

BOARD OF PLANNING COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, June 2, 2026

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 3:00 p.m., Tuesday, June 2, 2026.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Scott Stofferahn, Art Rosenberg, Amy Hass, Tyler Mohs, Paul Gleye, Tracy Jordre

Absent: Thomas Schmidt, Michael Betlock, Brett Shewey, Joseph Cecil

Chair Tasa called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Chair Tasa noted the addition of two non-hearing items to the Agenda: Item D.1 Land Development Code process and updates and Item D.2 Summary of City Commission meeting regarding Lost Creek Addition.

Member Gleye moved the Order of Agenda be approved as presented with the addition of Items D.1 and D.2. Second by Member Rosenberg. All Members present voted aye and the motion was declared carried.

Item B: Minutes: Regular Meeting of May 5, 2026

Member Stofferahn moved the minutes of the May 5, 2026 Planning Commission meeting be approved. Second by Member Mohs. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: The Cul-de-Sac of Cottagewood First Addition

Hearing on an application requesting a Plat of The Cul-de-Sac of Cottagewood First Addition (Major Subdivision) a replat of Lots 17-18, Block 1, Cottagewood First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3856 and 3870 47th Avenue South) (Craig Helenske): APPROVED

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

Member Hass moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat The Cul-de-Sac of Cottagewood First Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Section 20-0907 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Gleye. On call of the roll Members Gleye, Rosenberg, Jordre, Stofferahn, Hass, Mohs, and Tasa voted aye. Absent and not voting: Members Betlock, Cecil, Schmidt, and Shewey. The motion was declared carried.

Item 2: RWA Third Addition

Hearing on an application requesting a Plat of RWA Third Addition (Minor Subdivision) a replat of Lots 3-4, Block 1, Replat of RWA Addition, including a subdivision waiver for drain setback, to the City of Fargo, Cass County, North Dakota. (Located at 801, 845, and 909 34th Street North) (Bullinger Enterprises, LLLP/Houston Engineering): APPROVED

Planning Coordinator Donald Kress presented the staff report stating all approval criteria have been met and staff is recommending approval. He noted an updated plat was provided to the Board.

Member Stofferahn moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat RWA Third Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Section 20-0907. B and C, and Section 20-0907.D.3 (a-c) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Rosenberg, Hass, Mohs, Gleye, Jordre, Stofferahn, and Tasa voted aye. Absent and not voting: Members Betlock, Cecil, Schmidt, and Shewey. The motion was declared carried.

Item 3: Selkirk Place Sixth Addition

3a. Hearing on an application requesting a Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential on the proposed Selkirk Place Sixth Addition. (Located at 6655 Selkirk Drive South) (NICD, LLC/EagleRidge Development): APPROVED

3b. Hearing on an application requesting a Plat of Selkirk Place Sixth Addition (Minor Subdivision) a replat of Lot 10, Block 3, Selkirk Place Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 6655 Selkirk Drive South) (NICD, LLC/EagleRidge Development): APPROVED

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

Fargo resident Chris Coen spoke in opposition to the application noting he is an advocate of keeping a variety of housing options in the area.

Member Jordre moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential, and 2) Subdivision Plat Selkirk Place Sixth Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06. Section 20-0907.B and C, and Section 20-0906.F (1-4) of the Land Development Code and all other applicable requirements of the Land Development Code. Second by Member Hass. On call of the roll Members Gleye, Hass, Stofferahn, Mohs, Jordre, Rosenberg, and Tasa voted aye. Absent and not voting: Members Betlock, Cecil, Schmidt, and Shewey. 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 location of the dumpster, and the additional parking.

Member Stofferahn moved the findings and recommendations of staff be accepted and 1) the Conditional Use Permit to allow household living in the GC, General Commercial zoning district be approved as the proposal complies with Section 20-0909.D (1-6) of the Land Development Code, and all other applicable 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. Residential Protection Standards apply, unless otherwise approved through the waiver process.
6. Signage shall be affixed to the building and meet Sign Code requirements.
7. 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.

8. 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.
9. Ground floor facades that face public streets shall have windows or glazing for no less than 23% of the facade.
10. 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.
11. Future permits are generally consistent with the updated site plan provided in June 2, 2026 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 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 parking ratio of 1.8 spaces per unit shall be provided.
2. Bicycle facilities shall be required.
3. Future permits are generally consistent with the site plan provided in June 2, 2025 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning Staff.

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

Other Items:

D.1 Update on Land Development Code Process

Director of Planning and Development Nicole Crutchfield provided an update and overview of next steps.

Discussion was held on the direction of comments that have been received.

Planning Coordinator Kim Citrowske spoke, noting that different opinions on some topics have been received, but work is being done on reconciling the differences.

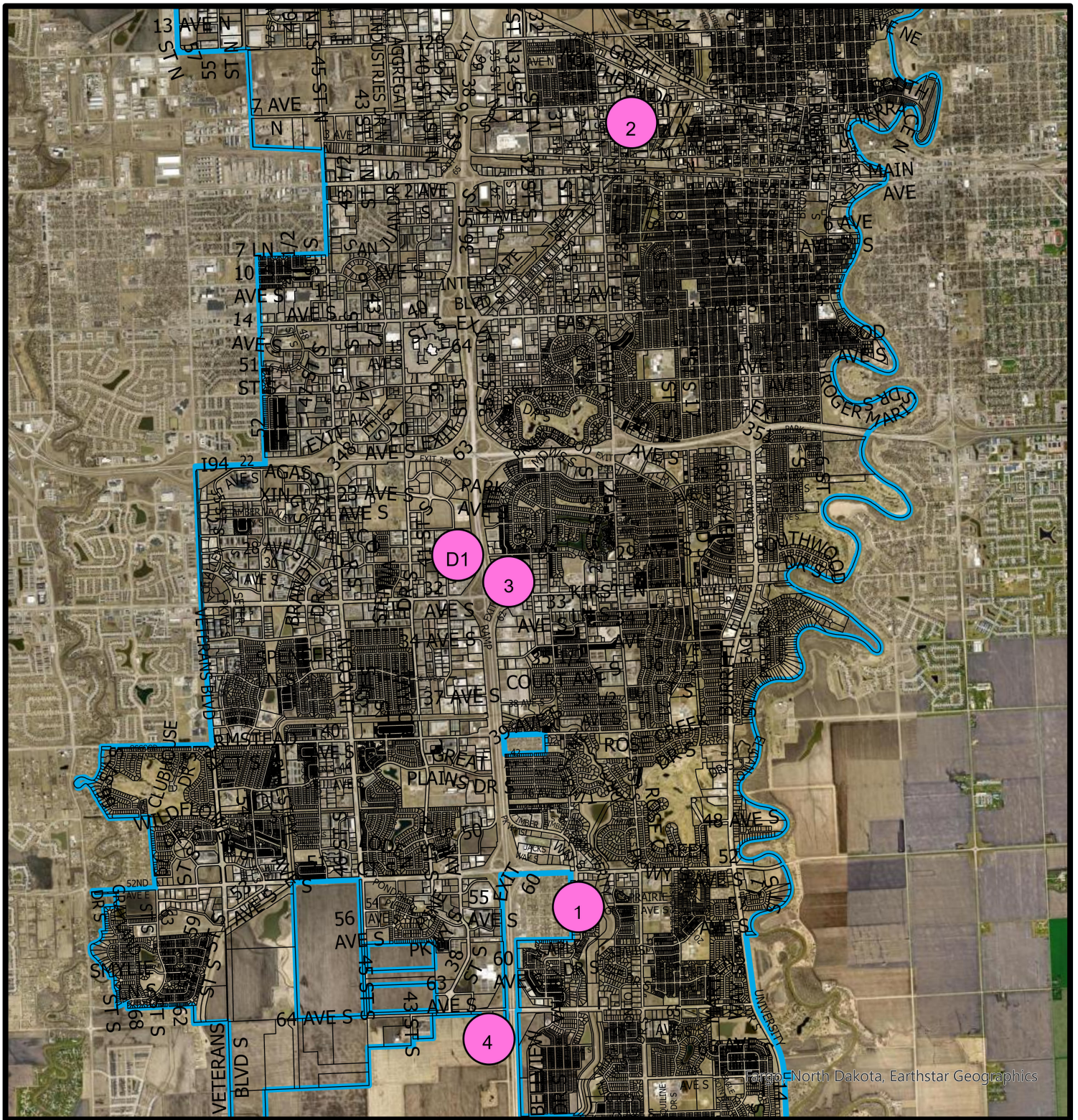
Additional discussion was held on future input opportunities for the Planning Commission and direction for the Planning Commissioners to better understand their role when reviewing and reding through the drafts.

D.2 Lost Creek Addition Update

Ms. Crutchfield provided an update on the case that was heard at the May 26 City Commission meeting, noting that it was continued to the June 22 City Commission meeting.

Discussion was held on next steps, notifying Planning Commissioners of any updates, possible special meeting of the City Commissioners, and timing.

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



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Agenda Items Map
Fargo Planning Commission
July 7, 2026



Agenda Items

Continued Items:

4 - Back 40 Addition

1 - Champions Gate at Prairie Farms Fourth Addition

2 - Berg Addition

3 - Christianson 32nd Avenue South Fourth Addition

Other Items

D2 - Waiver of Sidewalk

**City of Fargo
Staff Report**

Title:	Champions Gate at Prairie Farms Fourth Addition	Date:	7/1/2026
Location:	5475 and 5505 31st Street South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1 and 2, Block 1, Champion's Gate at Prairie Farms Second Addition		
Owner(s)/Applicant:	Designer Homes of Fargo Moorhead / Houston Engineering, Inc.	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lots 1 and 2, Block 1, Champion's Gate at Prairie Farms Second Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: July 7th, 2026		

Existing	Proposed
Land Use: Platted but not developed	Land Use: Single-Dwelling Residence
Zoning: SR-3, Single dwelling residential	Zoning: No change
Uses Allowed: allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities	Uses Allowed: No change
Maximum Density Allowed: 8.7 dwelling units per acre	Maximum Density Allowed: No change

Proposal:

The applicant requests approval of one entitlement:

1. A plat of the **Champions Gate at Prairie Farms Fourth Addition**, a replat of Lots 1 and 2, Block 1, Champion's Gate at Prairie Farms Second 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: P/I, Public/Institutional, with park and open space use;
- East: P/I, Public/Institutional, with park and open space use; and SR-4, with single family use
- South: SR-3, with single family use; some lots are undeveloped
- West: City of Frontier—lots adjacent to the proposed subdivision are large lot detached single family residences.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Suburban Neighborhood" place type. The primary use in this place type is small to medium lot single family detached housing. The SR-3 zoning is consistent with this place type designation.

(continued on next page)

Context:

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

Neighborhood: The subject property is located within the Maple Valley neighborhood.

Parks: Prairie Farms Park (5400 31st Street South) is located east across 31st Street South from the subject property. This park has amenities of a basketball court, grill, picnic table, playgrounds for ages 2-5 and 5-12 recreational trails, and a shelter.

Pedestrian / Bicycle: An off-road bike facility is located along 52nd Avenue South, approximately one-quarter mile north of the subject property. Additionally, there are paths within Prairie Farms Park, as noted above. All these paths are components of the metro area trail system.

MATBUS Route: The subject properties are not located along a MATBUS route.

Staff Analysis:**SUBDIVISION**

The area of the proposed subdivision has been included in two previous subdivisions, as shown in the chart below.

SUBDIVISION	YEAR	BLOCK	LOTS or portions thereof
Prairie Farms	2014	6	14, 15
Champions Gate at Prairie Farms	2018	1	1 through 4
Champions Gate at Prairie Farms Second Addition	2025	1	1 and 2

(NOTE: There is also a Champions Gate at Prairie Farms Third Addition, but the proposed Fourth Addition is not a replat of the Third Addition. The Third Addition is a replat of different lots in the Second Addition.)

The proposed subdivision combines Lots 1 and 2, Block 1, into a single lot. Though Lot 1 has an area of over 27,000 feet, and a building envelope (within the setbacks) of almost 15,000 square feet, the developer believes the configuration of this lot, with its long, curved frontage and narrowing “tail” to the north, does not allow him to build the type of homes he envisions for this subdivision, so his intent is to combine it with Lot 2 into a single large lot.

Lot 1 currently includes a subdivision sign. This sign will be in an easement and will be maintained by the HOA.

A private driveway with two access points from 31st Street South serves the individual lots in the Champions Gate at Prairie Farms subdivision, so the lots do not have individual driveways directly onto 31st Street South. The proposed plat depicts the vacation of the portion of this access easement on Lot 2, as this will no longer be necessary since Lots 1 and 2 will be combined.

Staff has determined that neither an amenities plan nor a developer agreement is required for this subdivision.

The LDC stipulates that the following criteria are met before a minor plat 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 area of the subject property as “Suburban Neighborhood.” The SR-3 zoning is generally consistent with this growth plan designation. 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, staff has received and responded to one inquiry 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)**

Recommended Motion

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 **Champions Gate at Prairie Farms Fourth Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C of the Land Development Code, and all other applicable requirements of the Land Development Code.”

Planning Commission Recommendation: July 7th, 2026

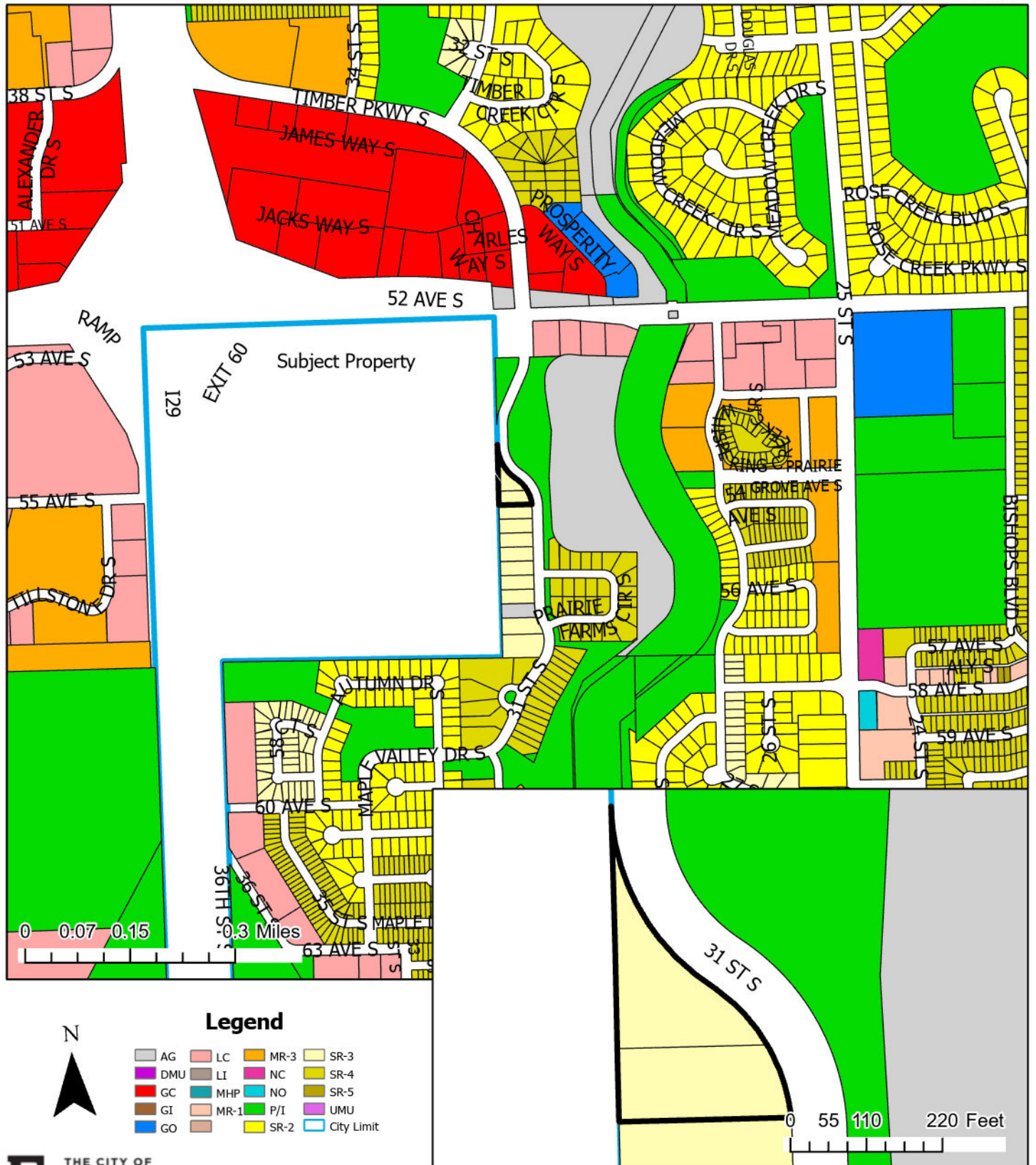
Attachments:

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

Minor Subdivision

Champions Gate at Prairie Farms Fourth Addition

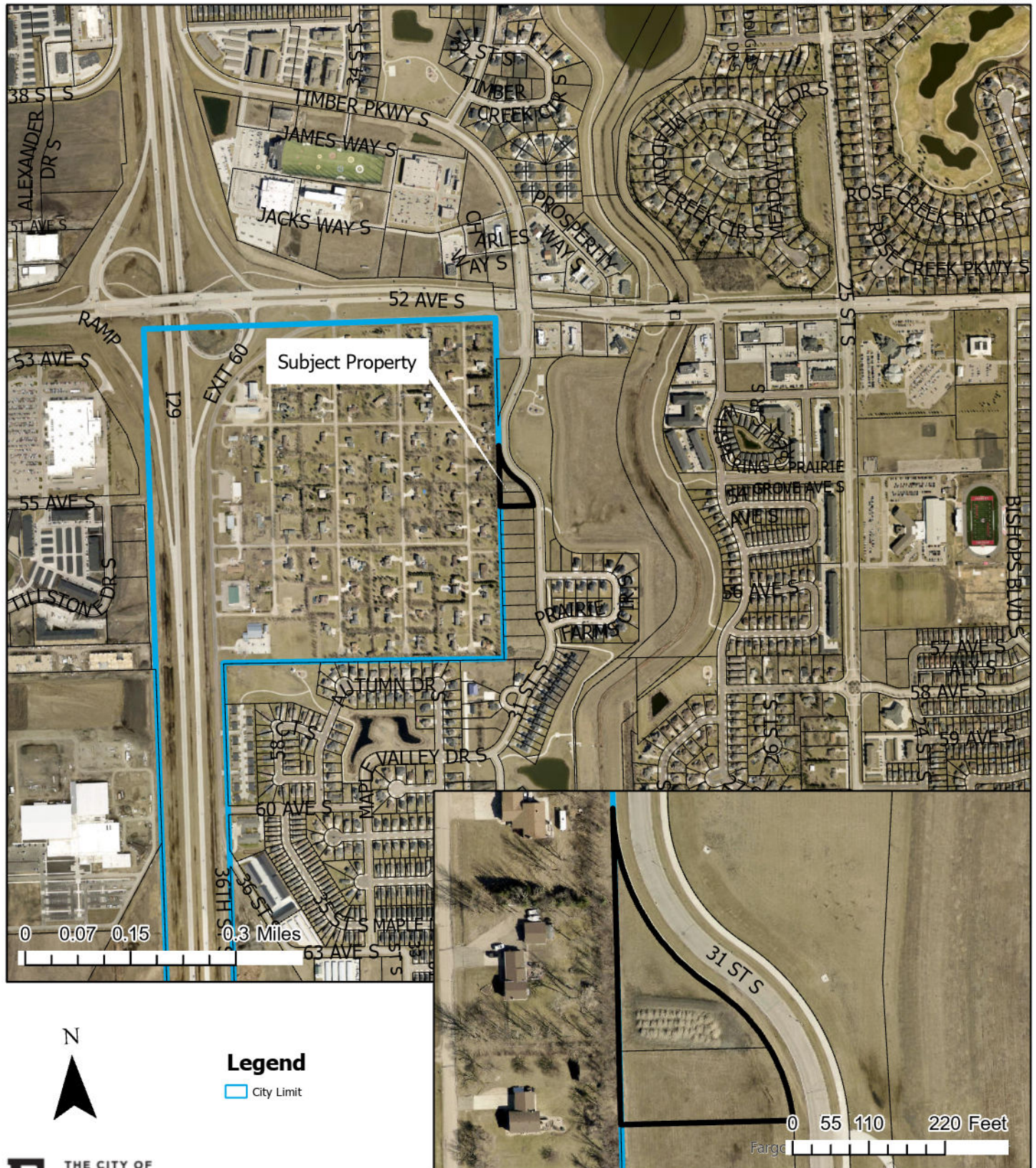
5505 &
5475 31st Street South



Minor Subdivision

Champions Gate at Prairie Farms Fourth Addition

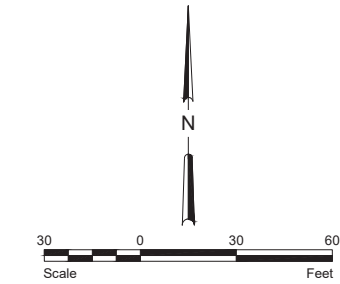
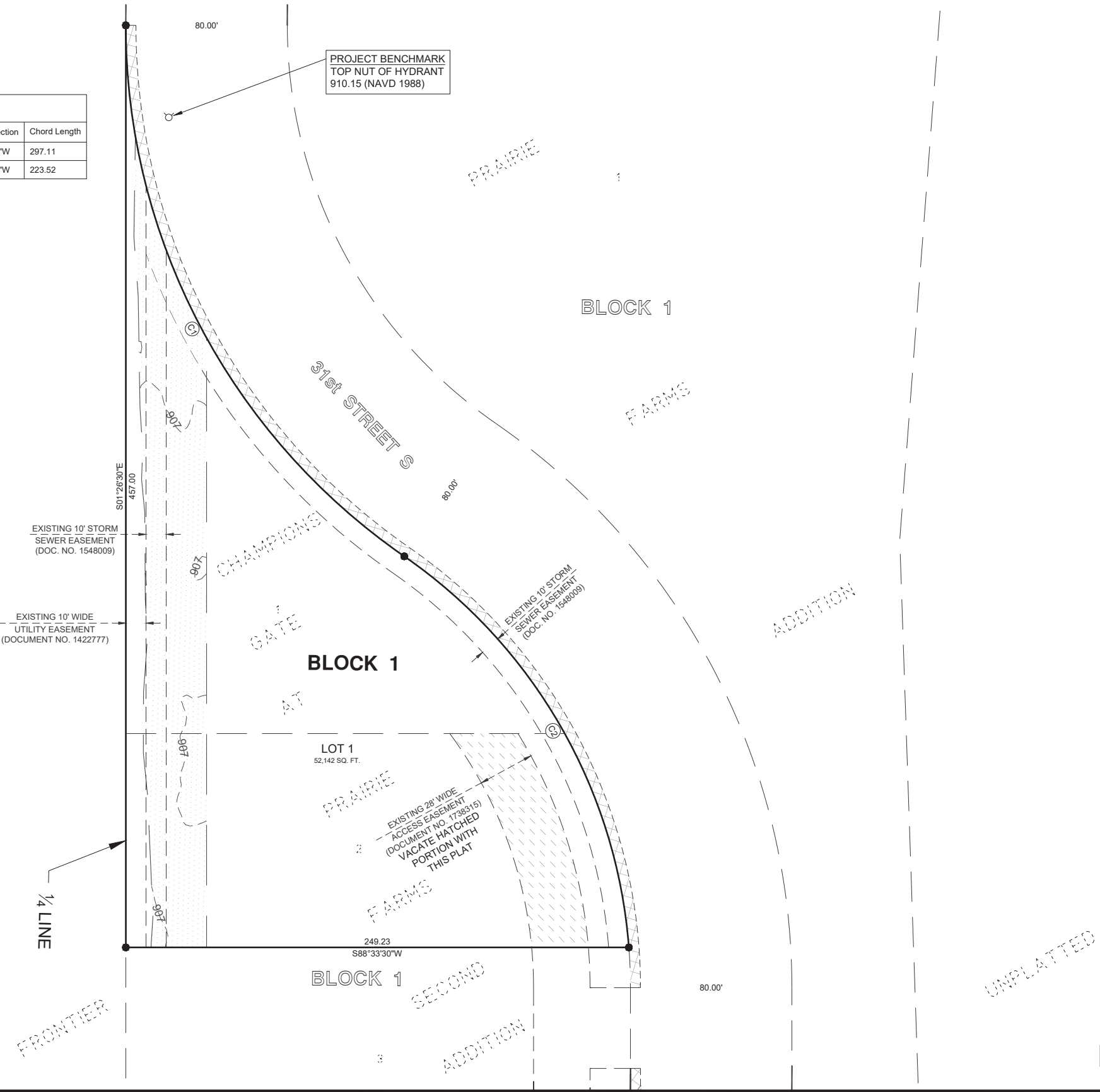
5505 &
5475 31st Street South



CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	308.98	320.00	55°19'19"	N29°06'09"W	297.11
C2	231.05	260.00	50°55'00"	N31°18'19"W	223.52



LEGEND	
IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	- - - - -
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	[Hatched Box]
EXISTING NEGATIVE ACCESS EASEMENT	[Cross-hatched Box]
PRIVATE ACCESS EASEMENT TO BE VACATED BY THIS PLAT	[Diagonal-hatched Box]

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

- NOTES:
1. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
 2. A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G DATED JAN. 16, 2015.
 3. BASE FLOOD ELEVATION = 906.6' (NAVD 1988)
 4. AREAS WITHIN FEMA ZONE AE ARE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT.
 5. ELEVATION CONTOURS ARE ONLY SHOWN WITHIN FEMA ZONE AE.

PRELIMINARY PLAT

CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Designer Homes of Fargo-Moorhead LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lots 1 and 2, Block 1, Champions Gate at Prairie Farms Second Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.197 acres, more or less.

And that said party does hereby vacate the Access Easement as designated for vacation on this plat; and has caused the above described tract of land to be surveyed and replatted as **CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:

Designer Homes of Fargo-Moorhead LLC

Robert Leslie, President

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared Robert Leslie, President of Designer Homes of Fargo-Moorhead LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said Corporation.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as Fargo City Engineer.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 20____.

Timothy J. Mahoney, Mayor

Attest: _____
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Timothy J. Mahoney and Angie Bear, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public _____

**City of Fargo
Staff Report**

Title:	Berg Addition	Date:	7/1/2026
Location:	2202 5 th Avenue North	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Lots 1-5, Block 11, Lots 22-26, Block 12, part of the vacated 22nd Street North right-of-way, and part of the vacated alley along the West line of Block 11, Tyler's Addition to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Arnold Berg, Jr. /Justin Berg Realty	Engineer:	Lowry Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lots 1-5, Block 11, Lots 22-26, Block 12, part of the vacated 22nd Street North right-of-way, and part of the vacated alley along the West line of Block 11, Tyler's Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: July 7 th , 2026		

Existing	Proposed
Land Use: Vehicle parking	Land Use: Unchanged
Zoning: LI, General Industrial.	Zoning: Unchanged
Uses Allowed : Colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunications facilities.	Uses Allowed: Unchanged
Maximum Lot Coverage Allowed: Maximum 85% building coverage.	Maximum Lot Coverage Allowed: Unchanged

Proposal:

The applicant requests one entitlement:

- A minor subdivision, entitled **Berg Addition** which is a replat of Replat of Lots 1-5, Block 11, Lots 22-26, Block 12, part of the vacated 22nd Street North right-of-way, and part of the vacated alley along the West line of Block 11, Tyler'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: LI, industrial service with industrial uses

- East: SR-3, Single-Dwelling Residential with residential use
- South: LI, industrial uses
- West: LI, industrial uses

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as “Transitional Industrial/Commercial.” The future land use map in the Madison/Unicorn Park Neighborhood Implementation Brief of the Core Neighborhoods Plan designates the subject property as “Industrial / Warehouse.” The existing LI, Limited Industrial zoning and the current industrial land uses are consistent with this place type and land use designation. No zone change is proposed.

Context:

Schools: The subject property is located within the Fargo School District, specifically within the Madison Elementary, Ben Franklin Middle, and Fargo North High schools.

Neighborhood: The subject property is in the Madison/Unicorn Park neighborhood.

Parks: There are no parks within a quarter mile of the subject property.

Pedestrian / Bicycle: There are no shared use paths adjacent to the subject property.

Bus Route: MATBus Route 17 runs along 20th Street North, with a stop two blocks east of the subject property. This route connects the downtown Ground Transportation Center with the industrial areas along 2nd, 7th, and 12th Avenue North.

Staff Analysis:

SUBDIVISION

The proposed subdivision replats several lots and portions of a vacated street and alley within Tyler’s Addition into a two-lot, one block subdivision. The buildings on the subject property are used as shops and offices; most of the property is used for truck parking. These uses are intended to continue, with no further development is planned at this time. The applicant intends to convey Lot 2 to another business for use as a truck parking area.

At staff’s direction, the applicant has added a 10-foot wide easement for the exclusive use of the City between the two existing sanitary sewer and water line easements.

Staff has created an amenities plan addressing stormwater management and has forwarded it to the applicant for review.

FINDINGS

Minor Subdivision

The LDC stipulates that the following criteria is met before a minor plat 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.**

This subdivision is intended to replat several lots and portions of a vacated street and alley within Tyler's Addition into a two-lot, one block subdivision. The Fargo Growth Plan 2024 designates the place type of the subject property as "Transitional Industrial/Commercial." The future land use map in the Madison/Unicorn Park Neighborhood Implementation Brief of the Core Neighborhoods Plan designates the subject property as "Industrial / Warehouse." The existing LI, Limited Industrial zoning and current industrial uses are consistent with this place type and land use designation. No zone change is proposed. 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, staff has received and responded to one inquiry about the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all 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 principals.

(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission the proposed plat of **Berg Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Core Neighborhoods Plan, Standards of Article 20-06, Sections 20-0907 B and C of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: July 7th, 2026

Attachments:

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

Minor Subdivision

Berg Addition

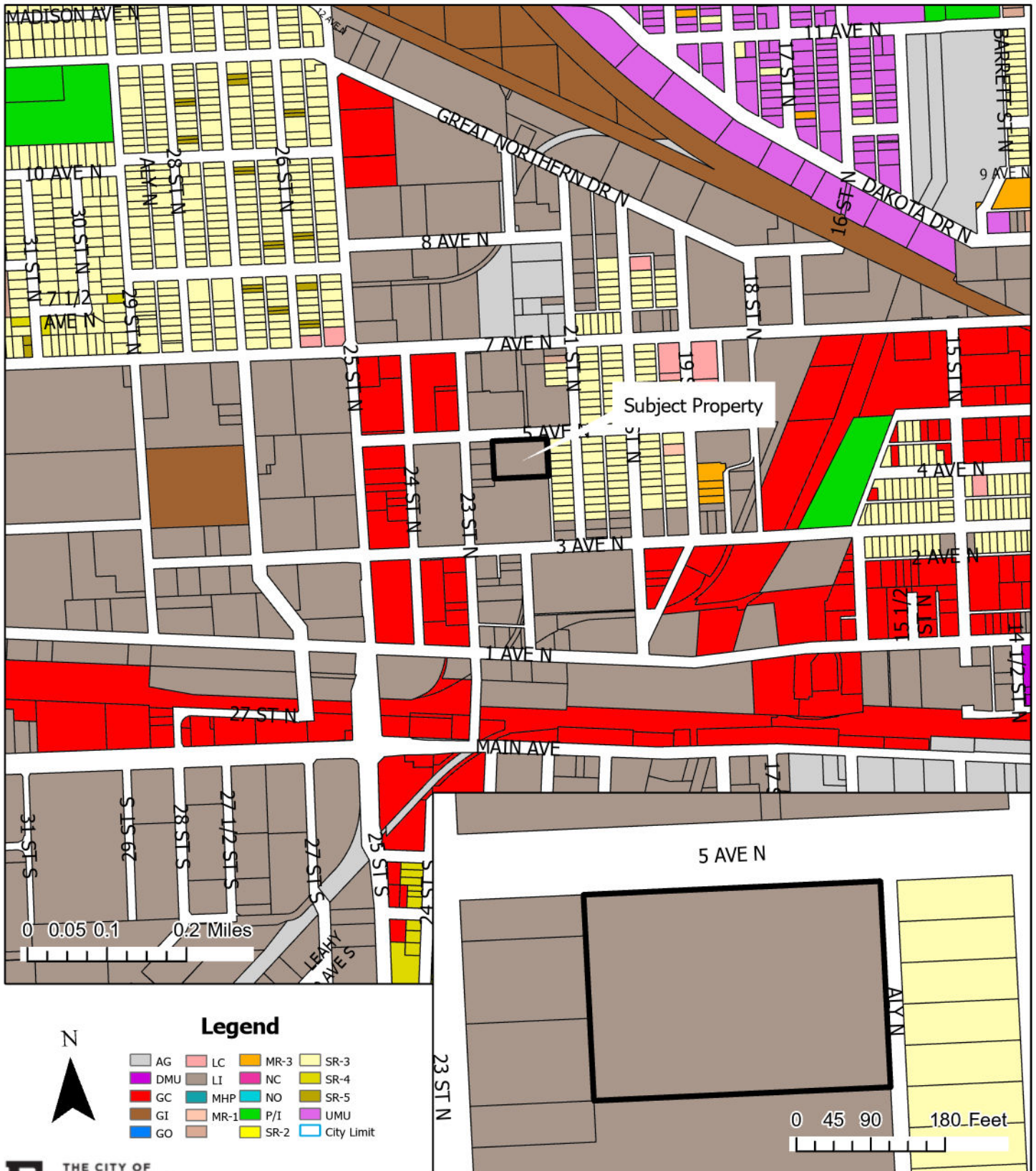
2202 5th Avenue North



Minor Subdivision

Berg Addition

2202 5th Avenue North

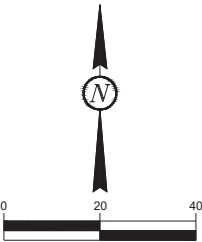


BERG ADDITION

A REPLAT OF LOTS 1 THRU 5, BLOCK 11 AND LOTS 22 THRU 26 BLOCK 12, TYLER'S ADDITION AND PART OF THE VACATED 22ND STREET RIGHT OF WAY AND THE EAST HALF OF THE VACATED ALLEY ADJACENT TO LOTS 1 THROUGH 5, BLOCK 11, TYLER'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)

5TH AVE N

P.O.B.



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- P.O.B. (U.E.) POINT OF BEGINNING PUBLIC UTILITY EASEMENT
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- EX. PROPERTY LINE TO BE VACATED HERON
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- ||||| NEW 10' UTILITY EASEMENT
- ||||| NEW 10' SANITARY SEWER AND WATER LINE EASEMENT

SURVEY INFORMATION

DATE OF SURVEY: FEBRUARY, 2026
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

NOTES

1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

FOR RECORDING PURPOSES ONLY

TYLER'S ADDITION
BLOCK 11
LOT 1
44,990 SF
1.03 ACRES

LOT 2
44,990 SF
1.03 ACRES

TYLER'S ADDITION
BLOCK 12

TYLER'S ADDITION
BLOCK 12

RAIL CROSSING FIRST ADDITION
BLOCK 1

C:\Users\RYAN-1\OneDrive\OneDrive\Temp\AddPublic\26704\X-Plat_25124.dwg 07/01/26 09:36:53AM

BERG ADDITION

A REPLAT OF LOTS 1 THRU 5, BLOCK 11 AND LOTS 22 THRU 26 BLOCK 12, TYLER'S ADDITION AND PART OF THE VACATED 22ND STREET RIGHT OF WAY AND THE EAST HALF OF THE VACATED ALLEY ADJACENT TO LOTS 1 THROUGH 5, BLOCK 11, TYLER'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ARNOLD BERG, JR, IS THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26, BLOCK 12, TYLER'S ADDITION; THENCE S02°50'26"E ALONG THE WEST LINE OF THE BLOCK 12 ALLEYWAY A DISTANCE OF 249.95 FEET TO THE SOUTHEAST CORNER OF LOT 22, OF SAID BLOCK 12; THENCE S87°26'04"W A DISTANCE OF 360.00 FEET; THENCE N02°50'26"W A DISTANCE OF 249.95 FEET TO THE SOUTH LINE OF THE 5TH AVENUE NORTH RIGHT OF WAY; THENCE N87°26'04"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS BERG ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY A 10.00 FOOT SANITARY SEWER AND WATER LINE EASEMENT TO THE CITY OF FARGO AS SHOWN ON SAID PLAT, SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID BERG ADDITION, CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 2.06 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
ARNOLD BERG, JR

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARNOLD BERG, JR, 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 BERG 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

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS _____ DAY OF _____, 20____.

JOSH BOSCHEE, MAYOR

ATTEST: _____
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF 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 JOSH BOSCHEE AND ANGIE BEAR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED ON BEHALF OF THE CITY OF FARGO.

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:	Christianson 32 nd Avenue South Fourth Addition	Date:	7/1/2026
Location:	3102 and 3150 36 th Street South	Staff Contact:	Luke Morman, Planner
Legal Description:	Lots 1 and 2, Block 1, Christianson 32 nd Avenue South Third Addition		
Owner(s)/Applicant:	Kyle Freier / Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lots 1-2, Block 1, Christianson 32 nd Avenue South Third Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: July 7 th , 2026		

Existing	Proposed
Land Use: Undeveloped	Land Use: Vehicle repair and undeveloped
Zoning: GC, General Commercial with Conditional Overlay Ord. No. 5385	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishments, office, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities. <i>Conditional Overlay Ord. No. 5358 provides building and site design standards and restricts group living, aviation/surface transportation, major entertainment events, mining, industrial uses, and portable signs in addition to the uses with a strike-through above.</i> <i>Residential Protection Standards Waiver No. 2023-RPSW3 reduces the number of plantings in the landscape buffer between commercial and residential zoned properties.</i>	Uses Allowed: No change <i>Conditional Overlay Ord. No. 5358 and Residential Protection Standards Waiver No. 2023-RPSW3 will carry through to this subdivision.</i>
Maximum Building Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
The applicant requests approval of one entitlement: 1. A minor subdivision to be known as Christian 32nd Avenue South Fourth Addition, a replat of Lots 1-2, Block 1, Christianson 32nd Avenue South Third 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: GC, General Commercial; self-service storage and MR-3, Multi-Dwelling Residential
- East: MR-3, Multi-Dwelling Residential; multi-dwelling structures and GC, General Commercial, with a C-O, Conditional Overlay; retail sales and service
- South: GC, General Commercial, with a C-O, Conditional Overlay; retail sales and service
- West: 36th Street South and Interstate 29 right-of-way.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Mixed Commercial Office and Residential" place type. The existing zoning and proposed development are consistent with this land use designation. No zone change is proposed.

Context:

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

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

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

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

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

Staff Analysis:

The proposed plat will change the existing two lot subdivision into a three-lot minor subdivision entitled Christianson Companies 32nd Avenue South Fourth Addition.

EASEMENTS

On the requested subdivision, the existing 5' wide Electric Easement is intended to be relocated by the applicant with a separate document, who is still coordinating with Xcel Energy on the exact location for their utilities. Additionally, a 30-foot wide ingress/egress and utility easement is being placed on a portion of the shared property line of lots 1 and 2. All other existing easements will carry through with this subdivision. The applicant is coordinating with Staff to update the existing amenities plan that addresses storm water management.

Minor Subdivision

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

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

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

(Criteria Satisfied)

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

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

(Criteria Satisfied)

Staff Recommendation:

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

Planning Commission Recommendation: July 7th, 2026

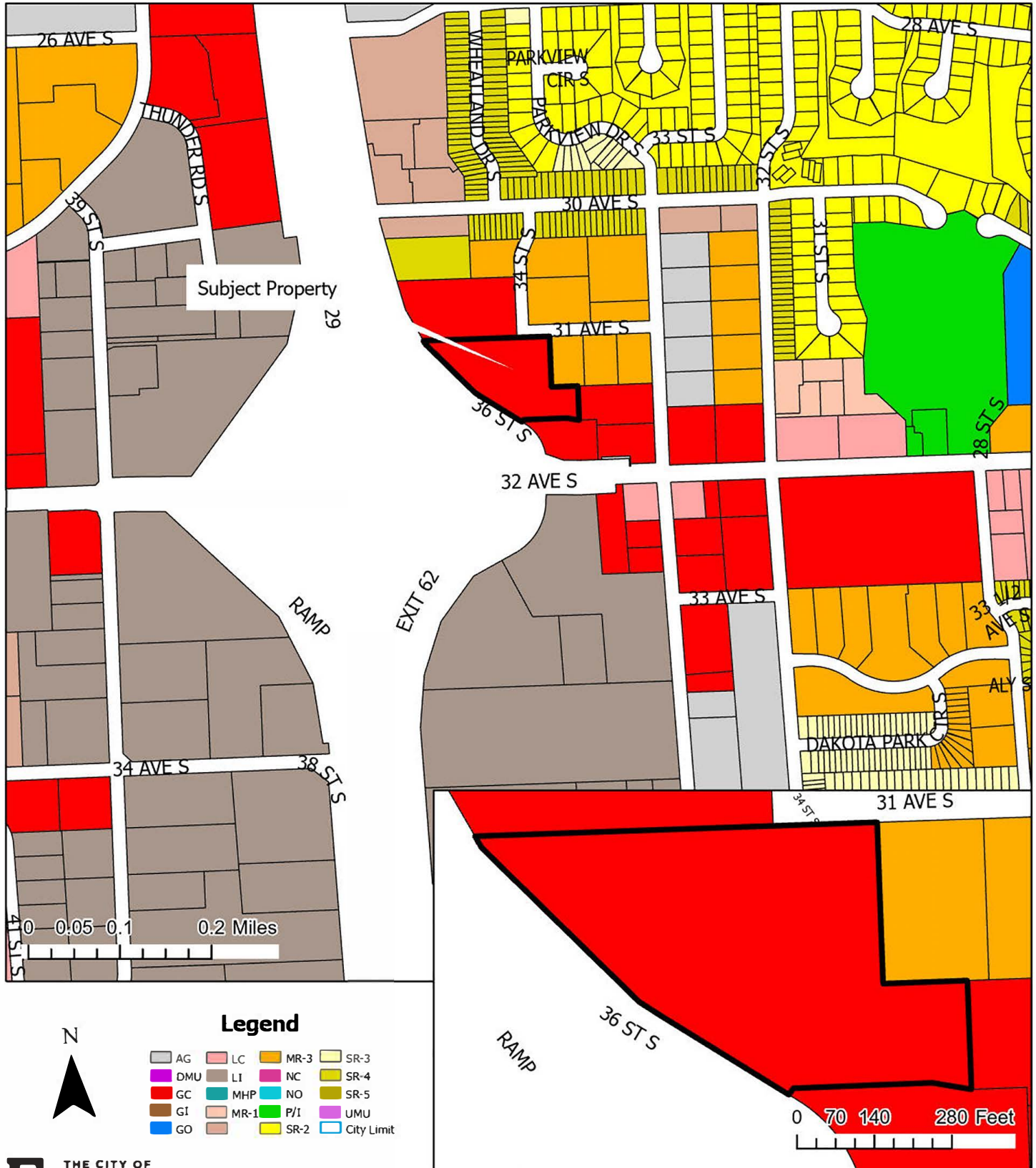
Attachments:

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

Minor Subdivision

Christianson 32nd Avenue South Fourth Addition

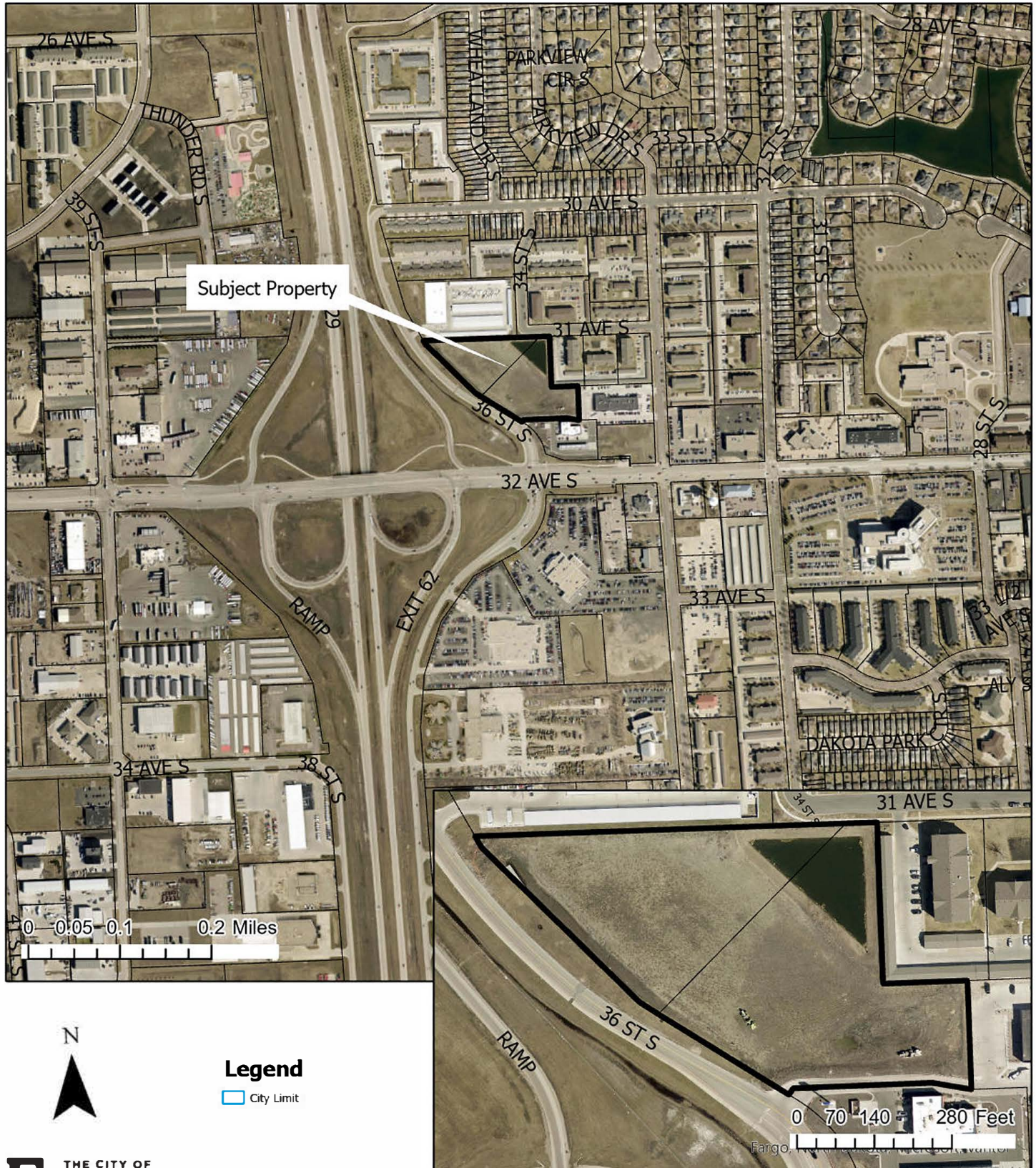
3102 and 3150 36th Street South



Minor Subdivision

Christianson 32nd Avenue South Fourth Addition

3102 and 3150 36th Street South



CHRISTIANSON 32ND AVENUE SOUTH FOURTH ADDITION

A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 1, CHRISTIANSON 32ND AVENUE SOUTH
THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CHRISTIANSON PROPERTIES, LLC, a North Dakota limited liability company, being owner of a parcel of land located in that part of the Southwest Quarter of Section 23, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 1 and 2, Block 1, CHRISTIANSON 32ND AVENUE SOUTH THIRD ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Said tract contains 263,924 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "CHRISTIANSON 32ND AVENUE SOUTH FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public, for public use forever, the utility easement as shown on this plat.

OWNER: CHRISTIANSON PROPERTIES, LLC

By: Kevin Christianson, President

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Kevin Christianson, President, CHRISTIANSON PROPERTIES, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of CHRISTIANSON PROPERTIES, LLC.

Notary Public

MORTGAGE HOLDER:
Bell Bank

By: _____

Its: _____

State of _____
County of _____

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared

Bell Bank, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Bell Bank.

Notary Public



0 30 60
SCALE IN FEET
Basis of Bearings:
Plat of Christianson 32nd Avenue South
Second Addition.

LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY L.C. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- AREA WITHIN 100 YEAR FLOODPLAIN

BENCHMARK

CITY OF FARGO BENCHMARK 241022, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF TIMBER PARKWAY SOUTH AND 52 AVENUE SOUTH ELEVATION=909.25 NAVD88

NOTES

- A portion of the subject property has been removed from the 100 year Floodplain per LOMR-F Case No. 24-08-0336A.

DOCUMENTS OF RECORD

- Agreement, recorded as Document No. 421459.
- Declaration of Use Restrictions, recorded as Document No. 1673437.



PREPARED BY:

BOLTON & MENK

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

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

State of North Dakota
County of Cass

On this ____ day of _____, 2026, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this ____ day of _____, 2026.

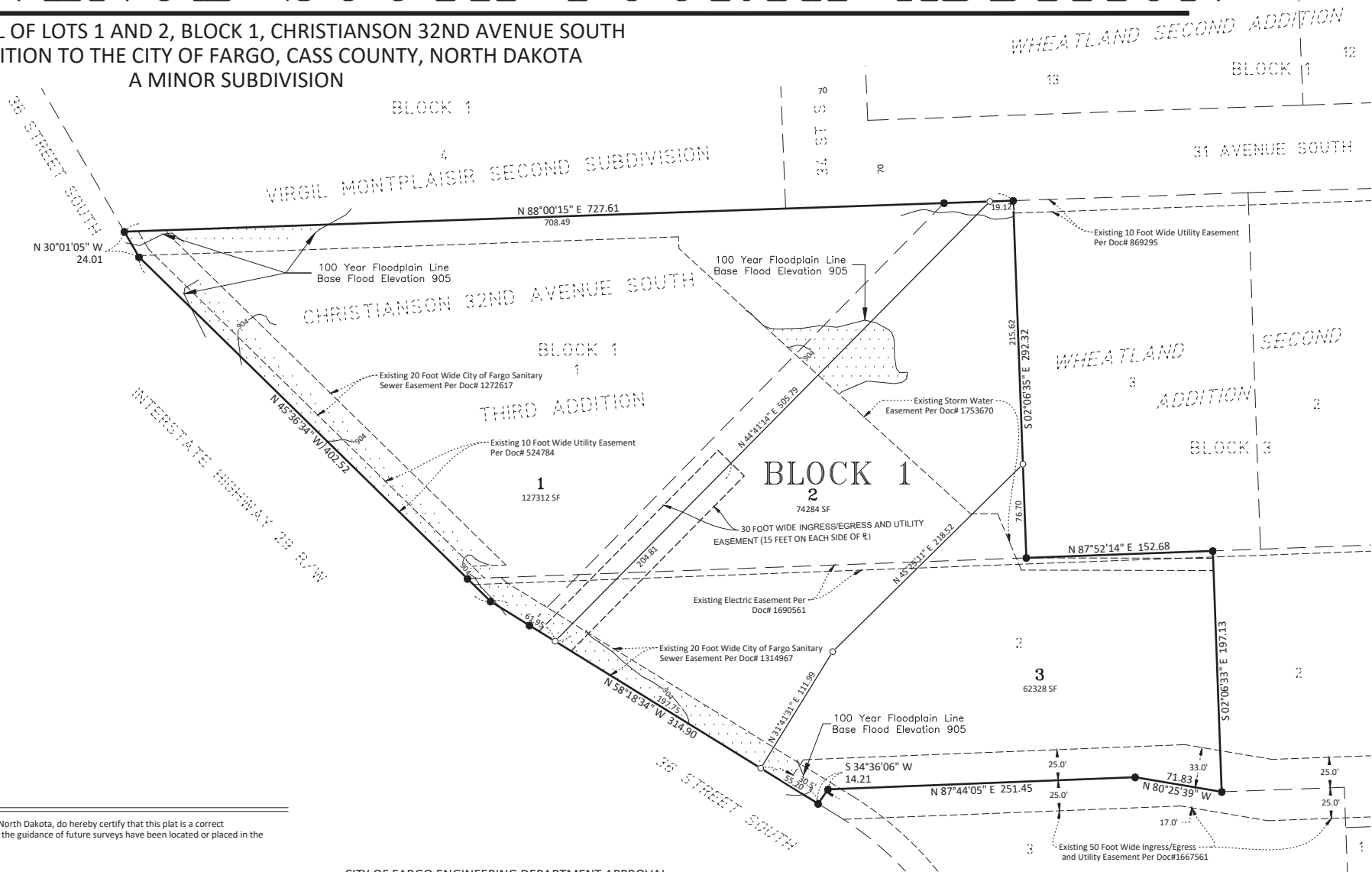
Timothy J. Mahoney, Mayor

Attest:
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, known to me to be the persons who are described in and who executed the foregoing instrument, and acknowledged that they executed the same ad their free act and deed on behalf of the City of Fargo.

Notary Public



CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this ____ day of _____, 2026.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as City Engineer for the City of Fargo.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa, Planning Commission Chair

State of North Dakota
County of Cass

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public

City of Fargo Staff Report			
Title:	Sanders Addition, Adams Fifth Addition, Adams Ninth Addition	Date:	7/2/2026
Location:	2884, 2890, 2902, 3004, 3060, 3064, 3068, 3075, 3031 and 3005 Thunder Road South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 1, Block 1, Sanders Addition; Lot 1, Block 1, Adams Ninth Addition; All of Lots 1, 2, 5 and portions of Lots 3, 4, Block 1, Adams Fifth Addition		
Petitioners:	Tandeski Enterprises; McCoy Properties, LLC; McCoy Properties I-29, LLC; Humphrey Holdings, LLC; Choice Investments, LLC; TCH; Honeywell Building Technologies	Engineer:	None
Entitlements Requested:	Petition for waiver of requirement to install a public sidewalk in the Thunder Road South right of way along Lot 1, Block 1, Sanders Addition ; Lot 1, Block 1, Adams Ninth Addition ; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 Adams Fifth Addition		
Status:	Planning Commission Review: July 7th 2026		
Existing		Proposed	
Land Use: Commercial and Industrial		Land Use: No change	
Zoning: LI, Limited Industrial and GC, General Commercial		Zoning: No change	
Uses Allowed: LI – Limited Industrial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunications facilities. GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and some telecommunication facilities.		Uses Allowed: No change	
Maximum Lot Coverage: Both LI and GC have a maximum lot coverage of 85%		Maximum Lot Coverage: No change proposed	
Proposal:			
The applicants request one entitlement: Waiver of requirement to install a public sidewalk in the Thunder Road South right of way on along Lot 1, Block 1, Sanders Addition; Lot 1, Block 1, Adams Ninth Addition; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 Adams Fifth Addition Surrounding Land Uses and Zoning Districts: - North: GC, General Commercial with corporate headquarters use - East: Interstate 29 right of way (not zoned)			

- South: LI, Limited Industrial with storage and truck stop uses
- West: MR-3, Multi-Dwelling Residential with multi-dwelling residential uses

Context:

Schools: The subject property is located within the West Fargo School District, specifically within the Freedom Elementary, Liberty Middle, and Sheyenne High school attendance areas.

Neighborhood: The subject property is located within the Anderson Park neighborhood.

Parks: The Red River Zoo, 4255 23rd Avenue South, is located approximately 0.45 mile northwest of the subject properties.

Pedestrian / Bicycle: There are no shared use paths along the streets that the subject properties front on.

MATBUS Route: The subject properties are not located along a MATBUS route. Route 14, which connects the downtown Ground Transportation Center with West Acres by way of University Drive South and 32nd Avenue South, has a stop at 32nd Avenue South and 39th Street South, approximately 0.25 mile south of the subject properties.

Area Plan

The Fargo Growth Plan 2024 designates the place type of the subject properties as “Mixed Commercial, Office, and Residential.” The uses on the subject properties are consistent with the uses the Growth Plan includes in that place type designation: commercial/retail; distribution; warehousing; wholesale; office.

The Growth Plan does not specifically address sidewalks, though it does encourage Fargo to maintain the above average walkability score that is attributable to much of the city (page 39) and to consider safety of bicyclists and pedestrians in commercial areas (page 43).

Staff Analysis:

The process for waiver being applied in this case is in Fargo Municipal Code Chapter 18.0201.1(E). Though this is not in Chapter 20, the Land Development Code, this section of Chapter 18 refers to the petition for waiver being presented to the Planning Commission, and so this project is being brought forward by the Planning Department rather than the City Engineer, the department that is otherwise responsible for Chapter 18. This project will be reviewed by the Planning Commission; the Planning Commission will make a recommendation; and then the project will go forward to the City Commission for a final decision.

SITE HISTORY

The subdivisions adjacent to Thunder Road South were recorded between 2000 and 2022. The right of way for Thunder Road South was dedicated by Adams Fifth and Sixth Additions, recorded in 2000 and 2003, respectively. No sidewalk was installed at that time.

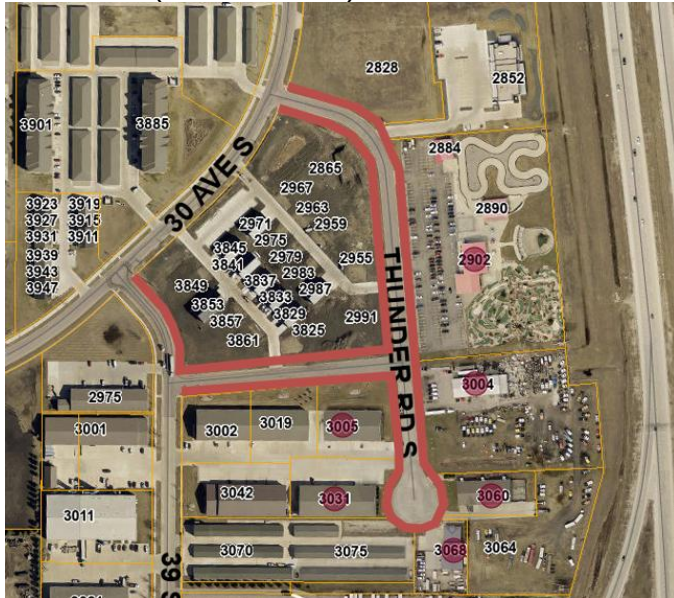
PROPOSAL TO INSTALL SIDEWALKS

It is the City’s continued practice to evaluate areas of the city that do not have sidewalk. The City has sidewalk projects each year that construct sidewalks in areas that should have sidewalks per City ordinance. Following the City’s typical procedures, this area along Thunder Road South was identified as one where sidewalks should be installed, especially with apartments nearby and Thunder Road being a destination for people. The City Engineer, under his authority has ordered the sidewalk in. The proposed sidewalk would be installed in the public right of way in front of the individual lots along Thunder Road South and around the cul-de-sac within standard sidewalk alignment, which is two feet outside the property line, and not on the private property of the individual property owners.

The City Engineer notified the property owners along Thunder Road South of the proposed sidewalk installation. Several property owners and business owners along the cul-de-sac petitioned for waiver of the sidewalk installation.

The two graphics below show the area of the proposed sidewalk installation project, and the portion of the proposed sidewalk petitioned to be waived.

AREA OF PROPOSED SIDEWALK INSTALLATION
(outlined in red)



AREA OF PROPOSED WAIVER
(outlined in red)



APPLICANTS' STATEMENT

As part of their petition to waive the requirements for the installation of sidewalk, the applicants included a statement of their position in opposition to the sidewalk. The applicants state:

This area is a cul-de-sac at the end of a dead-end street and is not residential in nature. As such, the typical need for sidewalks—such as accommodating pedestrian traffic or enhancing residential safety—does not apply to this location.

Given these factors, we believe the proposed sidewalks are unnecessary and would not provide meaningful public benefit.

PLANINNG COMMISSION POLICY ON SIDEWALKS

The Planning Commission's adopted policy on sidewalks is stated in LDC Section 20-0609.A, which codifies Ordinance No. 4700, adopted February 23, 2009 (these were initially codified in 1999 and modified in 2009 to reinstate the clarity in waiver process):

The Planning Commission shall make its recommendation on a sidewalk waiver request based on the guidelines of this subsection and the facts surrounding the waiver request. Based on such factors, the Planning Commission may recommend denial of a sidewalk waiver request even though the request may be technically eligible for such a waiver. The Planning Commission has established the following statement of principles as a foundation for reviewing requests for sidewalk waivers:

1. Sidewalks are a shared amenity and asset of the community. As such, the public interest in sidewalks transcend specific individuals, lots, subdivisions, or periods of time.
2. Sidewalks represent an important element of the transportation system, and as such, they provide an element of safety for both the automobile user and the pedestrian, including children on bikes.
3. Sidewalks are an important element in the inventory of recreational assets of the community.
4. To meet their potential as elements of the transportation and recreational components of the community, accessibility and convenience are factors of real importance.
5. Sidewalks, both as a transportation facility and as a recreational asset, must also consider and assume that vulnerable populations should be and will be found in most areas of the City. Availability and functionality are particularly important to children under 14, persons with disabilities and senior citizens.
6. Sidewalks that are not built can create an uneven or unfair burden of cost, maintenance, and use.

7. Sidewalk plans that offer creative solutions but that are substantially equal substitutes to the traditional sidewalk should be encouraged.

Staff believes that having an incomplete sidewalk along Thunder Road South would be opposed to the principles stated above. Additionally, Fargo's Go2030 comprehensive plan supports sidewalks in all areas:

Comprehensive Plan: The City's adopted GO2030 Comprehensive Plan includes a number of initiatives that relate to this requested waiver, as follows:

- Transportation; Initiative 02:* Implement complete streets: to enhance Fargo's roadway network as a continuous and connected network.
- Neighborhoods; Vision:* Fargo will promote attractive and welcoming neighborhoods by promoting a diverse and affordable housing stock. Fargo will create neighborhoods where residents can age in place, children can walk to school and essential services are only a short walk away.
- Neighborhoods; Initiative 02:* Evaluate, review and improve regulations to create more walkable neighborhoods and commercial districts.
- Education, Initiative 01:* Safe Routes to School – Fargo will work with local school officials, neighborhood leaders, parents and children to develop policies and programs that advocate for the safe walking and bicycling to and from schools, and in daily life, to promote a healthy lifestyle of children and their families.

2022 Fargo Moorhead Metropolitan Bicycle and Pedestrian Plan: The Fargo-Moorhead Metropolitan Council of Governments (FM MetroCOG) serves as the transportation policy making organization for the greater Fargo-Moorhead metropolitan area. The 2022 Fargo-Moorhead Metropolitan Bicycle and Pedestrian Plan "describes a Vision, Guiding Principles, Objectives, and Performance Measure" to "create better bicycle and pedestrian transportation systems, policies, and programs (page 6 and 9)." Guiding Principle 3—Connectivity—includes as one of its objectives "Close missing links in sidewalk and bicycle networks." This object supports installing the sidewalk as proposed by the City.

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend denial to the City Commission of the proposed Waiver of requirement to install a public sidewalk in the Thunder Road right of way along Lot 1, Block 1, **Sanders Addition**; Lot 1, Block 1, **Adams Ninth Addition**; All of Lots 1, 2, 5 and portion of Lots 3 and 4, Block 1 **Adams Fifth Addition**, as outlined in the staff report, on the basis that the proposal does **not** meet the intent of the Go2030 Comprehensive Plan and related plans, or the intent of the guidelines as set forth within Section 20-0609.A (1-7) of the Land Development Code."

Planning Commission Recommendation: July 7th, 2026

Attachments: