

FARGO PLANNING COMMISSION AGENDA
Thursday, June 3, 2021 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of May 4, 2021

C: Brown Bag Luncheon - Wednesday, June 16, 2021

D: Public Hearing Items:

1. Continued hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to NO, Neighborhood Office on Lot 1, Block 1, **Rowe's Addition**. (Located at 619 University Drive South) (Bradley and Lisa Johnson) (an): CONTINUED TO SEPTEMBER 7, 2021
2. Continued hearing on an application requesting a Conditional Use Permit to allow residential living in the GC, General Commercial zoning district on Lot 4, Block 1, **Valley View Eighth Addition**. (Located on 5652 36th Avenue South) (Brian Kounovsky/ LTC Mustang, LLC) (kb): CONTINUED TO JULY 6, 2021
3. Hearing on an application requesting a Conditional Use Permit to allow off premise advertising on Lot 1, Block 1, **Urban Plains by Brandt Third Addition**. (Located at 5616 26th Avenue South) (Uptown & Main, LLC/Jon Kram) (kb)
4. Hearing an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to DMU, Downtown Mixed-Use with a C-O, Conditional Overlay, on Lot 1, Block 1, **Craigs Oak Grove Second Addition**. (Located at 515 Oak Street North) (Craig Development, LLC/Oak Grove River Lofts) (an)
- 5a. Hearing on an application requesting a Zoning Change from SR-4, Single Dwelling Residential and P/I, Public Institutional to SR-4, Single Dwelling Residential and P/I, Public Institutional within the boundaries of the proposed **Meadow View Addition**. (Located at 1402-1493 66th Avenue South; 1406-1494 67th Avenue South; 1450-1497 68th Avenue South; 1402-1498 69th Avenue South; 6614-6985 14th Street South) (Thomsen Properties, LLC/EagleRidge Development, LLC) (dk)
- 5b. Hearing on an application requesting a Plat of **Meadow View Addition** (Major Subdivision) a replat of Lots 1-44, Block 2; Lots 1-45, Block 4; Lots 1-21, Block 5; Lots 1-22, Block 8; Lots 1-32, Block 9 of Bison Meadows Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 1402-1493 66th Avenue South; 1406-1494 67th Avenue South; 1450-1497 68th Avenue South; 1402-1498 69th Avenue South; 6600-6985 14th Street South) (Thomsen Properties, LLC/EagleRidge Development, LLC) (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.

6. Hearing on an application requesting a Plat of **Radio Addition** (Major Subdivision) a plat of part of the Northeast Quarter of Section 5, Township 138 North, Range 49 West of the Fifth Principal Meridian to the City of Fargo, Cass County, North Dakota. (Located at 5702 52nd Avenue South) (Four Horseman, LLC/Nate Vollmuth) (dk)
7. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on Lot 1, Block 1, **Delta Delta Delta Addition**. (Located at 1313, 1315, and 1335 University Drive North) (Delta Delta Delta NHC – Epsilon Omicron (NDSU), LLC/Andrew Thill – Lowry Engineering) (kb/kf)

E: Other Items:

1. Discussion on an upcoming Growth Plan Amendment on parts of Section 3, 4, 10, 15 and 16, and all of Section 9, Township 138 North, Range 49 West. (an)
2. Election of Chair/Vice Chair

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**BOARD OF PLANNING COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday, May 4, 2021

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, May 4, 2021.

The Planning Commissioners present or absent were as follows:

Present: John Gunkelman, Mary Scherling, Rocky Schneider, Scott Stofferahn, Maranda Tasa, Jennifer Holtz, Dawn Morgan, Art Rosenberg

Absent: Melissa Sobolik

Chair Gunkelman called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Chair Gunkelman noted Item 3 has been continued to June 3, 2021, and reminded Members that June 3 is a Thursday, instead of the regular Tuesday meeting due to the Memorial Day holiday.

Chair Gunkelman stated an Item E.4 will be added to the agenda relating to a proposed amendment to the Land Development Code.

Member Schneider moved the Order of Agenda be approved as proposed. Second by Member Scherling. All Members present voted aye and the motion was declared carried.

Item B: Minutes: Regular Meeting of April 6, 2021

Member Schneider moved the minutes of the April 6, 2021 Planning Commission meeting be approved. Second by Member Scherling. All Members present voted aye and the motion was declared carried.

Member Stofferahn present.

Item C: May 19, 2021 Brown Bag Luncheon: Cancelled

Item D: Public Hearing Items

Item 1: EOLA Addition

1a. Continued hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to GC, General Commercial with a PUD, Planned Unit Development Overlay and a request to repeal the C-O,

Conditional Overlay within the boundaries of the proposed EOLA Addition. (Located at 2500 45th Street South) (EOLA Landholdings, LLC/EPIC Companies): APPROVED

1b. Continued hearing on an application requesting a Planned Unit Development Master Land Use Plan within the boundaries of the proposed EOLA Addition. (Located at 2500 45th Street South) (EOLA Landholdings, LLC/EPIC Companies): APPROVED

A Hearing had been set for March 2, 2021. At the March 2, 2021 meeting, the Hearing was continued to April 6, 2021. At the April 6, 2021 meeting, the Hearing was continued to this date and time.

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

Applicant Blake Nybakken, EPIC Companies, spoke on behalf of the application.

Discussion was held on the setbacks, and proposed uses of the greenspace.

Member Tasa moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to GC, General Commercial with a PUD, Planned Unit Development and repeal the existing C-O, Conditional Overlay, and 2) PUD, Planned Unit Development Master Land Use Plan, as outlined within the staff report, as the proposal complies with the GO2030 Fargo Comprehensive Plan, Section 20-0906.F(1-4), and Section 20-0908.B(7) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Schneider. On call of the roll Members Holtz, Scherling, Tasa, Morgan, Stofferahn, Rosenberg, Schneider, and Gunkelman voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

Item 2: Schultz and Williams Addition

Hearing on an application requesting a Conditional Use Permit to allow Manufacturing and Production in the GC, General Commercial zoning district on a portion of Lots 5 and 6, Block 1, Schultz and Williams Addition. (Located at 3241 South University Drive) (Packet Digital/Terri Zimmerman): APPROVED

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

Applicant Terri Zimmerman spoke on behalf of the application.

Member Rosenberg moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow Manufacturing and Production in the GC, General Commercial zoning district be approved as outlined within the staff report, as the proposal complies with the GO2030 Fargo Comprehensive Plan, 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 property shall not be used in whole or in part for storage of rubbish or debris of any kind whatsoever nor for the storage of any property or items that will cause such lot to appear untidy, unclean or unsightly as determined by the Zoning Administrator; nor shall any substance, item or material be kept on any lot that will emit foul odors, including compost sites and fertilizer. All garbage containers, including dumpsters, shall be concealed from public view by fence, screen wall or building extension.
2. No outdoor storage of equipment or supplies.
3. Off-street parking, loading, and vehicular circulation areas (including circulation areas internal to storage yards) shall have and maintain an all-weather surface, as defined by the Land Development Code.
4. The manufacturing, production, or processing of food and/or animal products shall not be permitted.
5. The manufacturing, production, or processing of hazardous chemicals or materials shall not be permitted.
6. Any expansion of the manufacturing and production use shall require an amendment to the Conditional Use Permit with review and approval by the Planning Commission.
7. The Conditional Use Permit shall terminate if the manufacturing and production use cease for a period of more than 12 consecutive months.

Second by Member Stofferahn. On call of the roll Members Schneider, Scherling, Holtz, Stofferahn, Morgan, Rosenberg, Tasa, and Gunkelman voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

Item 3: Valley View Eighth Addition

Hearing on an application requesting a Conditional Use Permit to allow residential living in the GC, General Commercial zoning district on Lot 4, Block 1, Valley View Eighth Addition. (Located on 5652 36th Avenue South) (Brian Kounovsky/LTC Mustang, LLC): CONTINUED TO JUNE 3, 2021

A hearing had been set for this date and time; however the applicant has requested this item be continued to June 3, 2021

Item 4: DK First Addition

Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on Lot 10, Block 1, DK First Addition. (Located at 3521 39th Street South) (Jack Leiwica): APPROVED

Assistant Planner Karin Flom presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on the current number of parking spots.

Applicant Jack Lelwica spoke on behalf of the application.

Member Morgan moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow an Alternative Access Plan for a parking reductions 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 one stall per 500 square feet of dog kennel area shall be provided on site.
2. The Conditional Use Permit will cease if the land use changes from a dog kennel for a period of more than 12 consecutive months.

Second by Member Holtz. On call of the roll Members Scherling, Stofferahn, Holtz, Rosenberg, Tasa, Morgan, Schneider, and Gunkelman voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

Item 5: Craigs Oak Grove Second Addition

5a. Hearing an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to MR-2, Multi-Dwelling Residential with a PUD, Planned Unit Development, Overlay on Lot 1, Block 1, Craigs Oak Grove Second Addition. (Located at 515 Oak Street North) (Craig Development, LLC/Oak Grove River Lofts): WITHDRAWN

5b. Hearing an application requesting a PUD, Planned Unit Development, Master Land Use Plan on Lot 1, Block 1, Craigs Oak Grove Second Addition. (Located at 515 Oak Street North) (Craig Development, LLC/Oak Grove River Lofts): WITHDRAWN

Planning Coordinator Aaron Nelson presented the staff report stating the applicant is requesting to withdraw the application to allow for a new application to be submitted. He noted a Neighborhood Open House was held on April 26.

Discussion was held on green space, Downtown Mixed-Use zoning, and design standards.

Applicant Jesse Craig spoke on behalf of the application.

Discussion continued on the history of the project, how the project will fit in the neighborhood, and the boundaries of the Downtown Mixed-Use zoning district.

Item 6: Dakota Commerce Center Addition

6a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial on the proposed Dakota Commerce Center Addition. (Located at 4060, 4230, 4316, and 4416 37th Street North and 3701 40th Avenue North) (Hyde Development/Edena Rinke): APPROVED

6b. Hearing on an application requesting a Plat of Dakota Commerce Center Addition (Major Subdivision) a plat of portions of the Southeast Quarter of Section 15, Township 140 North, Range 49 West, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver. (Located at 4060, 4230, 4316, and 4416 37th Street North and 3701 40th Avenue North) (Hyde Development/Edena Rinke): APPROVED

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

Applicant Paul Hyde spoke on behalf of the application.

Member Scherling moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from AG, Agricultural to LI, Limited Industrial, and 2) Subdivision Plat Dakota Commerce Center Addition as outlined within the staff report, as the proposal complies with the 2007 Growth Plan, the GO2030 Fargo Comprehensive Plan, the Standards of Article 20-06, Section 20-0906.F(1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Rosenberg. On call of the roll Members Rosenberg, Holtz, Scherling, Morgan, Schneider, Stofferahn, Tasa, and Gunkelman voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

At 3:59 p.m., the Board took a ten-minute recess.

After recess: All Members present except Member Sobolik. Chair Gunkelman presiding.

Item E: Other Items:

Item 1: Review of proposed annexation of a portion of Section 15, Township 140 North, Range 49 West: APPROVED

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

Member Stofferahn moved the Planning Commission find that the proposed annexation of a part of the Southeast Quarter of Section 14 and the Northeast Quarter of Section 22, Township 140 North, Range 49 West, to the City of Fargo, Cass County, North Dakota, to be consistent with the 2007 Growth Plan as outlined within the staff report. Second by Member Schneider. On call of the roll Members Tasa, Holtz, Rosenberg,

Morgan, Stofferahn, Schneider, Scherling, and Gunkelman voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

Item 2: Nominating Committee

This item will be heard at the June 3, 2021 meeting.

Item 3: Review of a proposed Renewal Plan and Tax Increment Financing (TIF) District No. 2021-02 for consistency with the GO2030 Comprehensive Plan.

Director of Strategic Planning and Research Jim Gilmour presented the proposed Renewal Plan for blighted property in the 1600 and 1700 blocks of 1st Avenue North.

Discussion was held on ownership of the properties, and the GO2030 Comprehensive Plan consistencies and goals.

Member Rosenberg moved to recommend to the City Commission that the proposed Renewal Plan is consistent with the GO2030 Fargo Comprehensive Plan. Second by Member Morgan. On call of the roll Members Morgan, Holtz, Scherling, Stofferahn, Tasa, Schneider, Rosenberg, and Gunkelman voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

Item 4: Proposed Amendment to the Land Development Code

City Attorney Erik Johnson provided an overview of the North Dakota Legislative Bill HB1248 and provided a handout to Board Members. He noted that the bill addresses the selling of firearms as a home occupation, and will take effect on August 1, 2021.

Mr. Johnson stated he is presenting this to the Board and it will void the City of Fargo Land Development Code section that restricts firearm sales as a home occupation.

Planning and Development Director Nicole Crutchfield noted next steps to amend the Land Development Code ahead of this legislation becoming effective will come before the Planning Commission in the near future.

The time at adjournment was 4:27 p.m.

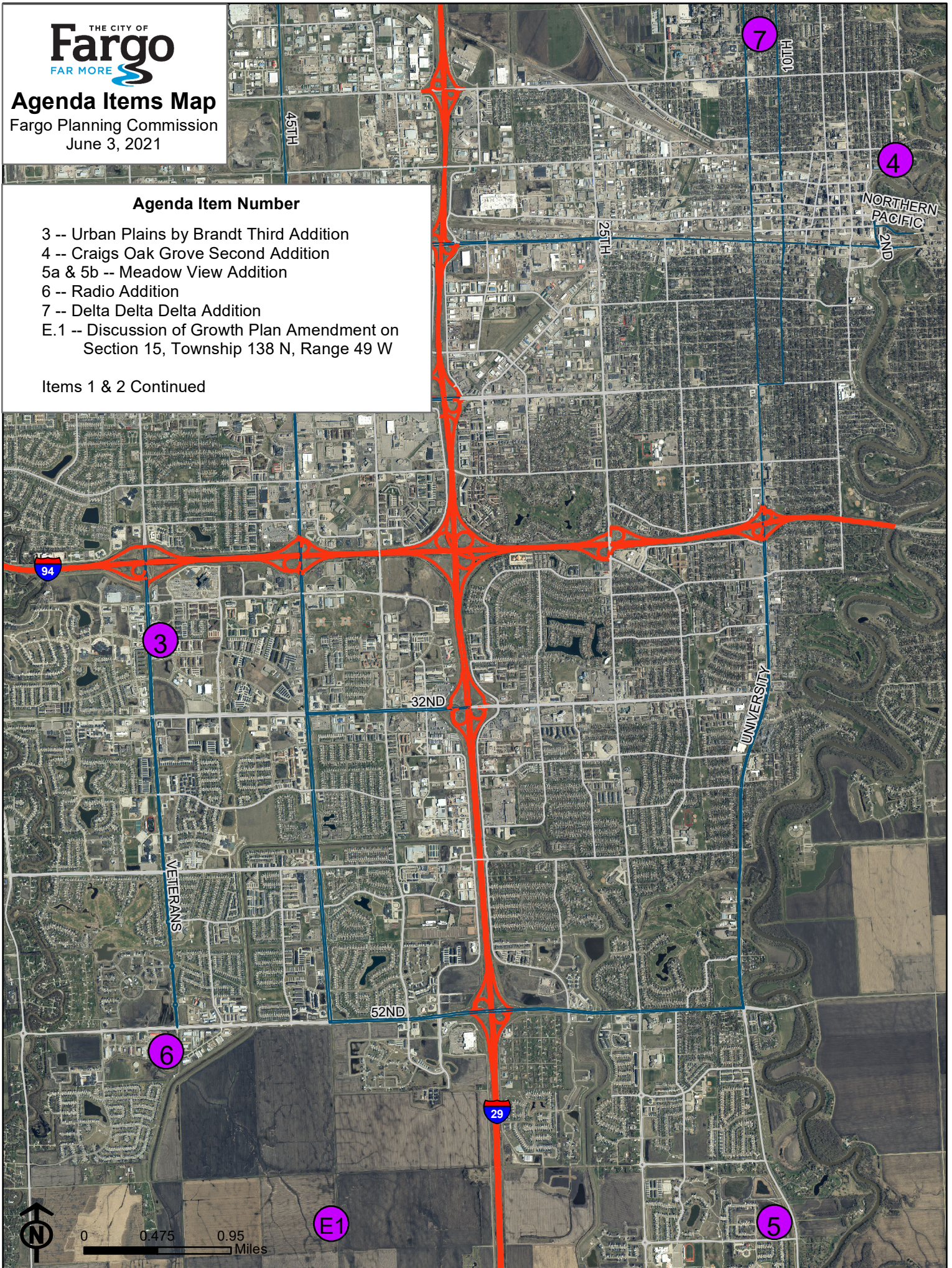
Agenda Items Map

Fargo Planning Commission
June 3, 2021

Agenda Item Number

- 3 -- Urban Plains by Brandt Third Addition
- 4 -- Craigs Oak Grove Second Addition
- 5a & 5b -- Meadow View Addition
- 6 -- Radio Addition
- 7 -- Delta Delta Delta Addition
- E.1 -- Discussion of Growth Plan Amendment on
Section 15, Township 138 N, Range 49 W

Items 1 & 2 Continued



City of Fargo Staff Report			
Title:	Urban Plains by Brandt 3 rd Addition	Date:	5/27/2021
Location:	5616 26 th Avenue South	Staff Contact:	Kylie Bagley
Legal Description:	Lot 1, Block 1, Urban Plains by Brandt 3 rd Addition		
Owner(s)/Applicant:	Uptown & Main LLC/Jon Kram	Engineer:	N/A
Entitlements Requested:	Conditional Use Permit for to allow off premise advertising		
Status:	Planning Commission Public Hearing: June 3, 2021		

Existing	Proposed
Land Use: Retail Sales and Service	Land Use: Retail Sales and Services
Zoning: LC, Limited Commercial, with a C-O, Conditional Overlay	Zoning: LC, Limited Commercial, with a C-O, Conditional Overlay and a CUP
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off premise advertising signs , commercial parking, retail sales and service, self-service storage, vehicle repair, limited vehicle service, portable signs	Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off premise advertising signs , commercial parking, retail sales and service, self-service storage, vehicle repair, limited vehicle service, portable signs A conditional use permit to allow off premise advertising signs
Maximum Lot Coverage Allowed: 55% building coverage	Maximum Lot Coverage Allowed: 55% building coverage

Proposal:
<p>The applicant is seeking a conditional use permit to allow off premise advertising on Lot 1, Block 1, Urban Plains by Brandt Third Addition. The subject property is located at 5616 26th Avenue South.</p> <p>The applicant is requesting a conditional use permit in order to allow off-premise advertising signs, which currently requires a conditional use permit under the current conditional overlay, ordinance 5153, which was established in 2018. The application proposes a sign on the property, with a sign face of 300 square feet and height of 35 feet. The sign is proposed to have two digital faces, facing Veterans Boulevard.</p> <p>Note that if approved, the proposed signs will be reviewed against requirements of the sign code for compliance at the time a permit application is received.</p> <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p><u>Background:</u> In 2015, the applicant applied for four (4) billboards, one at each corner of the Urban Plains development. Staff recommended denial and the Planning Commission denied the conditional use permit. The applicant appealed the Planning Commission’s decision to the City Commission who approved one billboard on the corner of Veterans Blvd and 32nd Ave S.</p> <p>In 2017, the applicant applied for a billboard on the corner of 45th Street South and 32nd Avenue South. The applicant proposed a billboard that was constructed identically to the previously approved billboard, which acted as</p>

a way finding tool for the Scheels arena and the Urban Plains Retail area. The applicant proposed that the billboard would be located on an undevelopable lot that had storm water retention ponds and pedestrian connectivity from the corner of 32nd Avenue South and 45th Street south into the Urban Plains Development. Staff recommended approval of the billboard.

Surrounding Land Uses and Zoning Districts:

- North: Directly north across 26th Avenue South is LC, Limited Commercial with C-O, Conditional Overlays, with commercial uses and vacant property;
- East: LC, Limited Commercial with C-O, Conditional Overlay, with residential and commercial uses;
- South: LC, Limited Commercial with C-O, Conditional Overlay, with vacant property;
- West: Across Veterans Boulevard, in the City of West Fargo’s jurisdiction, is commercial and residential development with a corridor overlay.

Area Plans:

The subject property was originally part of the Southwest Area Plan as designated within the *Urban Fringe and Extraterritorial Area of the City of Fargo* land use plan adopted in 2001. In 2003, the Southwest Area Plan was amended (see exhibit to right) as to give priority to mixed-use development.

The area plan shows the subject property as being appropriate for commercial uses



As illustrated to the right, the Go2030 Comprehensive Plan identifies this area as a *sustainable retail mixed-use center* (one of three types of *walkable mixed-use centers*), stating that, “These areas have the potential to become denser and incorporate more retail space. These areas can incorporate more dense residential uses, walkability improvements, and public art to become true mixed use centers and a destination for shopping and entertainment.”

Go2030 also identifies Veterans Boulevard as an Active Living Street. Active Living Streets are key corridors that prioritize mobility for all modes of travel with an improved streetscape that enhances the quality and visual appearance of neighborhoods.



Schools and Parks:

Neighborhood: Urban Plains

Schools: The subject property is located within the bounds of the West Fargo School District, within the bounds of Freedom Elementary, Liberty Middle, and Sheyenne High schools.

Parks: Urban Plains Park (5050 30th Avenue South) is located within a half-mile of the subject property, providing amenities of basketball, bike rentals,, playgrounds, recreational trails, shelter amenities, and a wedding venue.

Pedestrian / Bicycle: The subject property is located adjacent to Veterans Boulevard which has trails adjacent to the roadway, and are a component of the metro area trail system.

Staff Analysis:

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.

Conditional Use Permit Approval Criteria (Section 20-0909.D)

The following is a list of criteria that must be determined satisfied in order for a Conditional Use Permit to be approved:

1. Does the proposed conditional use comply with all applicable provisions of the LDC and will it conform to the general intent and purpose of this LDC?

According to Section 20-0104 of the LDC, the purpose of the LDC is 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 Go2030 Comprehensive Plan targets this area as being a walkable mixed-use center. Walkable mixed-use centers are one of the catalysts identified by the Go2030 Comprehensive Plan which are designed to support and advance all of the guiding principles of the Plan. Specifically, within the Plan, walkable mixed-use centers have the following principles of development:

- 1. *Pedestrian oriented, mixed use streetscape;*
- 2. *Strong pedestrian access point across busy automobile corridor;*
- 3. *Walkable block sizes (250’ - 450’);*
- 4. *Building and parking development patterns that create people oriented spaces and street frontage which encourages a walkable environment;*
- 5. *Connection to greenway;*
- 6. *Neighborhood park or other prominent neighborhood feature; and*
- 7. *High quality construction. [Emphasis added]*

Additionally, the GO2030 Comprehensive plan identifies Veterans Boulevard as an Active Living Street, which are key corridors that prioritize mobility for all modes of travel with an improved streetscape that enhances the quality and visual appearance of neighborhoods. Off-premise advertising would be a detriment to the quality and visual appearance along these corridors.

Staff finds that billboard-style off-premise advertising does not align with the principles of development outlined within the Go2030 Comprehensive Plan due to the anti-pedestrian nature of such billboards. That this type of signage is intended to grab the attention of the motoring public at a distance and at high speeds, and does not help create a people-oriented environment or encourage walkability. Staff contends that billboard-style signage has the opposite effect, creating environments in which pedestrians can feel out of place.

(Criteria NOT Satisfied)

2. Will the proposed conditional use at the specified location contribute to and promote the welfare or convenience of the public?

As referenced throughout this staff report, the area in which the sign would be located is designated as a walkable mixed-use center and is located within an existing Conditional Overlay zoning district which seeks to advance design standards for human-scale walkable development. Staff contends that the proposed billboard-scale sign is not compatible with the intended development pattern of the area and removes the predictability other developers in the surrounding area have invested in; therefore, the conditional use permit could cause injury to the value of the neighboring properties and would remove encouragement to develop in accordance with the principles of walkable mixed-use centers.

(Criteria NOT Satisfied)

3. Will the proposed conditional use cause substantial injury to the value of other property in the neighborhood in which it is to be located?

Staff finds that the application could cause injury to the value of the other property within the neighborhood. Section 20-1301.B.4 of the Fargo Sign Code states that:

Signs can also threaten the public welfare by creating aesthetic concerns and detriments to property values. Such aesthetic concerns and detriments to property values are particularly great when an accumulation or proliferation of signs results in visual clutter, or when one or more signs spoil vistas or views, or when one or more signs add or increase commercialism in noncommercial areas.

Staff finds that the proposed sign is of a size and scale that could create aesthetic concerns which could lead to injury of property value. As context, the conditional overlays along arterial roadways create a cohesive corridor and gateway approach in the city.

The City of Fargo has many Conditional Overlays along arterial roadways south of Interstate 29 that prohibit off-premise advertising. As development along corridors in the southwest area of Fargo began, including corridors of 45th Street S, 32nd and 52nd Avenues South, and Veterans Boulevard, many of the areas intended for commercial or mixed-use development were zoned with a Conditional Overlay that established design standards for the development, among other things, and also prohibited off-premise advertising entirely. The intent of this prohibition along the corridors was to not replicate the many off-premise advertising billboards that are found on Main Avenue and University Drive South.

Approving this application would establish a precedent of how these corridors will develop, and it is likely additional applications will be submitted to make a similar request.

The Inspections Department states there has been 15 off-premise advertising signs that have been permitted and constructed since the Fargo Sign Code was adopted in November 2011. This averages to approximately 1.5 per year. The fact that signs have been permitted and constructed since the adoption of the sign code suggests other areas of the City are more appropriate for off-premise advertising, outside of the corridors with Conditional Overlays that prohibit off-premise advertising.

The City of West Fargo is located across Veteran's Boulevard South, west of the subject property. In West Fargo, off-premise advertising is prohibited by the zoning of the property, and is not permitted outside of heavy commercial/light industrial or heavy industrial zoning districts. The existing zoning in West Fargo south of Interstate 29 in this area is not zoned for heavy commercial or industrial, and is unlikely to be rezoned in the future. Currently, no off-premise advertising is permitted in West Fargo along Veterans Boulevard, and is unlikely to be allowed in the future. Allowing off-premise advertising in this location could cause injury of property value to those located in West Fargo along Veterans Boulevard. The City of West Fargo could become more competitive and attractive to the type of development style that Fargo desires, if off-premise billboards were permitted by a conditional use permit.

(Criteria NOT Satisfied)

4. Is the location and size of the conditional use, the nature and intensity of the operation conducted in connection with it, and the location of the site with respect to streets giving access to it such that the conditional use will not dominate the immediate neighborhood so as to prevent the development and use of the neighboring property in accordance with the applicable zoning district

regulations? In considering this criteria, location, nature, and height of buildings, structures, walls, and fences on the site are to be considered, as well as the nature and extent of proposed landscaping and buffering on the site.

The applicant proposes a conditional use permit in order to allow off-premise advertising to construct a 300 square foot billboard with two digital faces along Veterans Boulevard.

Staff suggests that the proposed size of the conditional use at this location is such that it will dominate the immediate neighborhood so as to prevent the development and use of the neighboring property in accordance with the applicable zoning district regulations. All of the Urban Plains area is located within a C-O, Conditional Overlay, zoning district that was enacted via Ordinance 4978. The purpose of this overlay is described in Section A.1 of this ordinance, which reads:

This C-O, Conditional Overlay district is primarily intended to encourage high-quality, durable, and long-lasting investments in order to enhance the quality of life and discourage blight. To that end, it is intended that all properties be designed to a human scale and that buildings should have architectural interest and variety through the use of articulated façades. In order to avoid the effect of a single, long, or massive wall with no relation to human scale, it is intended that articulated façades should include elements such as setbacks, change in materials, roof pitch or height variability.(Emphasis added)

As referenced above, staff suggests that billboard-style signage oriented towards the motoring public is the opposite of human scale design. Because development on one property will affect the character and nature of neighboring properties, staff contends that the proposed use will make it more difficult for neighboring properties within the area to develop at a human scale, which is the overall intent of the C-O zoning district.
(Criteria NOT Satisfied)

5. Are adequate utility, drainage, and other such necessary facilities and services provided or will they be at the time of development?

The property has access to all necessary utilities and services. Staff is not aware of any deficiencies regarding drainage or utilities that would limit the ability of the applicant to utilize the property as proposed. Based on this information, staff finds that the adequate utility, drainage, and other such necessary facilities and services are in place.

(Criteria Satisfied)

6. Have adequate access roads or entrances and exit drives been provided and are they designed to prevent traffic hazards and to minimize traffic congestion in public streets?

The subject property has vehicular access to 26th Avenue North. Staff suggests that the proposed conditional use will not create traffic hazards or traffic congestion in the public streets as the applicant is proposing to place the off-premise billboard in the same location as the dumpster on site.

(Criteria Satisfied)

Recommended Conditions:

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby move to deny the Conditional Use Permit to allow off-premise advertising as the proposal does not comply with Section 20-0909.D (1-4) and other requirements of the LDC.

Planning Commission Recommendation: June 3, 2021

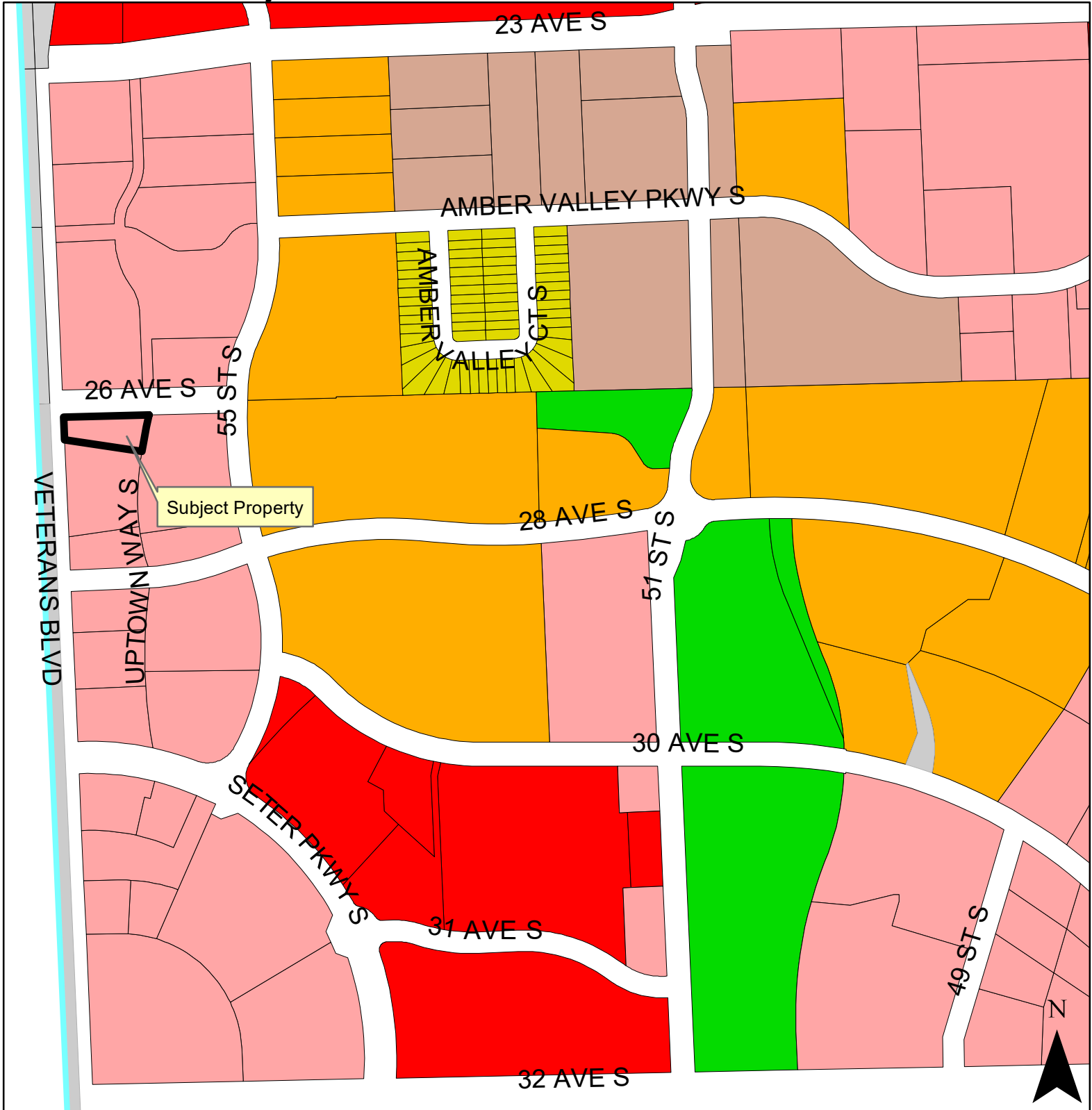
Attachments:

1. Zoning Map
2. Location Map
3. Supplemental Material

Conditional Use Permit

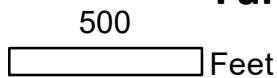
Urban Plains by Brandt Third Addition

5616 26th Ave S



Legend

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



Fargo Planning Commission

June 3, 2021

Conditional Use Permit

Urban Plains by Brandt Third Addition

5616 26th Ave S





Sign Face: 25ft East of Western Property Line
Sign Pylon: 40 ft East of Western Property Line

63ft South of Northern Property Line

26 AVE S

WAYS S

BLOCK 1

LOT 2

LOT 2

26TH AVE S.

VETERANS BLVD.

REPAIR ADJACENT LAWN AS REQUIRED, TYP.

EXISTING STREET TREE TO REMAIN, TYP.

EXISTING STREET TREES MISSING, TYP.

Proposed Billboard Location

70% OF REQUIRED PLANT UNITS TO BE INSTALLED IN REQUIRED FRONT OR STREET SIDE SETBACK AREAS

REPAIR ADJACENT LAWN AS REQUIRED, TYP.

*OBTAIN TREE PLANTING PERMIT FROM FARGO FORESTRY DEPARTMENT FOR STAKING PRIOR TO PLANTING STREET TREES

PLANTING LEGEND

SYM	TREES	SIZE	MATURE H x W	QUANTITY
AE	Accolade Elm (<i>Ulmus 'Mortini'</i>)	2" CALIPER	70' x 45'	3
BL	Boulevard Linden (<i>Tilia americana 'Boulevard'</i>)	2" CALIPER	60' x 30'	2
CH	Common Hackberry (<i>Celtis occidentalis</i>)	1 1/2" CALIPER	60' x 50'	2
FRG	Prairie Horizon Alder (<i>Alnus incana 'Harbin'</i>)	1 1/2" CALIPER	30-40' x 25'	3
NAH	Northern Acclaim Honeylocust (<i>Gleditsia tricanthos var. inermis 'Harve'</i>)	1 1/2" CALIPER	40' x 35'	3
OB	Ohio Buckeye (<i>Asclepias glabra</i>)	1 1/2" CALIPER	20-40' x 20-40'	3

ALL STREET TREES REQUIRE A STREET TREE PERMIT PRIOR TO INSTALLATION FROM THE FORESTRY DEPARTMENT. THE FORESTRY DEPARTMENT WILL DETERMINE ALLOWABLE SPECIES. CONTACT THE FORESTRY DEPARTMENT AT 701-241-1465 FOR INFORMATION. WHEN WORK IS PROPOSED NEAR OR ON EXISTING STREET TREES, CONTACT THE FORESTRY DEPARTMENT IN ADVANCE FOR ADDITIONAL REQUIREMENTS.

SYM	PERENNIALS	SIZE	QUANTITY
FS	Fritsch Spirea (<i>Spiraea hutchiana</i>)	#2 CONT.	18
GMA	Green Mound Alpine Currant (<i>Ribes alpinum 'Green Mound'</i>)	#2 CONT.	14
MWP	McKay's White Potentilla (<i>Potentilla fruticosa 'McKay's White'</i>)	#2 CONT.	18
ACJ	Andara Compact Juniper (<i>Juniperus horizontalis 'Andara Compacta'</i>)	#2 CONT.	22
FRG	Feather Reed Grass (<i>Calamagrostis acutiflora 'Karl Foerster'</i>)	#1 CONT.	20
SD	Stella D'oro Daylily (<i>Hemerocallis 'Stella D'oro'</i>)	#1 CONT.	22

NOTE: CONTRACTOR TO PROVIDE AND INSTALL QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS. QUANTITIES SHOWN IN LEGEND ARE FOR GENERAL REFERENCE AND ARE TO BE VERIFIED PRIOR TO BID.



NOTES

- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
- LANDSCAPE CONTRACTOR TO REMOVE WEEDS, REMAINING VEGETATION, AND FINE GRADE ENTIRE SITE PRIOR TO PLANTING. RECEIVE APPROVAL FROM CONSTRUCTION MANAGER FOR APPROVAL OF FINE GRADING.
- FINISH GRADES AND EDGING SHALL BE APPROVED BY ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR SHALL IMPORT ADDITIONAL CLEAN TOPSOIL, AS REQUIRED, FREE OF WEEDS, RHIZOMES, ROCKS, STICKS AND OTHER DELETERIOUS MATERIAL.
- EDGING TO BE MECHANICALLY FORMED, CAST-IN-PLACE CONCRETE EDGING, STYLE AND COLOR TO BE SELECTED BY OWNER. INSTALL EDGING LEVEL AND EVEN.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
- THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
- ALL PLANTING BEDS ARE TO RECEIVE 2" DEPTH OF 3/4" DIA. CLEAN WASHED, BRYAN RED LANDSCAPE ROCK OVER A 5 OZ. WOVEN LANDSCAPE WEED-BARRIER FABRIC. SUBMIT SAMPLE OF ROCK AND LANDSCAPE FABRIC FOR APPROVAL.
- ALL PLANTING BEDS TO HAVE 'PREEN FOR PERENNIALS' OR APPROVED EQUAL PRE-EMERGENT HERBICIDE APPLIED AT RATES RECOMMENDED BY MANUFACTURER.
- ALL PLANTS IN LAWN AND ROCK MULCH BEDS TO RECEIVE 4" DEPTH SHREDDED CEDAR WOOD MULCH AS INDICATED BELOW:
 - TREES - 5" DIAMETER
 - SHRUBS - 2" DIAMETER
 - PERENNIALS - 18" DIAMETER
- CONTRACTOR SHALL MAINTAIN PLANTING BEDS AND LAWN AREAS FOR A PERIOD OF 1-YEAR UPON COMPLETION OF PLANTING OPERATIONS.
- CONTRACTOR SHALL GUARANTEE PLANT MATERIAL TO BE ALIVE AND IN A HEALTHY CONDITION FOR A PERIOD OF 1-YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF PLANTING OPERATIONS. PLANTS WITH LESS THAN 70% CANOPY AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE CONSIDERED DEAD AND BE REPLACED BY CONTRACTOR. CONTRACTOR SHALL GUARANTEE REPLACED PLANT MATERIAL FOR 1 ADDITIONAL YEAR FROM REPLACEMENT.

LDC PLANTING SUMMARY

OPEN SPACE PLANTING:
 SITE IS ZONED LC. 3 PLANT UNITS ARE REQUIRED PER 1,000 SF.
 TOTAL REQUIRED PUD PLANT UNITS FOR 33,837 SF (33,837 ÷ 3 = 101.51); 101.5 PLANT UNITS

70% OF REQUIRED 101.5 PLANT UNITS (101.5 x .70 = 71.05); 71 PLANT UNITS (71 PLANT UNITS SHOWN) BETWEEN FRONT OR STREET SIDE SETBACK.

OPEN SPACE PLANTING	QTY	X	UNITS =	TOTAL UNITS
TREES DECIDUOUS-LARGE	7	X	10	= 70
TREES EVERGREEN-LARGE	0	X	10	= 0
TREES DECIDUOUS-SMALL	0	X	5	= 0
TREES EVERGREEN-SMALL	0	X	5	= 0
SHRUBS	64	X	1	= 64
PERENNIALS #1	42	X	0.5	= 21
PERENNIALS #2	0	X	1	= 0
TOTAL				155 UNITS

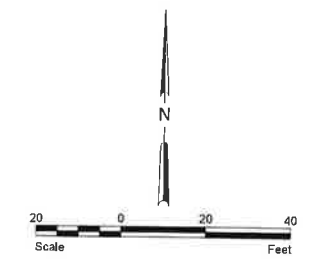
RESIDENTIAL PROTECTION BUFFER:

NONE REQUIRED.

STREET TREES:
 26TH AVE. SOUTH IS AN LOCAL STREET AND REQUIRES 1 TREE PER 35 LINEAL FEET. 1 1/2" CALIPER, 303 X / 35 = 8.66 STREET TREES REQUIRED.

VETERANS BOULEVARD IS AN ARTERIAL AND REQUIRES 1 TREE PER 50 LINEAL FEET. 3" CALIPER, 85 LF FRONTAGE WOULD REQUIRE 2 STREET TREES. VETERANS BOULEVARD IS ALREADY PLANTED WITH STREET TREES. NO NEW STREET TREES REQUIRED.

NOTE:
 FINAL QUANTITIES AND CONFIGURATION OF PLANTING MAY BE ADJUSTED. MINIMUM LDC REQUIREMENTS FOR STREET PLANTING, BUFFER PLANTING AND OPEN SPACE PLANTING WILL BE MAINTAINED.



C:\Users\jim.Hanson\OneDrive\17 033 Caribou Coffee Fargo - Houston\PLANTING_Plan_Caribou.cwg-PLANTING-5/25/2018 7:59 AM-11:11:11

<p>I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of North Dakota.</p> <p><i>Jim Hanson</i> Date: 2-15-18 Reg. No. 2</p>		<p>HDA Hanson Design Associates, LLC Landscape Architecture 5415 2nd Street North Fargo, North Dakota 58102 ph: 701.237.5065</p>	<p>Houston Engineering Inc.</p>	<p>Fargo P: 701.237.5065 F: 701.237.5101</p>	<p>Drawn by JDH</p> <p>Checked by JDH</p>	<p>Date 2-15-18</p> <p>Scale AS SHOWN</p>	<p>CARIBOU COFFEE FARGO, NORTH DAKOTA</p>	<p>PLANTING PLAN PROJECT NO. 7489-028</p>	<p>SHEET 1 of 1</p>
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FORCE V BLACK HAWKS
PUCK DROP.
THURSDAY 7:05



ROAD WORK
MUST
TURN RIGHT
SPEED
LIMIT
35



City of Fargo Staff Report			
Title:	Craigs Oak Grove 2 nd Addition	Date:	5/26/2021
Location:	515 Oak Street N	Staff Contact:	Aaron Nelson
Legal Description:	Lot 1, Block 1, Craigs Oak Grove Second Addition		
Owner(s)/Applicant:	The Oaks, LLC/Jesse Craig	Engineer:	N/A
Entitlements Requested:	Zoning Change (from MR-2, Multi-Dwelling Residential, to DMU, Downtown Mixed-Use, with a C-O, Conditional Overlay)		
Status:	Planning Commission Public Hearing: June 3, 2021		

Existing
Land Use: Vacant
Zoning: MR-2, Multi-Dwelling Residential
Uses Allowed: MR-2 allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children, group living, parks and open space, religious institutions, safety services, schools, and basic utilities
Maximum Density Allowed: MR-2 allows a maximum of 20 dwelling units per acre

Proposed
Land Use: Household Living (Multi-Dwelling Housing)
Zoning: DMU, Downtown Mixed-Use, with a C-O, Conditional Overlay
Uses Allowed: DMU with proposed C-O allows detached houses, attached houses, duplexes, multi-dwelling structures.
Maximum Density Allowed: Proposed C-O would allow a maximum of 35 dwelling units per acre.

Proposal:

The applicant, Jesse Craig, is seeking approval of a zoning map amendment to rezone the subject property from MR-2 (Multi-Dwelling Residential) to DMU (Downtown Mixed-Use) with C-O (Conditional Overlay). The applicant is requesting this rezone to construct a three-story multi-dwelling residential building on the subject property. The proposed building would include 21 dwelling units (9 one-bedroom units and 12 two bedroom units) and 31 indoor parking spaces.

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: Across 6th Ave N are single-family, duplex, and multi-dwelling homes zoned MR-2, Multi-Dwelling Residential and LC, Limited Commercial;
- East: the site of a proposed multi-dwelling structure zoned DMU, Downtown Mixed-Use;
- South: the site of a proposed multi-dwelling structure zoned DMU, Downtown Mixed-Use;
- West: are single-dwelling and multi-dwelling homes zoned MR-2, Multi-Dwelling Residential and GC, General Commercial

Area Plans:

The subject property is located within the study area of the Core Neighborhoods Master Plan. The plan identifies the area south of 6th Ave N as a multi-family land use buffer between the mixed-use area to the south and the single-family structures to the north. More generally, the plan identifies several outcomes for the Horace Mann neighborhood to strive for, including increased number of students residing in the Roosevelt/Horace Mann attendance zone; housing opportunities for people of a range of incomes, ages, and household types; and increased percentage of properties in excellent or good condition.

Schools and Parks:

Schools: The subject property is located within the Fargo School District, specifically the Roosevelt/Horace Mann Elementary, Ben Franklin Middle and Fargo North High school attendance areas.

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

Parks: The subject property is located west of Wildflower Grove Park, which provides public amenities such as picnic tables and recreational trails.

Pedestrian / Bicycle: There is an existing off road bike facility to the east of the subject property on 6th Ave N which connects to the metro area trail system.

Staff Analysis:

Background

The applicant had originally applied for a Planned Unit Development (PUD) to accommodate the proposed development. However, the applicant withdrew that application in favor of this proposed zone change to DMU with C-O, based on staff's concern with the PUD. The intent of the C-O district is to place limitations on the intensity of development that would otherwise be allowed within the DMU zoning district. These limitations have been tailored to the applicant's specific development proposal—a three-story, 21-unit residential building with indoor parking.

Conditional Overlay:

The proposed C-O district would establish the following standards, in addition to the standards of the DMU district:

Uses: *Household Living* shall be the only permitted use category. All other primary uses are prohibited.

Residential Density: The maximum residential density allowed shall be 35 dwelling units per acre.

Setbacks:

- The minimum front setback shall be 10 feet.
- The minimum street-side setback shall be 10 feet.
- The minimum rear setback shall be 5 feet.
- The minimum interior-side setback shall be 5 feet.

Building Coverage: The maximum building coverage shall be 83% of the lot area.

Height: The maximum building height shall be 45 feet.

Parking: The minimum off-street parking requirements for residential use categories shall be 1.45 parking spaces per unit.

Landscaping:

- Street Trees are required pursuant to Subsection 20-0705.B of the Land Development Code.
- Open Space Landscaping is required pursuant to Subsection 20-0705.C of the Land Development Code. For purposes of determining the number of plant units required, the following shall apply:
 - At least two (2) plant units shall be provided for each 1,000 square feet of lot area or fraction thereof, and eight (8) square feet per plant unit shall be provided.

Additional Standards:

- Bicycle parking facilities, such as a bike rack or bike lockers, shall be provided on site.
- An on-site system of pedestrian walkways shall be provided between building entrances and public sidewalks located along the perimeter of the block.

- At least one primary building entry shall face a public street.
- All exterior walls (excluding openings for such things as doors, windows, or equipment) shall be primarily constructed and/or finished with brick and/or stone, except that:
 - The following materials may be used for purposes of providing accent: glass, ceramic, stucco, precast panels, exterior insulation finish systems (e.g. dryvit), steel siding with a ceramic hybrid paint finish, fiber cement siding, insulated metal panels, wood-based materials, asphalt, and decorated concrete block. When these materials are used, the materials must be of commercial grade and may not exceed 10% of the total exterior wall area.
 - The use of architectural metal panels and wood panels for enclosure of mechanical equipment shall be permitted.
- Building elevation walls facing a public street must have projections and/or recesses having a depth of at least one foot and extending for a minimum of 20% of the length of such walls.
- Dumpsters and refuse containers shall be contained completely within the building and concealed from view from the exterior, except during times of collection.
- The building design shall include integrated design features to avoid monotony, to create visual interest, and to enhance the pedestrian scale, all of which is to be designed to create compatibility with the surrounding neighborhood. Examples of features that can be included are:
 - Canopies
 - Cornices
 - Eaves
 - Arched entries, balconies, or breezeway entrances
 - Stone or brick accent walls
 - Decorative stone or brick banding
 - Verandas, porches, balconies or decks
 - Projected walls
 - Variation of roof lines
 - Decorative caps or chimneys

Neighborhood Open House Meeting:

About six residents attended a neighborhood open house that was held on Monday, April 26 to provide an opportunity for interested residents and property owners in the area to learn more about the proposed development and to provide feedback. While a few residents expressed some apprehension with the proposed density in relation to the applicant's previous plans for townhomes at this location, feedback was largely positive in relation to the design of the building and the applicant's desire to construct a building reminiscent of a traditional "brownstone" that would fit the historic character of the neighborhood. One letter of opposition has been received by staff and is attached to this staff report. While this open house was held in response to the applicant's previous application for PUD (which has since been withdrawn), the applicant's stated development intent remains unchanged and therefore these comments are still relevant to the currently proposed rezone.

Zoning

Section 20-906. 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. Staff suggests that the requested zoning change is justified by change in conditions since the previous zoning classification was established. The previously existing lots within the subject property have been consolidated under a single ownership entity, which intends to redevelop the property as a single development. The owner has requested a rezone to DMU in order to develop an urban apartment building with reduced setbacks and increased density, within walking distance to the downtown core and adjacent to the existing DMU zoning district on the remainder of the block. The proposed C-O would establish additional development limits on

the property and help to transition between the MR-2 zoning district located to the north and west and the DMU zoning district located to the south and east. In addition, in 2012 the City adopted the Go2030 Comprehensive Plan. The promotion of infill development is the number-two ranked initiative of the Go2030 plan. This initiative seeks to promote infill and density within areas that are already developed and are protected by a flood resiliency strategy. Infill development uses infrastructure more efficiently and occurs where infrastructure is already in place, not requiring the funding and construction of new infrastructure. **(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?

The development is served with city services (water, sewer, streets, police/fire protection, etc.). The City Engineer and other applicable review agencies have reviewed this proposal. No deficiencies to provide the necessary public services, facilities and programs to this development have been identified. Additionally, the City Forrester has provided comments to the applicant regarding the protection of mature street trees along 6th Avenue N and Oak Street N, which must be accounted for as development plans are developed. **(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 evidence that would suggest this proposal 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, staff has received one written comment and has received feedback from attendees to a neighborhood open house, which have been summarized above. While some residents are opposed to the applicant's proposed project, staff finds that the change in zoning is relatively minor compared to the current zoning of MR-2, and does not substantially change the type of development that can take place on the subject property under the current zoning. Additionally, the applicant is proposing to make a substantial investment in new housing within the vicinity, replacing housing units in need of repair with newly constructed housing units. Ultimately, staff has no evidence to suggest the zoning change would result in adverse effects on condition or value of 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 purpose of the LDC is to implement Fargo's Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Staff believes this proposal is in keeping with adopted plans and the existing zoning of adjacent properties. Specifically, the Fargo Go2030 Comprehensive Plan supports infill and density within areas that are already developed, serviced with utilities, and protected by a flood resiliency strategy. The promotion of infill development is the number two ranked priority of Go2030. Additionally, the subject property is within walking distance of the downtown core, which provides an opportunity for residents to live in close proximity to shopping and work. Staff finds that the proposal is consistent with the purposes of the LDC, the Growth Plan, and other adopted policies of the City. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed zoning map amendment from MR-2, Multi-Dwelling Residential, to DMU, Downtown Mixed-Use, with C-O, Conditional Overlay, as presented, as the proposal satisfactorily complies with the Go2030 Fargo Comprehensive Plan, Section 20-0906(F) (1-4) of the LDC, and all other applicable requirements of the LDC."

Planning Commission Recommendation: June 3, 2021

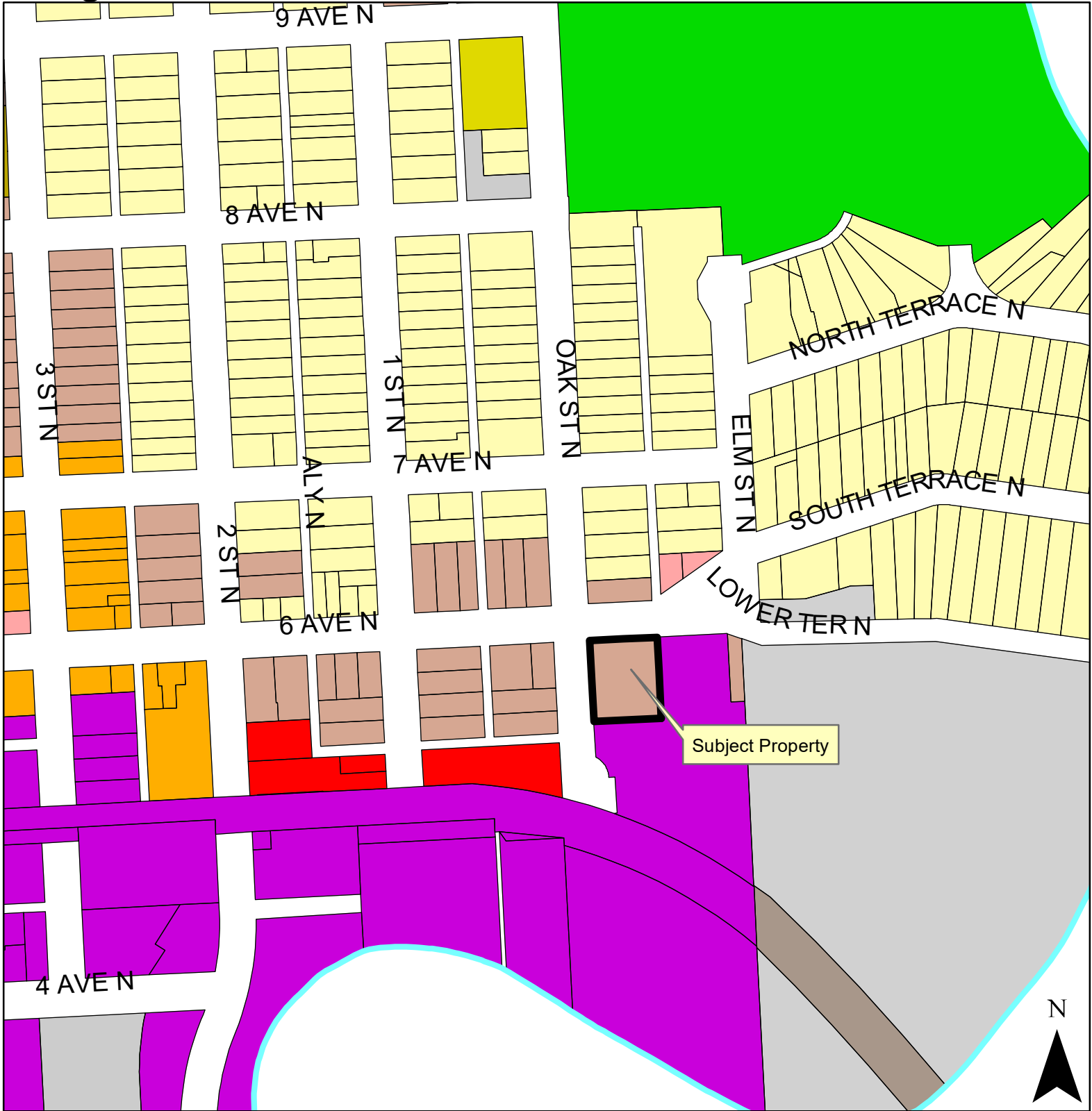
Attachments:

1. Zoning Map
2. Location Map
3. Proposed Development Site Plan & Renderings
4. Public Comments

Zone Change (MR-2 to DMU with a C-O, Conditional Overlay)

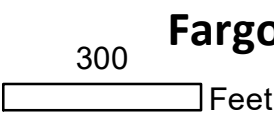
Craig's Oak Grove Second Addition

515 Oak St N



Legend

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



Fargo Planning Commission
June 3, 2021

Zone Change (MR-2 to DMU with a C-O, Conditional Overlay)

Craig's Oak Grove Second Addition

515 Oak St N





NOTES:
 1. DIMENSIONS ARE FROM EDGE TO EDGE OR FROM FACE OF CURB TO FACE OF CURB.

SITE INFORMATION:
 PROPERTY DESCRIPTION: LOT 1, BLOCK 1
 CRAIGS OAK GROVE
 SECOND ADDITION

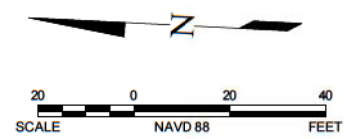
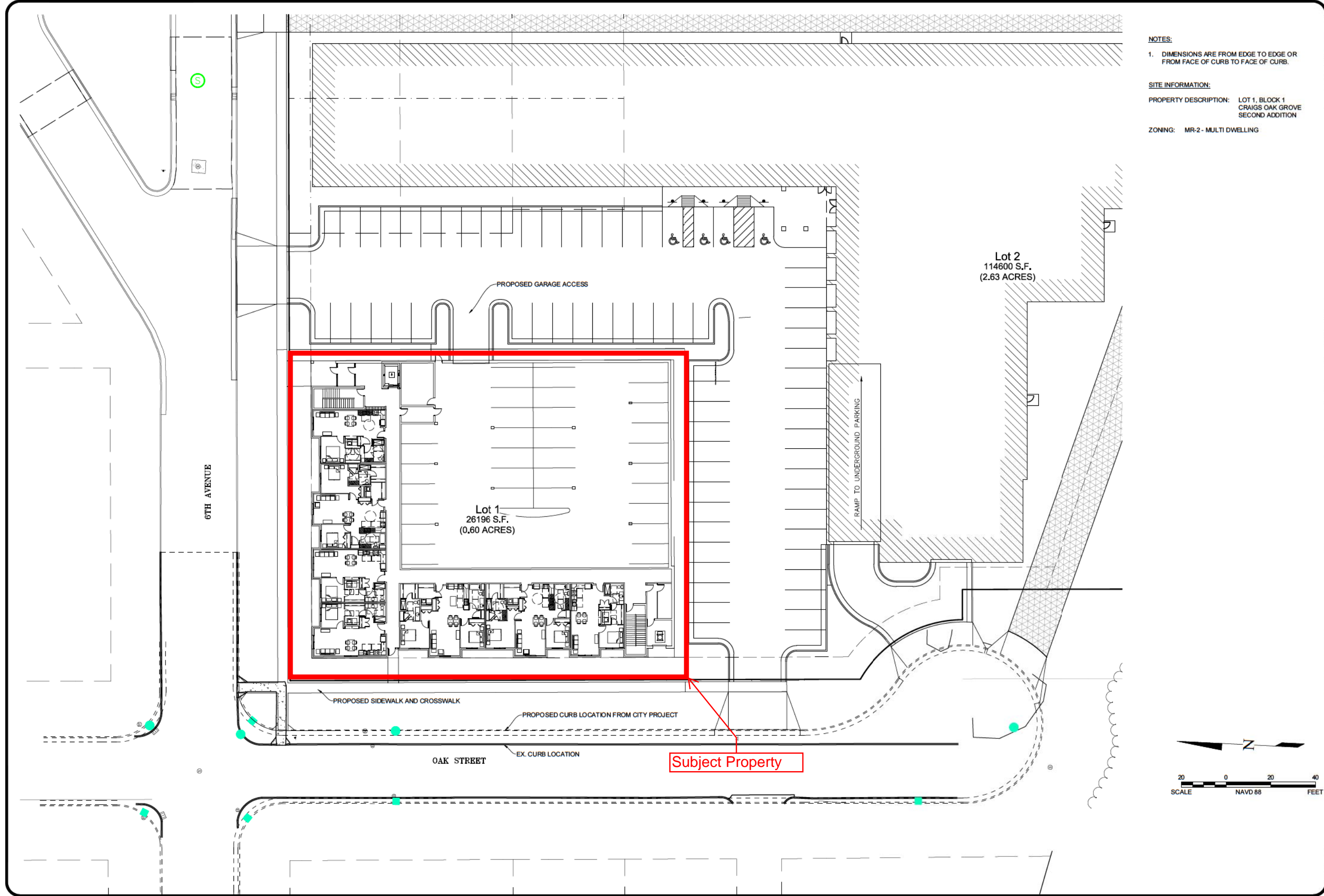
ZONING: MR-2 - MULTI DWELLING

NO.	DATE	REVISION

DRAFTED	SK
REVIEWED	SK
PROJECT NUMBER	2016-00826.1
ISSUE DATE	3/19/2021

OAK STREET LOT 1
 CRAIG DEVELOPMENT
 FARGO, NORTH DAKOTA
 PRELIMINARY SITE LAYOUT

SHEET
 1



DRAFT

Southwest building corner (view looking northeast)



Northwest building corner (view looking southeast)



East side of building (view looking west-southwest)



West side of building (view looking east)



Aaron Nelson

From: Pearson, Carol [REDACTED]
Sent: Saturday, April 24, 2021 3:48 PM
To: Aaron Nelson
Subject: Jesse Craig PUD

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Hi Aaron!

Thank you for sharing this update.

I am writing to go on record as being strongly opposed to this PUD request by Jesse Craig. This is not at all what Craig proposed for this section of the lots he bought and demolished. Taken in addition to the proposed 5 story apartments further south and east, I feel that this adds density that is inappropriate in the middle of our single family historic neighborhood. The townhomes he initially proposed would be a much better fit.

I am strongly opposed to this application.

i will be unable to attend the meeting on the 26th of April, so I take this method to register my voice about this PUD application.

Carol Pearson

City of Fargo Staff Report			
Title:	Meadow View Addition	Date:	5/27/2021
Location:	1402-1493 66th Avenue South; 1406-1494 67th Avenue South; 1450-1497 68th Avenue South; 1402-1498 69th Avenue South; 6600-6985 14th Street South	Staff Contact:	Donald Kress, senior planner
Legal Description:	Lots 1-44, Block 2; Lots 1-45, Block 4; Lots 1-21, Block 5; Lots 1-22, Block 8; Lots 1-32, Block 9 of Bison Meadows Second Addition to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Thompsons Homes / Jon Youness—Eagle Ridge Development	Engineer:	Mead and Hunt
Entitlements Requested:	Major Subdivision (Replat of Lots 1-44, Block 2; Lots 1-45, Block 4; Lots 1-21, Block 5; Lots 1-22, Block 8; Lots 1-32, Block 9 of Bison Meadows Second Addition to the City of Fargo, Cass County, North Dakota and Zone Change (from SR-4, Single-Dwelling Residential and P/I, Public Institutional to SR-4, Single-Dwelling Residential and P/I, Public Institutional zones within the boundaries of this plat)		
Status:	Planning Commission Public Hearing: June 3, 2021		

Existing	Proposed
Land Use: Platted but not developed	Land Use: Residential and Park
Zoning: SR-4, Single-Dwelling Residential and P/I, Public and Institutional	Zoning: SR-4, Single-Dwelling Residential and P/I, Public and Institutional
Uses Allowed: SR-4 allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities P/I – Public and Institutional 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.	Uses Allowed: SR-4 allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities P/I – Public and Institutional 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.
Maximum Density Allowed (Residential): SR-4, Maximum 12.1 units per acre Maximum Lot Coverage Allowed: P/I has no maximum	Maximum Density Allowed (Residential): SR-4, Maximum 12.1 units per acre Maximum Lot Coverage Allowed: P/I has no maximum

Proposal:

The applicant requests two entitlements:

1. A major subdivision, entitled **Meadow View Addition**, which is a replat of Lots 1-44, Block 2; Lots 1-45, Block 4; Lots 1-21, Block 5; Lots 1-22, Block 8; Lots 1-32, Block 9 of Bison Meadows Second Addition to the City of Fargo, Cass County, North Dakota
2. A zoning change from SR-4, Single-Dwelling Residential and P/I, Public Institutional to SR-4, Single-Dwelling Residential and P/I, Public Institutional zones to revise the boundaries of the existing SR-4, Single-Dwelling Residential and P/I, Public Institutional zones

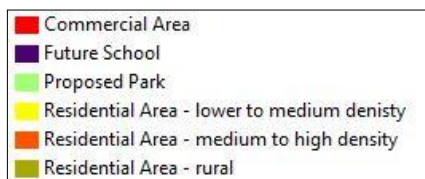
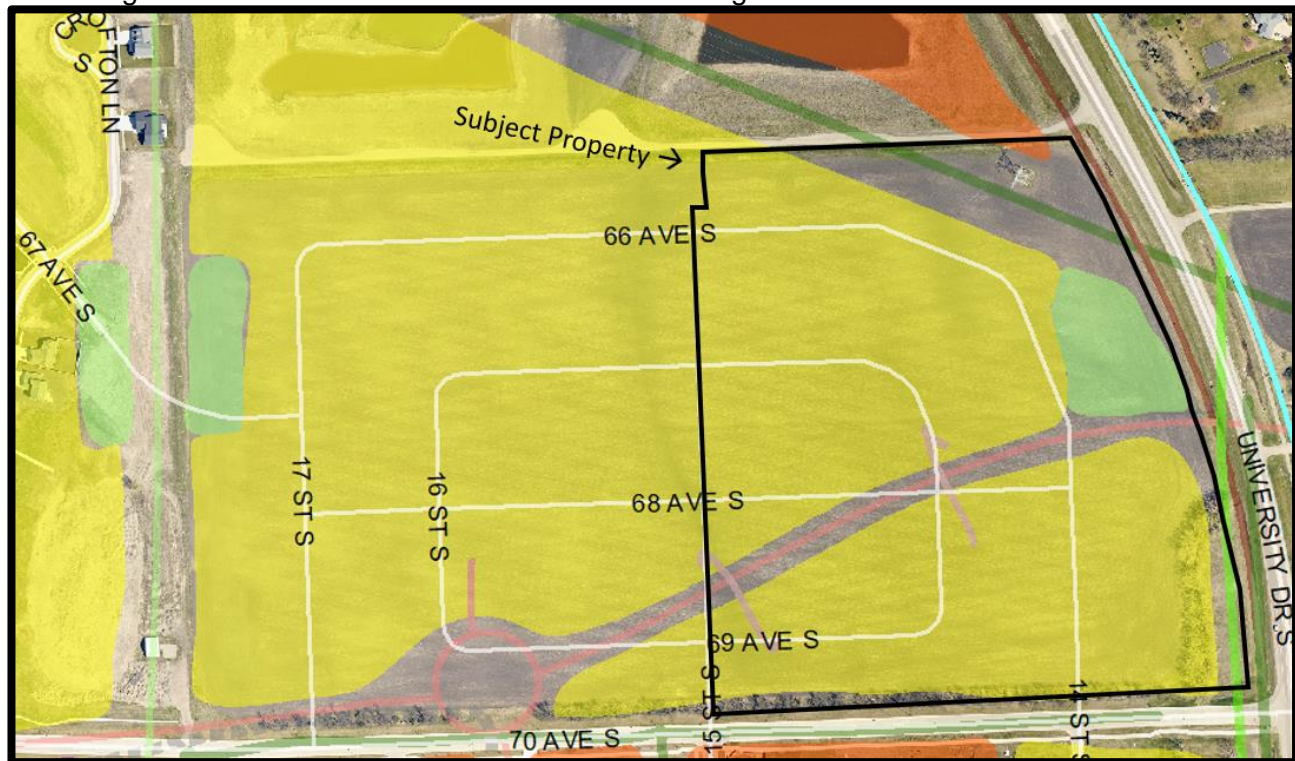
This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: AG, Agricultural; former city of Fargo borrow pit
- East: Cass County; agricultural land use and City of Briarwood; residential development
- South: SR-2 Single-Dwelling Residential with single family residences
- West: SR-4, Single-Dwelling Residential with single-dwelling residences and P/I Public and Institutional with parks and public open space.

Area Plans:

The subject property is located within the 2007 Southeast Growth Plan. This plan designates the subject property as Proposed Residential Area—Lower to Medium Density and Proposed Park land. The SR-4 and P/I zoning districts are consistent with this land use designation.



(continued on next page)

Schools and Parks:

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

Parks: Davies Athletic Complex (1880 70th Avenue S) is located approximately 0.3 miles southwest of the subject property and offers baseball/softball amenities. Davies Recreational Pool (7150 25th Street S) is located approximately 0.41 southwest of the subject property and offers concessions, restrooms, and swimming pool amenities. A Fargo Park District property, which includes a bike/pedestrian trail, is included in the project site.

Pedestrian / Bicycle: Pedestrian sidewalks run along 67th and 70th Avenue South, and there is a trail through the park on the east side of the subject property.

Staff Analysis:

The proposed plat is a replat of the portion of Bison Meadows Second Addition east of 15th Street South. There has been no development or installation of infrastructure on the project site. There has been no sale of lots to individual owners. All lots are owned by Thompsen Homes or the Fargo Park District. The plat will create 144 lots, with 143 residential lots and one park lot, zoned as shown in the chart below. The proposed subdivision results in overall 20 fewer lots than the existing subdivision.

BLOCK	LOTS	ZONING
1	1-13	SR-4
2	1-26	SR-4
3	1-24	SR-4
4	1-34	SR-4
5	1-18	SR-4
6	1-8 and 10-29	SR-4
6	9	P/I

The SR-4 zoned lots range in size from approximately 4,400 square feet to over 11,500 square feet, with most lots in the 4,500 to 7,500 square foot range. All lots exceed the minimum required lot area of 3,600 feet for SR-4 zoned lots.

LOT WIDTHS: The changes in lot widths are noted in the chart below; lot widths in the chart are measured at the street frontage. The minimum required lot width in the SR-4 zone is 34 feet.

CURRENT BLOCK NUMBER	NUMBER OF LOTS	LOT WIDTH RANGE	PROPOSED BLOCK NUMBER	NUMBER OF LOTS	LOT WIDTH RANGE
2	44	36 to 60 feet	6	29	Most lots are 60 to 70 feet (see Note 1 below)
4	45	36 to 60 feet	4	34	Most lots are 40 to 66 feet (see Note 2 below)
5	21	36 to 53 feet	3	24	35 to 43 feet; one oversized lot on curve
8	22	36 to 60 feet	2	26	34 to 42 feet.
9	32	36 to 60 feet	1 and 5	31	Block 1--36 to 42 feet; Block 5--46 to 60 feet
TOTAL	164	----	----	144	----

NOTE 1: Lot 29 is 34 feet wide; Lots 12 and 18, along the inside curve of Block 6 fronting 14th Street South, are 56 and 52 feet wide at the street but widen to between 76 and 93 feet.

NOTE 2: Lots 20 through 28, along the inside curve of Block 4 fronting Meadow View Drive South, have a narrower width at the street because of the curve creating wedge-shaped lots, but these lots widen out to between 52 to over 70 feet.

ACCESS: The Meadow View Addition will take access from 70th Avenue South as well as the existing streets in Bison Meadows Second Addition west of 15th Street South. All internal streets are dedicated public streets with a 70-foot wide right of way.

STREET RENAMING: As 67th Avenue South is being reconfigured to intersect with 70th Avenue South, instead of curving around into 69th Avenue South as it currently does, this street is being renamed "Meadow View Drive South," as depicted on the plat. The portions of 67th and 69th Avenues South on the west side of 15th Street South are not included in this change.

PUBLIC WATER AND SEWER: Public water and sewer will be provided in the dedicated public streets.

PARKS: The park on the east side of the project site (proposed Lot 9, Block 6) will be owned by the Fargo Park District. The park itself retains the same configuration it currently has though the access to 66th Avenue South and 14th Street South will be slightly relocated.

PUBLIC MEETING: Though a public meeting is not required for this major subdivision and zone change, the applicant requested one be arranged, and notice of the meeting was included in the property owner letters. A virtual meeting was held on the afternoon of Wednesday, May 26th. Other than Planning Department staff and the applicant, there were no participants in this meeting.

Zoning

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 current Bison Meadows Second Addition is zoned SR-4 for the residential lots and P/I for the park lots. The Meadow View Addition relocates the property lines of all the lots within the project boundary. The zone change accounts for the fact that the boundary between the SR-4 and P/I zoned lots will change. This zoning is consistent with the 2007 Growth Plan. **(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. The subject property fronts on existing, developed public rights-of-way which 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. To date, Planning staff has received and responded to three inquiries. 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 Growth Plan that applies to this property is the 2007 Growth Plan; this plan designates this property as appropriate for "lower to medium density residential development," which would include the SR-4 zone. This

zone allows a density of 12.1 dwelling units per acre. The project will have a density of 4.2 dwelling units per acre. The P/I zone is allowed within this land use designation. Staff finds this proposal is consistent with the purpose of the LDC, the applicable growth plan, and other adopted policies of the City. **(Criteria satisfied)**

Subdivision

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

1. **Section 20-0907(C)(1)(Development Review Procedures—Subdivisions—Major Subdivisions) 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 zoning for the residential development on this property is SR-4: Single Dwelling Residential. The SR-4 zoning will accommodate the proposed single-family development. The SR-4 zoning designation is consistent with the “lower to medium density” designation for this property in the 2007 Growth Plan. The park lot is zoned P/I, Public/Institutional, which is appropriate for a government-owned park. Parks are allowed within the “lower to medium density” land use 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, Planning staff has received and responded to three inquiries. **(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 residential lots are zoned SR-4, single-dwelling residential. This zoning is consistent with the 2007 Growth Plan which designates this property for “lower to medium density residential” development. The park lot is zoned P/I, Public/Institutional, which is appropriate for a government-owned park. 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 20-0907.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.**

The applicant has provided a draft amenities plan that specifies the terms or securing installation of public improvements to serve the subdivision. This amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to City Commission hearing. 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 recommended approval to the City Commission of the proposed: 1) zone change from SR-4, Single-Dwelling Residential and P/I, Public and Institutional to SR-4, Single-Dwelling Residential and P/I, Public and Institutional and 2) **Meadow View Addition** subdivision plat as presented; as the proposal complies with the 2007 Growth Plan, Standards of Article 20-06, and Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC.”

Planning Commission Recommendation

Attachments:

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

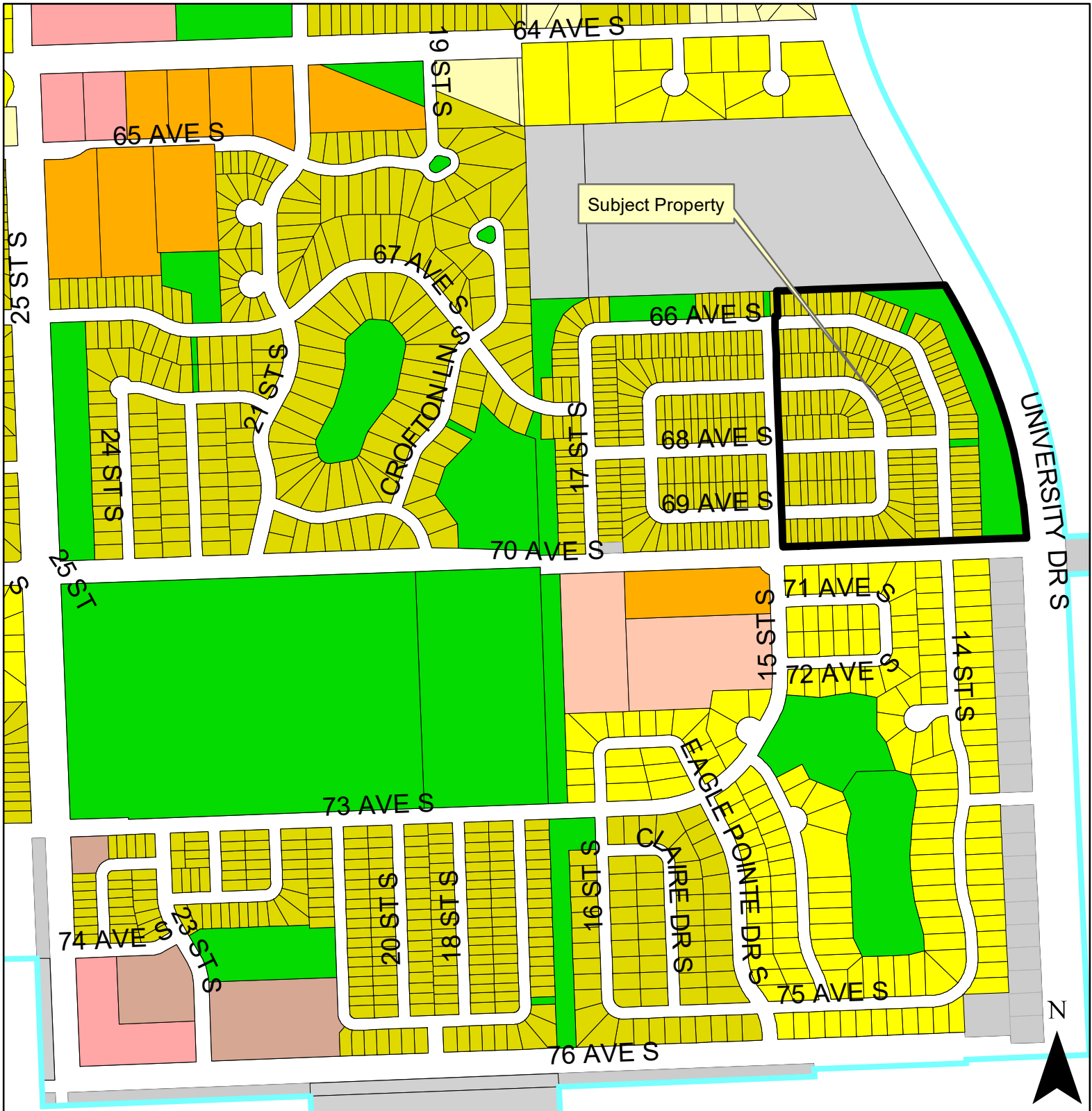
Zone Change (SR-4 & P/I to SR-4 & P/I) & Plat (Major)

6600-6985 14 St S;

1402-1493 66th Ave S; 1406-1494 67th Ave S

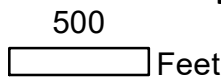
1450-1497 68th Ave S; 1402-1498 69th Ave S

Meadow View Addition



Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NC	NO	P/I	UML	City Limits
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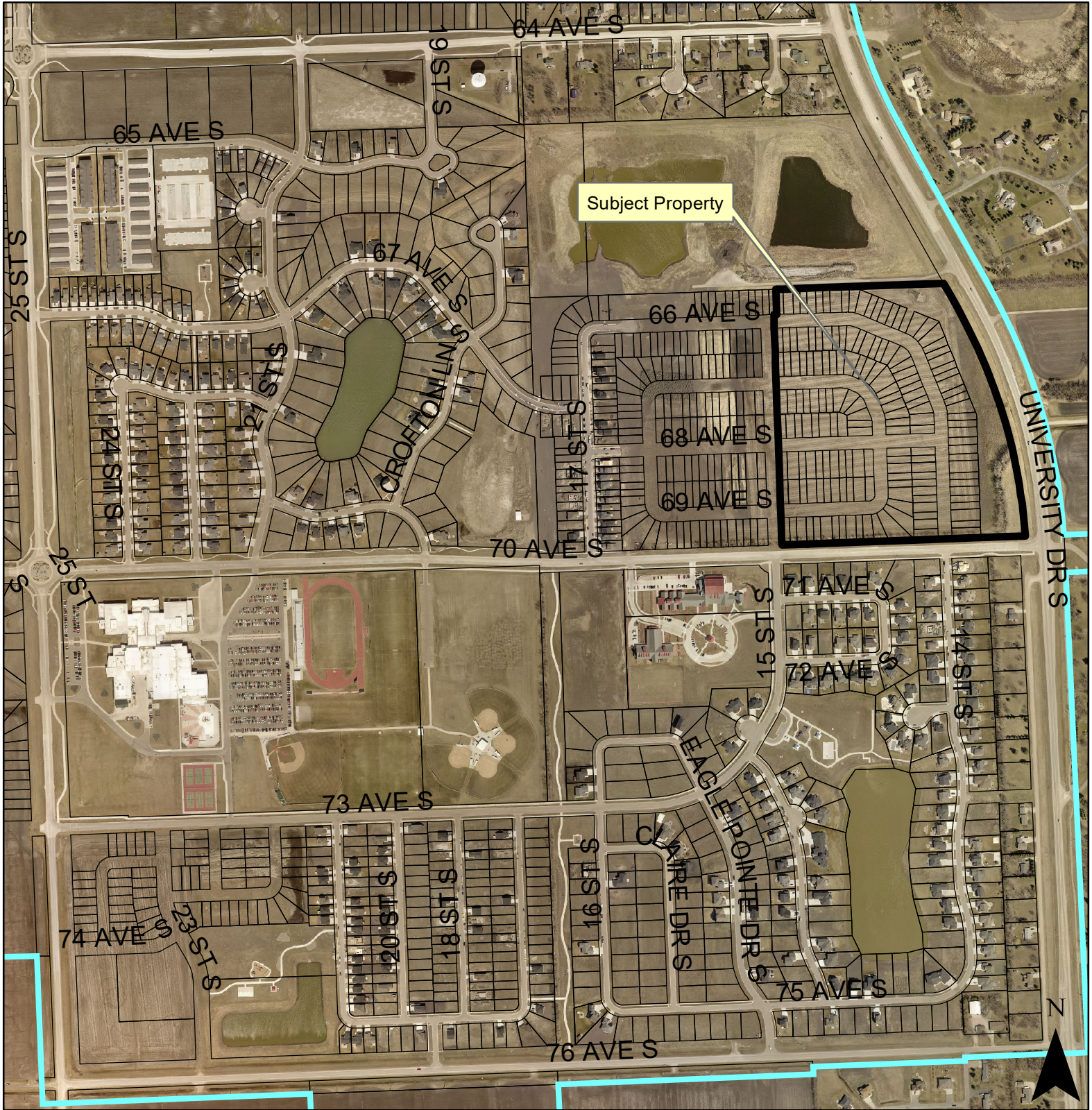
Zone Change (SR-4 & P/I to SR-4 & P/I) & Plat (Major)

6600-6985 14 St S;

1402-1493 66th Ave S; 1406-1494 67th Ave S

1450-1497 68th Ave S; 1402-1498 69th Ave S

Meadow View Addition



MEADOW VIEW ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 1 THROUGH 44, BLOCK 2, LOTS 1 THROUGH 45, BLOCK 4, LOTS 1 THROUGH 21, BLOCK 5,
LOTS 1 THROUGH 22, BLOCK 8 AND LOTS 1 THROUGH 32, BLOCK 9 ALL OF BISON MEADOWS SECOND ADDITION
(A MAJOR SUBDIVISION)

OWNER'S CERTIFICATE AND DEDICATION:

KNOWN ALL PERSONS BY THESE PRESENTS: That Thomsen Homes, LLC, a North Dakota limited liability company and Fargo Park District, do hereby certify that we are the owners of the land located in that part of the South Half of the Northeast Quarter of Section 12, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Lots 1 through 44, Block 2, Lots 1 through 45, Block 4, Lots 1 through 21, Block 5, Lots 1 through 22, Block 8 and Lots 1 through 32, Block 9 of Bison Meadows Second Addition to the City of Fargo according to the recorded plat thereof, Cass County, North Dakota.

Containing 34.16 acres, more or less, and is subject to Easements, Reservations and Restrictions and Rights-of-Ways of record.

And that said parties have caused the same to be surveyed and platted as "MEADOW VIEW ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate all Streets, Avenues, Drives, Lanes, Alleys and Easements shown on said plat to the Public.

Owner:

Fargo Park District

Lot 28, Block 2 of Bison Meadows Second Addition to the City of Fargo according to the recorded plat thereof, Cass County, North Dakota.

Stacey Griggs, President

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, Stacey Griggs, President, Fargo Park District, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same on behalf of the Fargo Park District.

Notary Public: _____

Owner:

Thomsen Homes, LLC

Lots 1 through 27 and Lots 29 through 44, Block 2, Lots 1 through 45, Block 4, Lots 1 through 21, Block 5, Lots 1 through 22, Block 8 and Lots 1 through 32, Block 9 of Bison Meadows Second Addition to the City of Fargo according to the recorded plat thereof, Cass County, North Dakota.

Chris Thomsen, President

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, Chris Thomsen, President, Thomsen Homes, LLC, a North Dakota limited liability company, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same on behalf of the limited liability company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

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

Dated this ____ day of _____, 20____.

Jason Ness, Professional Land Surveyor No. LS-6884

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, before me personally appeared Jason Ness, 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____.

Brenda E. Derrig, P.E., City Engineer

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, before me personally appeared Brenda E. Derrig, 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 she executed the same as her free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

John Gunkelman, Chair
Fargo Planning Commission

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, before me personally appeared John Gunkelman, 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 he executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

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

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo: and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____



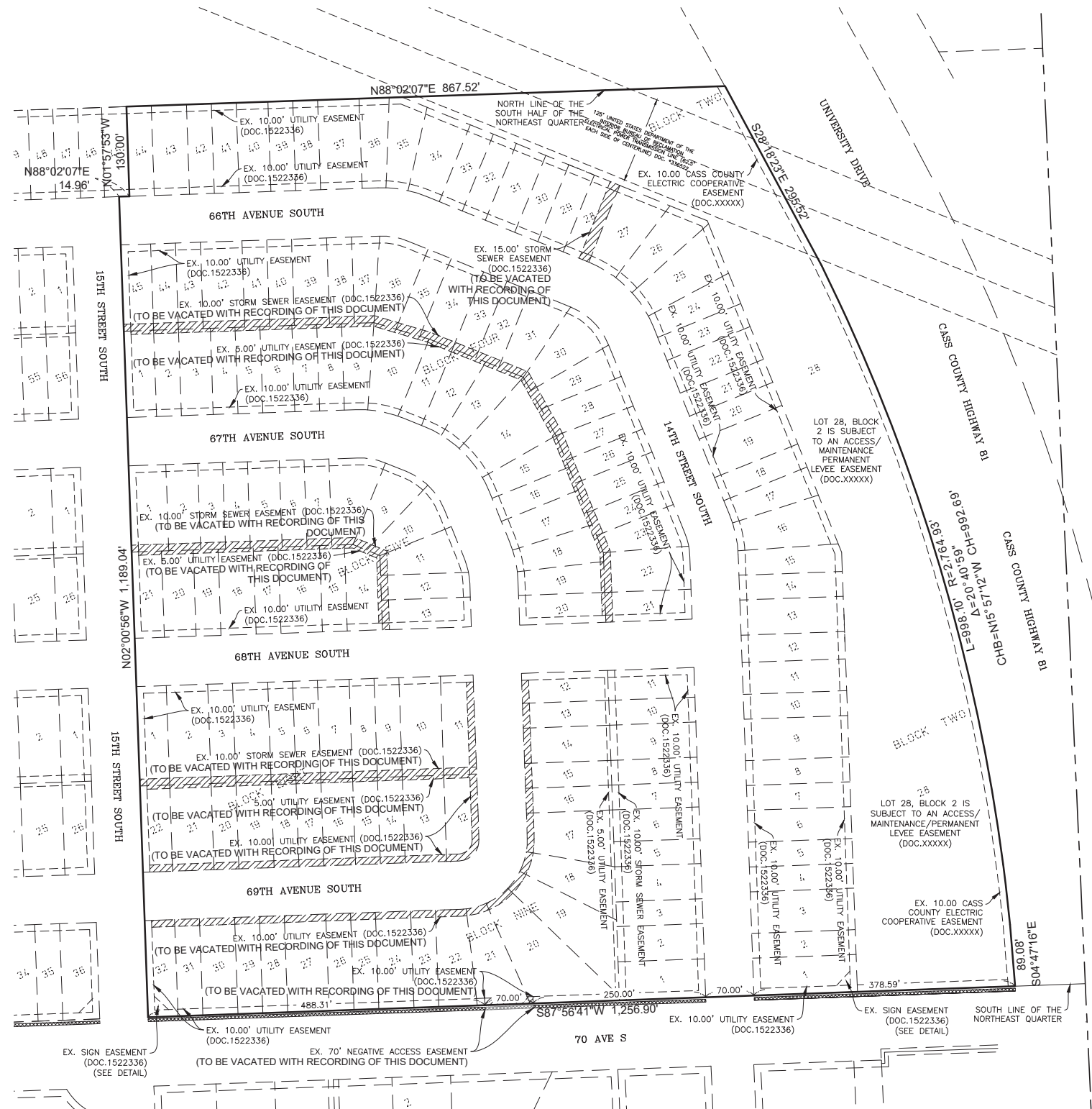
Phone: 701-566-6450
meadhunt.com

PROJECT NO.
4609700-211284.01
SHEET 1 OF 4

PRELIMINARY

MEADOW VIEW ADDITION

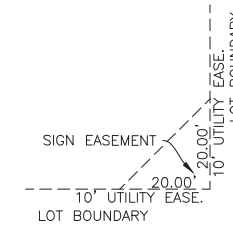
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 1 THROUGH 44, BLOCK 2, LOTS 1 THROUGH 45, BLOCK 4, LOTS 1 THROUGH 21, BLOCK 5,
LOTS 1 THROUGH 22, BLOCK 8 AND LOTS 1 THROUGH 32, BLOCK 9 ALL OF BISON MEADOWS SECOND ADDITION
(A MAJOR SUBDIVISION)



LEGEND

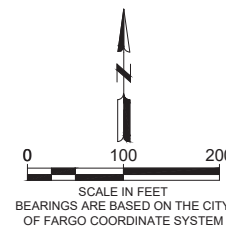
●	MONUMENT IN PLACE
○	SET MONUMENT (5/8" REBAR CAPPED PLS-6884)
(5,000)	LOT AREA (SQUARE FEET)
[Cross-hatched pattern]	NEGATIVE ACCESS EASEMENT
[Dotted pattern]	NEGATIVE ACCESS EASEMENT TO BE VACATED WITH THIS DOCUMENT
[Dashed line]	EXISTING PROPERTY LINE
[Long dashed line]	EXISTING EASEMENT LINE
[Solid line]	NEW LOT LINE
[Dashed line]	NEW BLOCK LINE
[Thick solid line]	PLAT BOUNDARY
[Thin dashed line]	NEW EASEMENT LINE
[Dotted line]	MAJOR CONTOUR
[Dashed line]	MINOR CONTOUR
[Hatched pattern]	100 YR. FLOODPLAIN
[Diagonal hatched pattern]	EXISTING EASEMENT TO BE VACATED WITH THIS DOCUMENT

SIGN EASEMENT DETAIL



NOTES

1. THE EXISTING LOT LINES WITHIN THE PLAT BOUNDARY SHOWN ON THIS SHEET REPRESENT THE RECORD PLAT OF BISON MEADOWS SECOND ADDITION TO THE CITY OF FARGO, RECORDED OCTOBER 5, 2017 AT 2:53 PM AS DOCUMENT NO. 1522336.
2. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
3. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF MEADOW VIEW ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OF PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.



Mead & Hunt
meadhunt.com
Phone: 701-566-6450

PRELIMINARY

PROJECT NO.
4609700-211284.01
SHEET 2 OF 4

MEADOW VIEW ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A REPLAT OF LOTS 1 THROUGH 44, BLOCK 2, LOTS 1 THROUGH 45, BLOCK 4, LOTS 1 THROUGH 21, BLOCK 5,
 LOTS 1 THROUGH 22, BLOCK 8 AND LOTS 1 THROUGH 32, BLOCK 9 ALL OF BISON MEADOWS SECOND ADDITION
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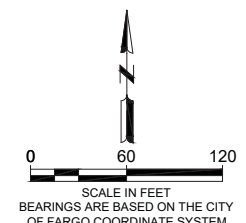


Curve Table			
Curve #	Length	Radius	Delta
C1	71.27'	170.00'	24°01'09"
C2	41.92'	100.00'	24°01'09"
C3	136.09'	170.00'	45°51'56"
C4	80.05'	100.00'	45°51'56"
C5	59.41'	170.00'	20°01'29"
C6	34.95'	100.00'	20°01'29"
C7	71.27'	170.00'	24°01'09"
C8	41.92'	100.00'	24°01'09"
C9	136.09'	170.00'	45°51'56"
C10	80.05'	100.00'	45°51'56"
C11	59.41'	170.00'	20°01'29"
C12	34.95'	100.00'	20°01'29"
C13	56.10'	170.00'	18°54'32"
C14	15.16'	170.00'	5°06'37"
C15	25.00'	170.00'	8°25'27"
C16	52.60'	170.00'	17°43'46"
C17	58.49'	170.00'	19°42'42"
C18	31.32'	100.00'	17°56'44"
C19	48.73'	100.00'	27°55'11"
C20	26.13'	170.00'	8°48'27"

Curve Table			
Curve #	Length	Radius	Delta
C21	33.28'	170.00'	11°13'03"
C22	19.05'	170.00'	6°25'18"
C23	44.59'	170.00'	15°01'41"
C24	7.62'	170.00'	2°34'10"
C25	4.71'	100.00'	2°42'00"
C26	37.21'	100.00'	21°19'09"
C27	4.19'	170.00'	1°24'42"
C28	44.59'	170.00'	15°01'41"
C29	40.28'	170.00'	13°34'37"
C30	44.59'	170.00'	15°01'41"
C31	2.43'	170.00'	0°49'14"
C32	17.99'	170.00'	6°03'49"
C33	41.42'	170.00'	13°57'40"

LEGEND

- MONUMENT IN PLACE
- SET MONUMENT (5/8" REBAR CAPPED PLS-6884)
- (5,000) LOT AREA (SQUARE FEET)
- ▨ NEGATIVE ACCESS EASEMENT
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- NEW LOT LINE
- NEW BLOCK LINE
- PLAT BOUNDARY
- - - NEW EASEMENT LINE



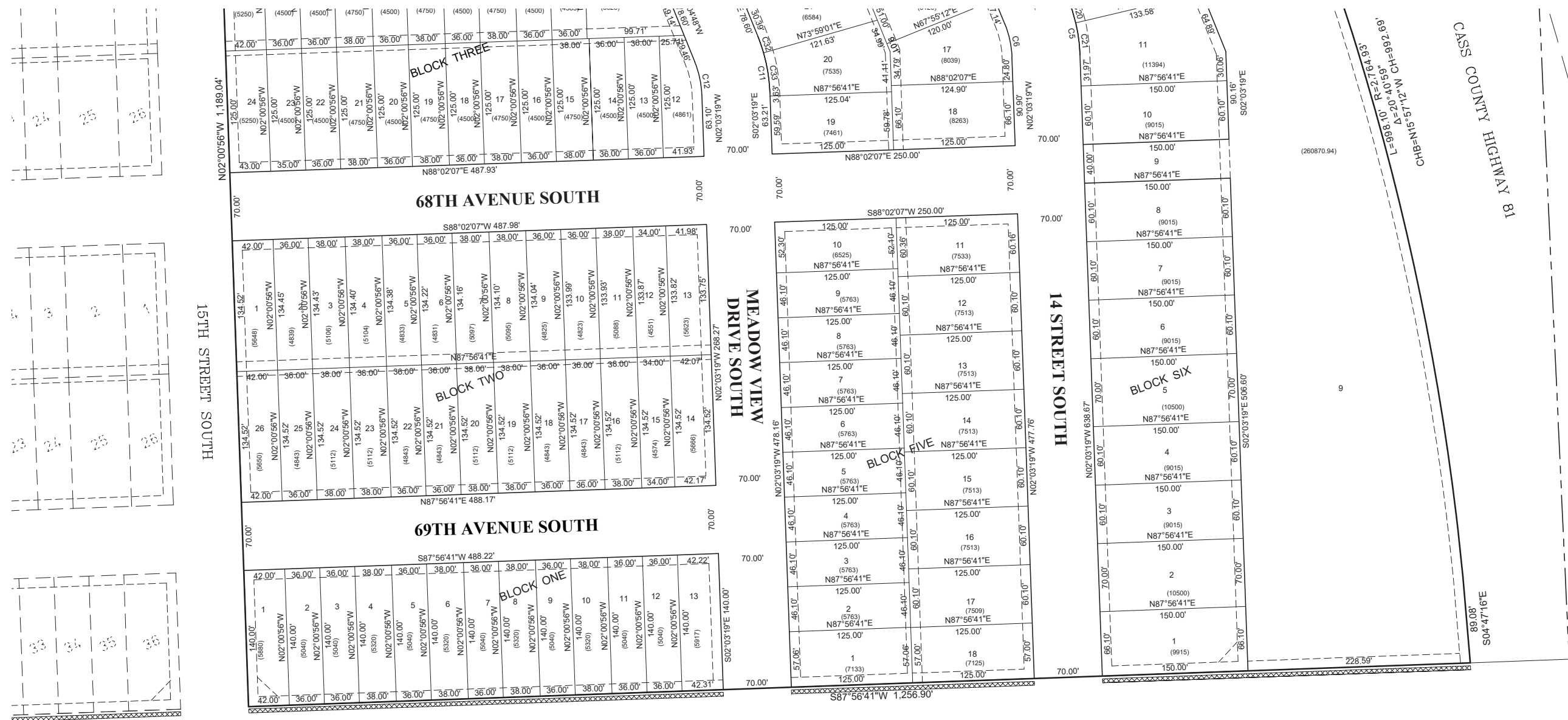
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PRELIMINARY

PROJECT NO.
 4609700-211284.01
 SHEET 3 OF 4

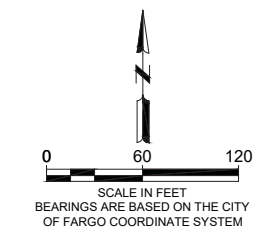
MEADOW VIEW ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A REPLAT OF LOTS 1 THROUGH 44, BLOCK 2, LOTS 1 THROUGH 45, BLOCK 4, LOTS 1 THROUGH 21, BLOCK 5,
 LOTS 1 THROUGH 22, BLOCK 8 AND LOTS 1 THROUGH 32, BLOCK 9 ALL OF BISON MEADOWS SECOND ADDITION
 (A MAJOR SUBDIVISION)



LEGEND

●	MONUMENT IN PLACE
○	SET MONUMENT (5/8" REBAR CAPPED PLS-6884)
(5,000)	LOT AREA (SQUARE FEET)
▨	NEGATIVE ACCESS EASEMENT
---	EXISTING PROPERTY LINE
- - -	EXISTING EASEMENT LINE
---	NEW LOT LINE
---	NEW BLOCK LINE
---	PLAT BOUNDARY
- - -	NEW EASEMENT LINE



Mead & Hunt
 Phone: 701-566-6450
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PRELIMINARY

PROJECT NO.
 4609700-211284.01
 SHEET 4 OF 4

X:\46097001\2024\11\15\25\MEADOW VIEW ADDITION 05/10/2024.DWG 5/26/2024 11:54:25 AM

**City of Fargo
Staff Report**

Title:	Radio Addition	Date:	5/26/2021
Location:	5702 52nd Avenue South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Unplatted portion of Section 5, Township 138 North, Range 49 West		
Owner(s)/Applicant:	Four Horsemen, LLC / Nate Vollmuth--Goldmark	Engineer:	Moore Engineering
Entitlements Requested:	Major Subdivision (of an unplatted portion of Section 5, Township 138 North, Range 49 West)		
Status:	Planning Commission Public Hearing: June 3, 2021		

Existing	Proposed
Land Use: Radio station with radio towers	Land Use: Removal of the radio station and towers; commercial development
Zoning: GC, General Commercial	Zoning: No change
Allowed Uses: 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, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, aviation, surface transportation, and major entertainment events.	Allowed Uses: No change
Maximum building coverage 85%	No change

Proposal:

The applicant requests one entitlement:

- Major Subdivision**, of an unplatted portion of **Section 5, Township 138 North, Range 49 West** to be known as Radio Addition

Surrounding Land Uses and Zoning Districts:

- North: AG, Agricultural; undeveloped
- East: GC, with Commercial uses
- South: P/I, Public/Institutional with City of Fargo-owned water reservoir and ditch
- West: GC, with commercial uses

Area Plans:

The subject property is located within the 2007 Southwest Tier 1 Growth Plan, which designates the property for “Commercial” land use. The current GC, General Commercial, zoning is consistent with this land use designation. No zone change is proposed.



Schools and Parks:

Schools: The subject property is located within the West Fargo School District, specifically within the Deer Creek Elementary, Heritage Middle and Horace High schools.

Neighborhood: The subject property is located within the Deer Creek neighborhood.

Parks: Osgood Park (4951 47th Street North) is approximately 0.7 mile from the subject property. This park provides playgrounds for ages 2-5 and 5-12, recreational trails, a shelter, picnic table, multi-purpose field, basketball court, grill, recreational trails, disc golf, and a soccer field.

Pedestrian / Bicycle: The existing multi-use path along Veterans Boulevard north of 52nd would be continued south of 52nd as Veterans Boulevard is developed.

Staff Analysis:

The plat would create 10 lots in one block for commercial development. The existing zoning is GC, General Commercial. No zone change is proposed.

ACCESS: None of the lots will take access directly from 52nd Avenue South or Veterans Boulevard South due to negative access easements. 53rd Avenue South, as depicted on the plat, is a dedicated public street. Access to the individual lots is summarized in the chart below. Utility service to some of the lots will also be provided through the access and utility easements.

Lot Number	Takes Access From
2, 3, 4, 5	Access easement across lots 1, 2, 3, 4, 5, and 6 that connects Veterans Boulevard to 53 rd Avenue cul-de-sac
1, 6, 7, 8, 10	53 rd Avenue cul-de-sac
9	53 rd Avenue cul-de-sac via an access easement across Lot 10

EASEMENT AGREEMENT: The applicant will submit an agreement for maintenance of the access and utility easements for staff review prior to final plat approval.

DRAIN DEDICATION NOT REQUIRED: The watercourse adjacent to the south side of this property is not owned by the Southeast Cass Water Resources District; therefore, the 175-foot dedication noted in Land Development Code Section 20-0610 is not required to be shown on this plat. The plat depicts a 50-foot wide City of Fargo easement adjacent to this watercourse for the protection of the bank. No structures can be built within this easement.

Major Subdivision

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

- 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 property is zoned GC, General Commercial. No zone change is proposed. The GC zone will accommodate the proposed commercial development on these lots. 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 no comment on the application. **(Criteria Satisfied)**

- 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 property is zoned GC, General Commercial. No zone change is proposed. The GC zone will accommodate the proposed commercial development on these lots. The GC zoning designation is consistent with the "Commercial" land use designation of the 2007 Growth Plan for this area. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(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.

The applicant has provided a draft amenities plan that specifies the terms of securing installation of public improvements to serve the subdivision. The amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to City Commission hearing. 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 recommended approval to the City Commission of the proposed **Radio Addition** subdivision plat as presented; as the proposal complies with the 2007 Growth Plan, Standards of Article 20-06, and all other applicable requirements of the LDC.”

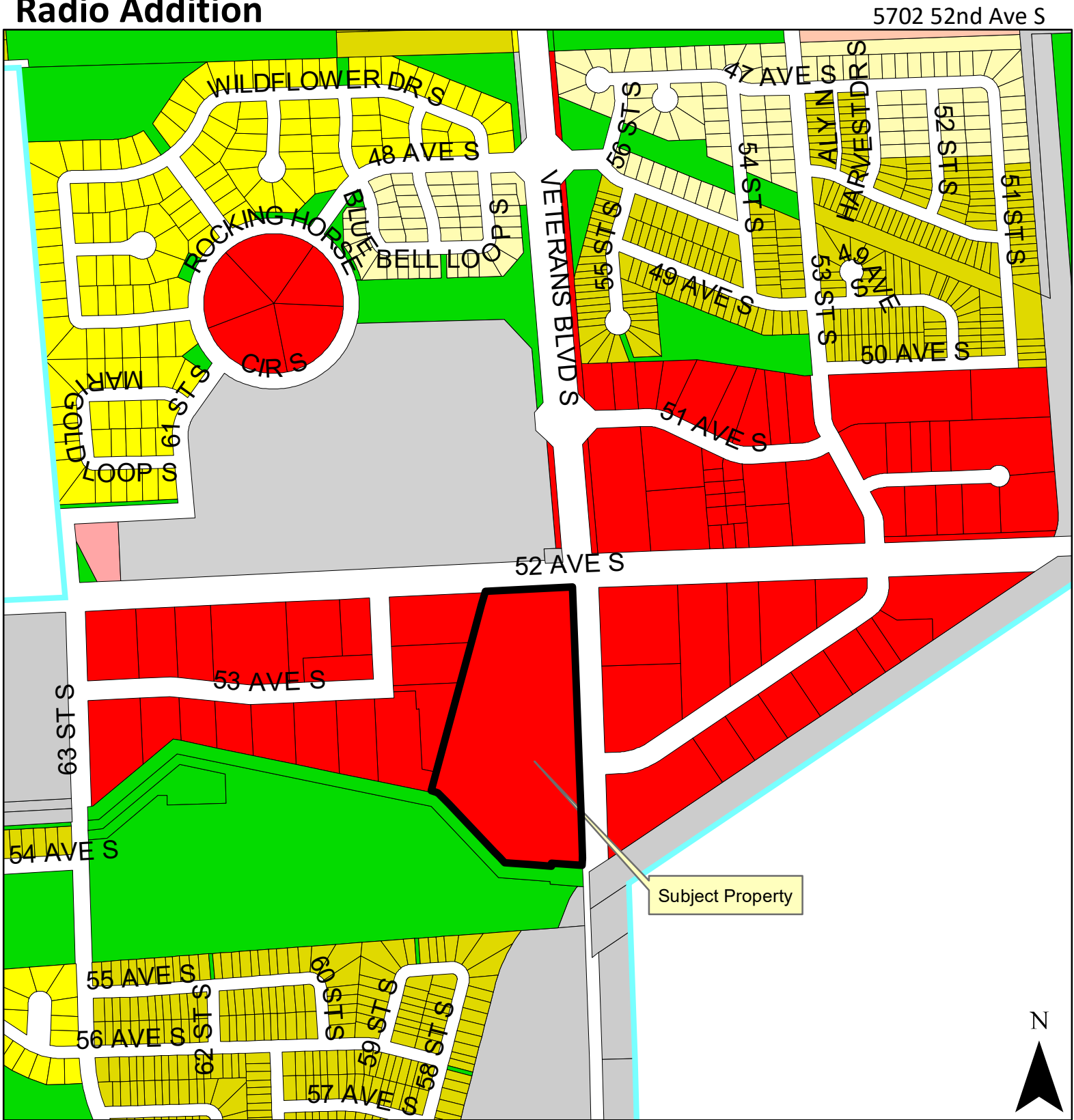
Planning Commission Recommendation: June 3, 2021

Attachments:

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

Plat (Major)

Radio Addition



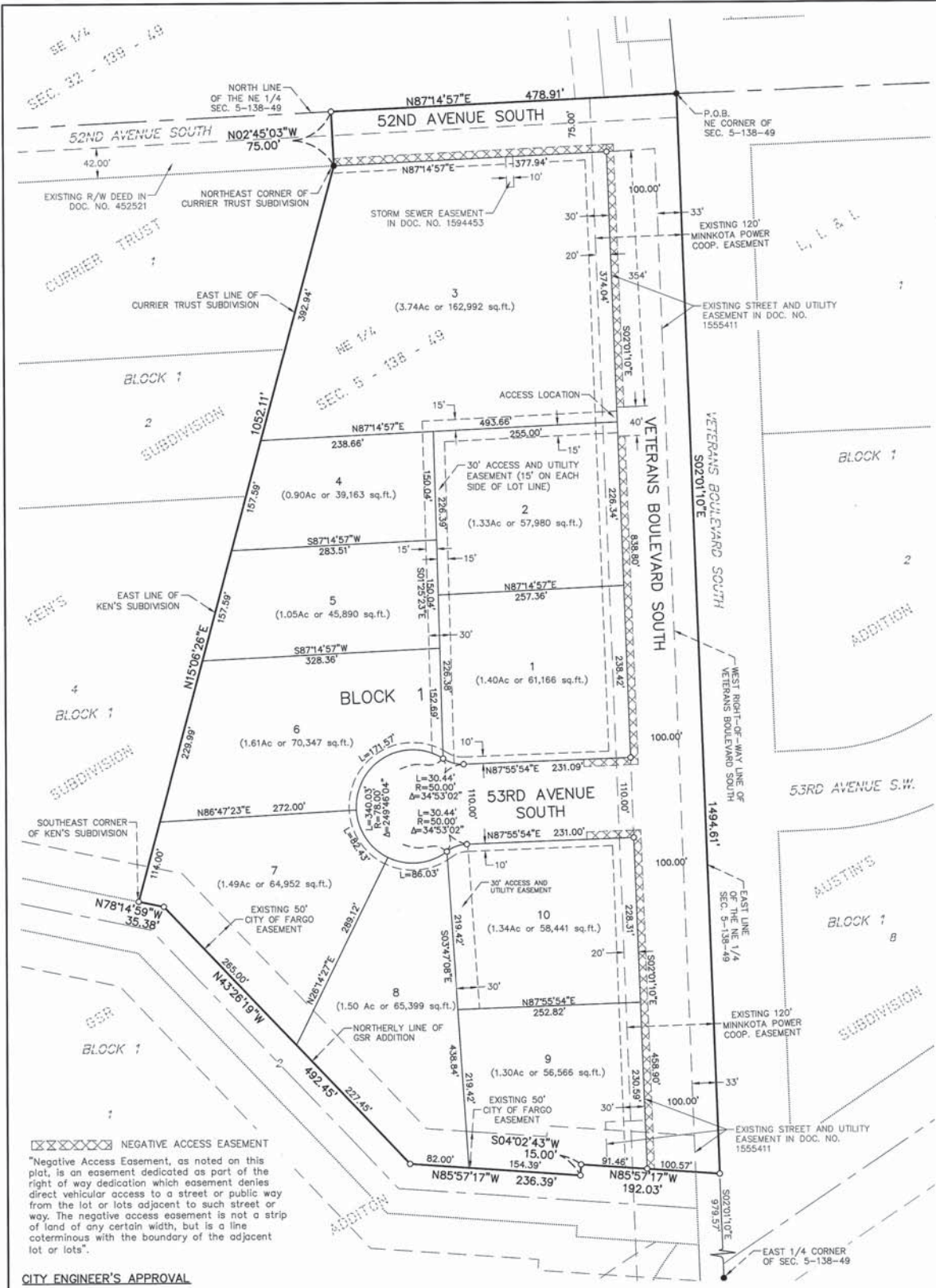
Plat (Major)

Radio Addition

5702 52nd Ave S



A MAJOR SUBDIVISION PLAT OF RADIO ADDITION TO THE CITY OF FARGO, PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.



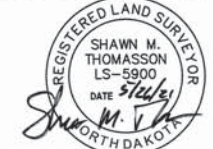
CERTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "RADIO ADDITION" TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; 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 NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 02 DEGREES 01 MINUTE 10 SECONDS EAST ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1494.61 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF GSR ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID CASS COUNTY; THENCE NORTH 85 DEGREES 57 MINUTES 17 SECONDS WEST ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION THEREOF FOR A DISTANCE OF 192.03 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 43 SECONDS WEST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 236.39 FEET; THENCE NORTH 43 DEGREES 26 MINUTES 19 SECONDS WEST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 492.45 FEET; THENCE NORTH 78 DEGREES 14 MINUTES 59 SECONDS WEST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 35.38 FEET TO THE SOUTHEAST CORNER OF KEN'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID CASS COUNTY; THENCE NORTH 15 DEGREES 06 MINUTES 26 SECONDS EAST ALONG THE EAST LINE OF SAID KEN'S SUBDIVISION AND THE EAST LINE OF CURRIER TRUST SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID CASS COUNTY, FOR A DISTANCE OF 1052.11 FEET TO THE NORTHEAST CORNER OF SAID CURRIER TRUST SUBDIVISION; THENCE NORTH 02 DEGREES 45 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 75.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 14 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 478.91 FEET TO THE POINT OF BEGINNING.

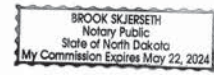
SAID TRACT CONTAINS 20.78 ACRES, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

Shawn M. Thomasson
 SHAWN M. THOMASSON
 REGISTERED LAND SURVEYOR
 NO. LS-5900
 STATE OF NORTH DAKOTA
 COUNTY OF CASS



ON THIS 26 DAY OF May, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, 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 FREE ACT AND DEED.

Brook Skjerseth
 BROOK SKJERSETH
 Notary Public
 State of North Dakota
 My Commission Expires May 22, 2024



DEDICATION
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE PLAT OF "RADIO ADDITION" TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT I HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. I HEREBY DEDICATE ALL AVENUES, BOULEVARDS, UTILITY AND UTILITY AND ACCESS EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: FOUR HORSEMEN, LLC

ERIC MERHIY, MANAGING PARTNER
 STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ERIC MERHIY, MANAGING PARTNER, 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 FOUR HORSEMEN, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: FIRST INTERNATIONAL BANK AND TRUST

TROY OTT, VICE PRESIDENT
 STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TROY OTT, VICE 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 FIRST INTERNATIONAL BANK AND TRUST.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2021.

JOHN GUNKELMAN, CHAIR
 STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN GUNKELMAN, 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

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2021.

TIMOTHY J. MAHONEY, MAYOR
 STATE OF NORTH DAKOTA
 COUNTY OF CASS

STEVEN SPRAGUE, CITY AUDITOR

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR AND STEVEN SPRAGUE, 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

DOCUMENTS OF RECORD:

- RIGHT OF WAY EASEMENT TO CASS COUNTY ELECTRIC RECORDED AS DOC. NO. 440761.
- RIGHT OF WAY EASEMENT TO CASS COUNTY ELECTRIC RECORDED AS DOC. NO. 440762
- RIGHT OF WAY DEED RECORDED AS DOC. NO. 458480.
- RIGHT OF WAY PLAT RECORDED AS DOC. NO. 459466.
- NOTICE OF TRANSMISSION LINE EASEMENT RECORDED AS DOC. NO. 527843.
- RIGHT OF WAY EASEMENT TO IDEANEO RECORDED AS DOC. NO. 954917.



0 100
 Scale in Feet

LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #5900
- (2.74) LOT AREAS IN ACRES
- L ARC LENGTH
- R RADIUS LENGTH
- Δ CENTRAL ANGLE
- P.O.B. POINT OF BEGINNING
- ⊗⊗⊗⊗⊗⊗ NEGATIVE ACCESS EASEMENT
- PLAT BOUNDARY LINE
- LOT LINE
- - - - - EXISTING EASEMENT LINE
- EXISTING LOT LINE

BASIS OF BEARINGS: THE EAST LINE OF SECTION 5 HAS AN ASSIGNED BEARING OF S02°01'10"E

UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS AS SHOWN UNLESS OTHERWISE NOTED.

Area of Dedicated Roads: 5.10 Acres

⊗⊗⊗⊗⊗⊗ NEGATIVE ACCESS EASEMENT
 "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."

CITY ENGINEER'S APPROVAL
 THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2021.

BRENDA E. DERRIG, CITY ENGINEER
 STATE OF NORTH DAKOTA
 COUNTY OF CASS

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENDA E. DERRIG, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

City of Fargo Staff Report			
Title:	Delta Delta Delta Addition	Date:	5/25/2021
Location:	1313, 1315, and 1335 University Drive North	Staff Contact:	Kylie Bagley, Karin Flom
Legal Description:	Lot 1, Block 1 Delta Delta Delta Addition		
Owner(s)/Applicant:	Daniel E. Duncan, VP of Housing Delta Delta Delta NHC – Epsilon Omicron (NDSU), LLC	Engineer:	Andrew Thill, Lowry Engineering
Entitlements Requested:	Conditional Use Permit for an Alternative Access Plan		
Status:	Planning Commission Public Hearing: June 3, 2021		

Existing	Proposed
Land Use: Group Living	Land Use: Unchanged
Zoning: MR-3	Zoning: Unchanged
Uses Allowed: Detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children or adults, group living, parks and open space, religious institutions, safety services, schools, and basic utilities. MR-3 allows a maximum of 24 units per acre.	Uses Allowed: Unchanged
Maximum Lot Coverage Allowed: 35% building coverage	Maximum Lot Coverage Allowed: Unchanged

Proposal:

The applicant, Daniel E. Duncan, VP of Housing - Delta Delta Delta NHC – Epsilon Omicron (NDSU) LLC, is requesting a Conditional Use Permit for an Alternative Access Plan to reduce the required parking on site. There are three existing buildings which will be demolished. The applicant will construct a new sorority house, a group living use. The Land Development Code requires group living uses to provide 1 parking stall per 100 square feet of sleeping area. The sorority house as proposed would have 2,155 square feet of sleeping area. Without a parking reduction in place the applicant would be required to provide a total of 22 parking stalls.

The applicant is requesting a parking reduction of 8 stalls. The applicant would provide a total of 14 parking stalls. The applicant provided a parking study from Traffic Impact Group, LLC which shows the 14 parking stalls for the proposed facility (2,155 square feet with 11 bedrooms) is sufficient. The City of Fargo's Traffic Engineer determined the reduction was sufficient based on the parking study provided.

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: MR-3, Multi-Dwelling District, with group living uses.
- East: SR-3, Single-Dwelling District, with detached house uses.
- South: MR-3, Multi-Dwelling District, with multi-dwelling structure uses.
- West: Across University Dr N, P/I, Public and Institutional, with college uses (NDSU campus).

Context:

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

Parks: Roosevelt Park (1220 9th Street N) is located approximately 0.4 miles southeast of the subject property. Roosevelt Park provides a hockey rink, outdoor skating, picnic tables, a playground, restrooms, an indoor shelter space available for rent in the summer and a warming house. Johnson Soccer Complex is also located approximately 0.5 miles southwest of the subject property. Johnson Soccer Complex (1420 11th Avenue N) provides three fields that include two lit game fields and addition green space for youth and adult practice. The complex also offers picnic tables, a playground, restrooms, small shelter and a warming house.

Pedestrian / Bicycle: A buffered bike lane is located adjacent to the subject property along North University Drive which connects to the metro area trail system.

Staff Analysis:

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.

Conditional Use Permit Approval Criteria (Section 20-0909.D)

The following is a list of criteria that must be determined satisfied in order for a Conditional Use Permit to be approved:

- 1. Does the proposed conditional use comply with all applicable provisions of the LDC and will it conform to the general intent and purpose of this LDC?**
The purpose of the LDC is to implement Fargo’s Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Promoting infill development and exploring reductions in minimum parking standards are both key initiatives meant to promote the Plan’s guiding principles. Staff finds this proposal is consistent with the purpose of the LDC, the GO2030 Comprehensive Plan, and other adopted policies of the City.
(Criteria Satisfied)
- 2. Will the proposed conditional use at the specified location contribute to and promote the welfare or convenience of the public?**
Staff finds that this proposed conditional use permit to allow for a parking reduction at this location will not affect the welfare of the public.
(Criteria Satisfied)
- 3. Will the proposed conditional use cause substantial injury to the value of other property in the neighborhood in which it is to be located?**
Staff has no data to suggest the proposed use would cause substantial injury to the value of other property in the neighborhood. In accordance with Section 20-0901.F of the LDC, notices of the proposed use were sent out to property owners within 300 feet of the subject property. To date, staff has received 2 inquiries about the project and no letters of opposition.
(Criteria Satisfied)
- 4. Is the location and size of the conditional use, the nature and intensity of the operation conducted in connection with it, and the location of the site with respect to streets giving access to it such that the conditional use will not dominate the immediate neighborhood so as to prevent the development and use of the neighboring property in accordance with the applicable zoning district regulations? In considering this criteria, location, nature, and height of buildings, structures, walls, and fences on the site are to be considered, as well as the nature and extent of proposed landscaping and buffering on the site.**
The proposed alternative access plan for parking reduction will not dominate the immediate neighborhood or prevent any other sites from being used in the manner allowed by zoning district regulations. The

proposed conditions of the CUP are specifically meant ensure off-street parking stalls will be available to citizens frequenting the property.

(Criteria Satisfied)

5. Are adequate utility, drainage, and other such necessary facilities and services provided or will they be at the time of development?

The property has access to all necessary utilities and services. Staff is not aware of any deficiencies regarding drainage or utilities that would limit the ability of the applicant to utilize the property as proposed. Based on this information, staff finds that the adequate utility, drainage, and other such necessary facilities and services are in place.

(Criteria Satisfied)

6. Have adequate access roads or entrances and exit drives been provided and are they designed to prevent traffic hazards and to minimize traffic congestion in public streets?

The Engineering Department determined that the proposed total of 14 parking stalls would meet the facility's parking needs based on information provided by the applicant.

(Criteria Satisfied)

Recommended Conditions:

1. The Conditional Use Permit will cease if the land use changes from group living.
2. 14 Parking stalls are required on site.
3. Bicycle parking facilities, such as bike racks or bike lockers, shall be provided on-site.
4. Continue to provide additional parking spaces off-site from North Dakota State University (NDSU) in order to meet the parking requirements of the Land Development Code.

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby move to approve the Conditional Use Permit to allow an alternative access plan for a parking reduction as the proposal complies with Section 20-0909.D (1-6) and all other requirements of the LDC, with the following conditions:

1. The Conditional Use Permit will cease if the land use changes from group living.
2. 14 Parking stalls are required on site.
3. Bicycle parking facilities, such as bike racks or bike lockers, shall be provided on-site.
4. Continue to provide additional parking spaces off-site from North Dakota State University (NDSU) in order to meet the parking requirements of the Land Development Code.

Planning Commission Recommendation: June 3, 2021

Attachments:

1. Zoning Map
2. Location Map
3. Parking Study
4. Site Plan

Conditional Use Permit

Delta Delta Delta

1313, 1315 & 1335 University Dr N



Subject Property

COLLEGE ST N

UNIVERSITY DR N

14 AVE N

ALYN

12 ST N

11 ST N

10 ST N

CENTENNIAL BLVD N

13 AVE N

11 1/2 ST N

N



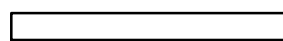
Legend

- AG
- DMU
- GO
- LC
- MR-1
- MR-2
- MR-3
- MHP
- NO
- P/I
- UML
- SSSR-2
- SSSR-3
- SSSR-4
- SSSR-5
- City Limits

Fargo Planning Commission

June 3, 2021

300

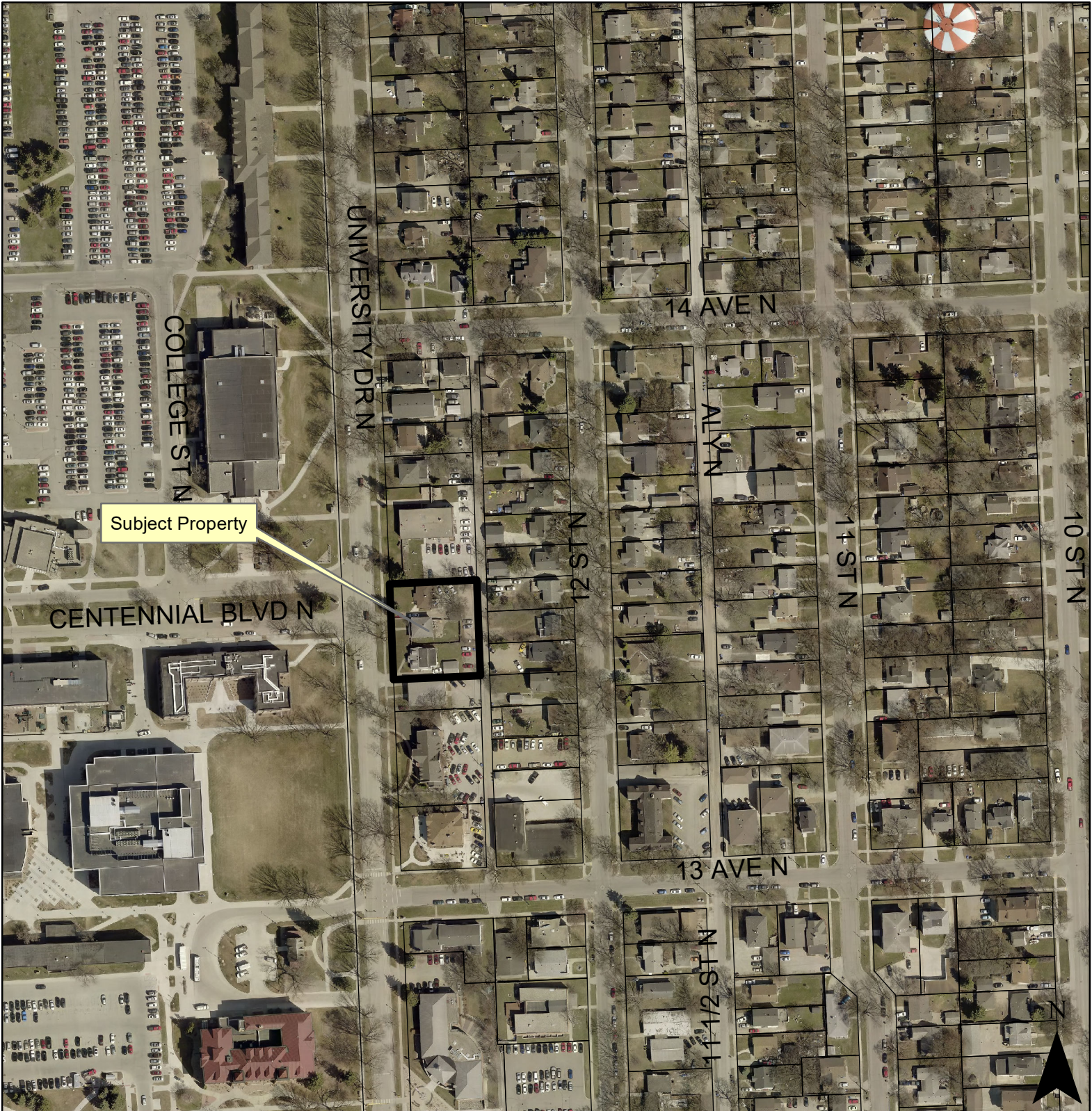


Feet

Conditional Use Permit

Delta Delta Delta

1313, 1315 & 1335 University Dr N



Parking Variance Request Memorandum

Date: March 12, 2021

To: City of Fargo, ND

From: Andrew Thill, P.E.

RE: Parking Reduction Variance Request Memorandum Concerning the Tr-Delta Sorority Site

LE Project Number: 19102

Purpose

This memorandum describes the parking requirements for the proposed Tri-Delta Sorority site according to the City of Fargo parking requirements and shows why we believe a parking reduction would be prudent for this site.

Background and Proposed Site Parking Count

- This site is located at 1313,1315 & 1335 University Dr. North in Fargo, North Dakota. Currently, there are 3 existing residential building on this site to be demolished.
- The parking requirements for this site were evaluated using the City of Fargo’s Land Development Code Article 20-0701
- The parking requirements that were utilized in evaluating this site are as follows:

Residential		
Group Living		1 per 100 square feet of sleeping area

- Our calculations show this site requires 22 parking stalls. Below is a breakdown showing the required parking for the proposed site:
 - Total sleeping area for the site = 2,155 sf / 100 = 21.55
 - 22 parking stalls required
- The proposed layout of this site can be seen in **Appendix A**. This site would provide 14 parking stalls.
- We are asking for a reduction of 8 stalls.

Parking Reduction Argument.

- Two NDSU Student Parking Lots are within walking distance of the site. They are parking Lots SF & IFC as seen in **Appendix B**.
- Residents of this sorority would be NDSU students and could utilize university parking lots.
- The proposed site is along a bus route and sits across the street from a bus shelter.
- Residents of this sorority have easy accessibility to bike routes through the bike lane along University Drive.
- A bike rack will be installed as seen in **Appendix A**.
- Residents would have the opportunity to walk to class as the site is within walking distance to campus.

Attachments

1. **Appendix A:** Proposed Site layout
2. **Appendix B:** NDSU Parking Lots Map

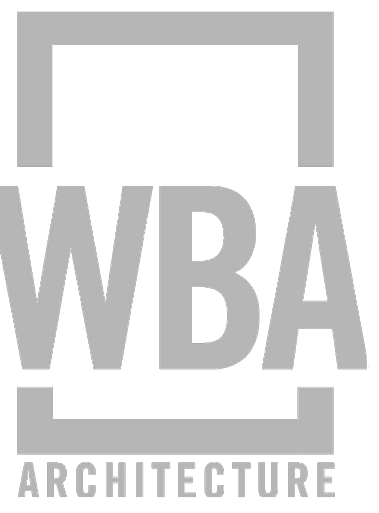
If there are any questions or comments regarding this memorandum, please feel free to contact me at 701-235-0199 or athill@lowryeng.com

Andrew Thill, P.E.

A handwritten signature in black ink, appearing to read "Andrew Thill", written in a cursive style.

Civil Engineer
Lowry Engineering

APPENDIX A

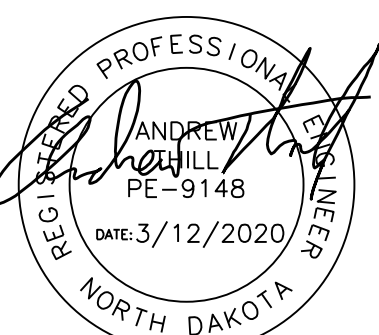
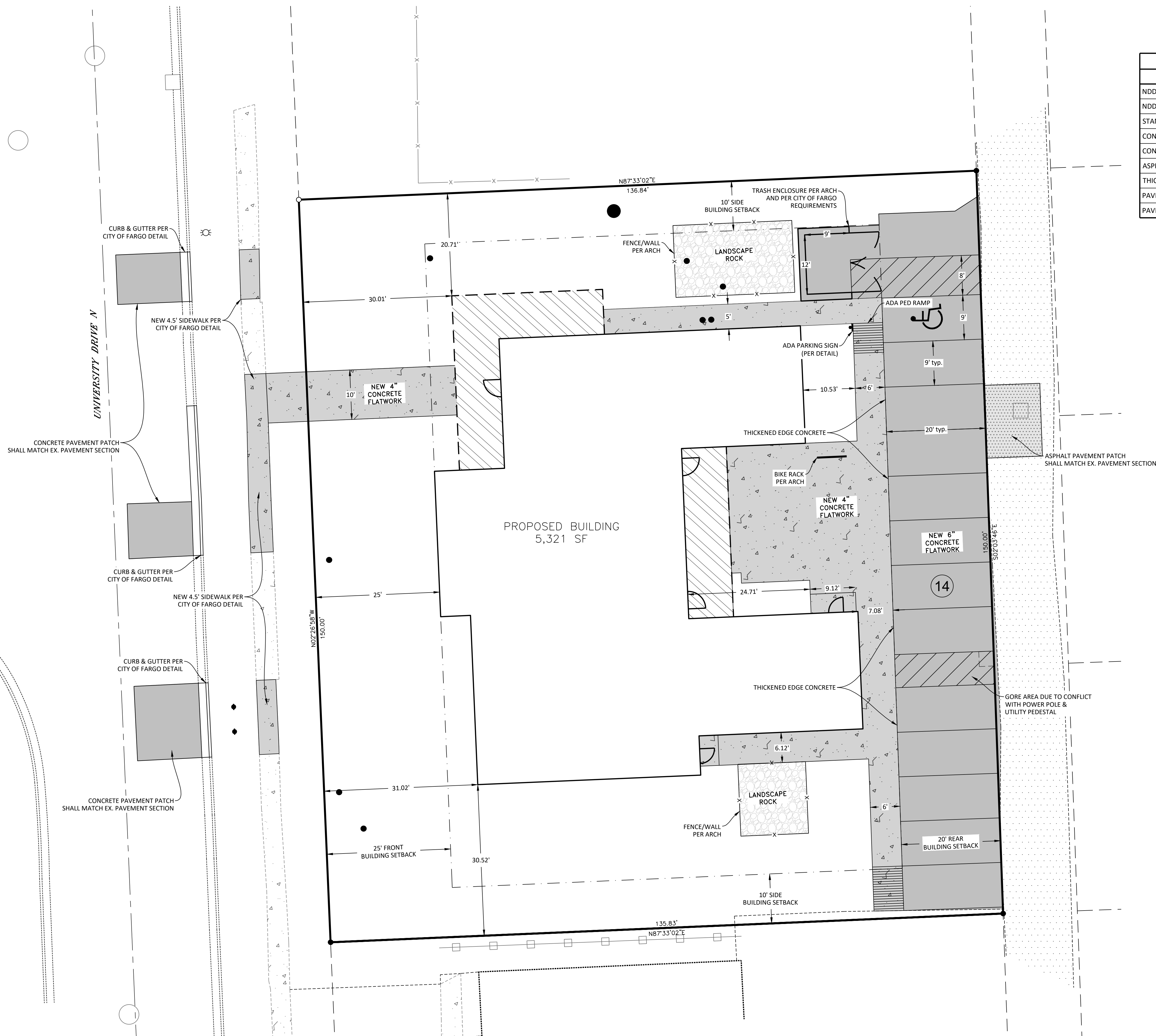


New Chapter House for the Epsilon Omicron Chapter

Tri Delta National Housing Corporation

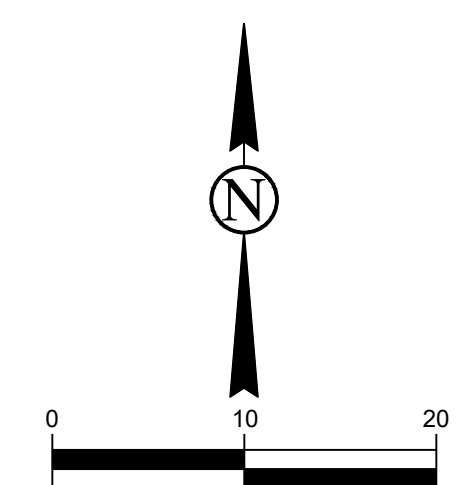
1313.1315 & 1335 UNIVERSITY DR. N. FARGO, ND

ESTIMATED SITE QUANTITIES		
ITEM	QUANTITY	UNIT
NDDOT TYPE R1 GEOTEXTILE	364	SY
NDDOT CLASS 5	67	CY
STANDARD CURB & GUTTER	55	LF
CONCRETE FLATWORK - 4"	296	SY
CONCRETE FLATWORK - 6"	397	SY
ASPHALT FLATWORK	19	SY
THICKENED EDGE CONCRETE	124	LF
PAVEMENT MARKING - PAINT	485	LF
PAVEMENT MARKING - ADA SYMBOL	1	EA

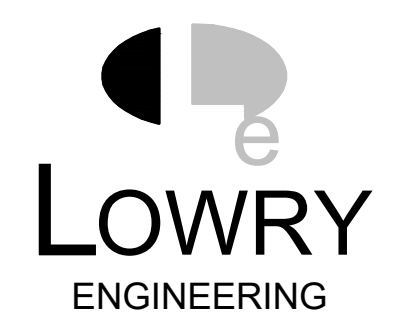


DESIGN DEVELOPMENT
WBA # 5519

NO. DESCRIPTION DATE



CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555



5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
LE # 19102



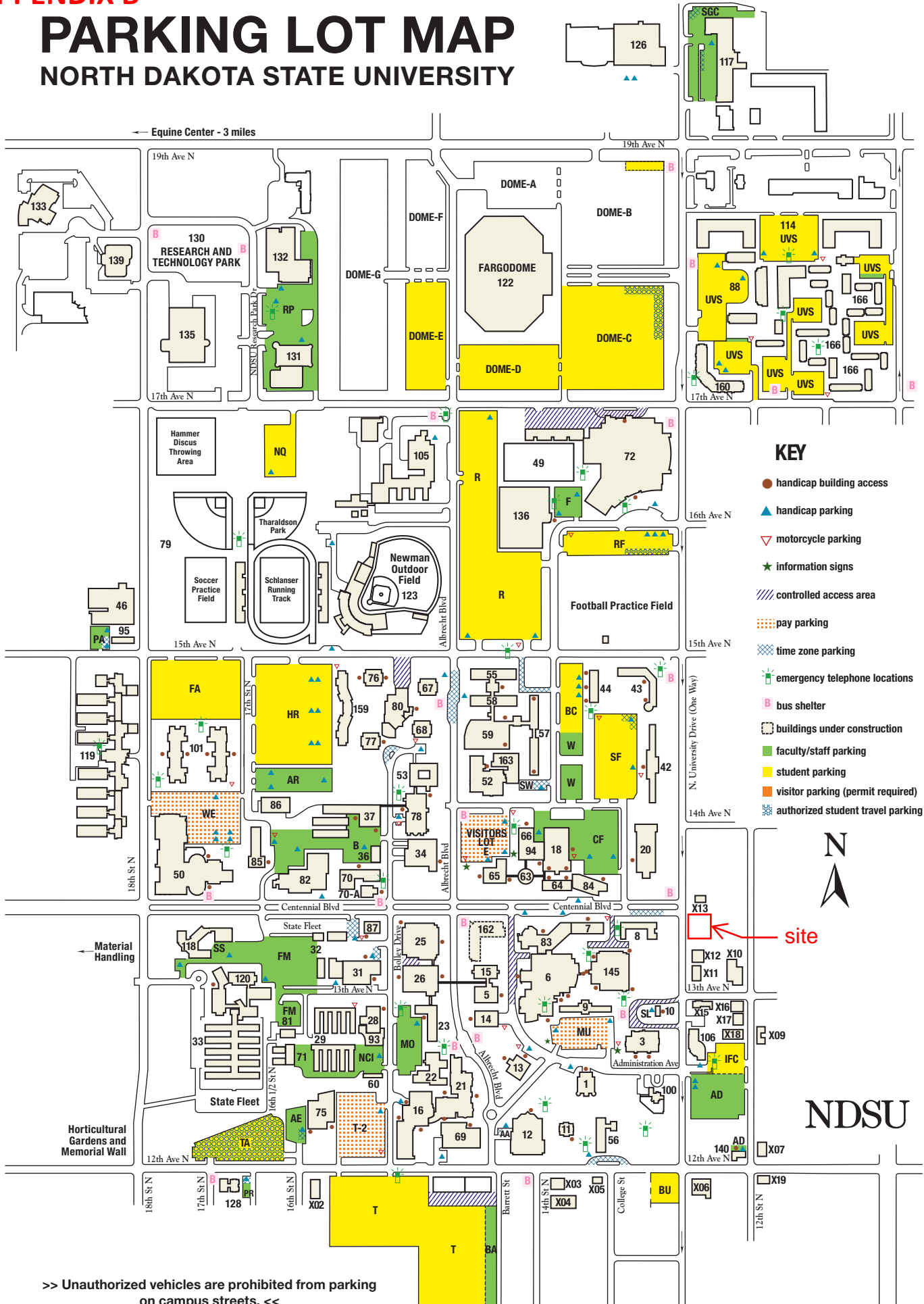
03/10/21 03:16:18PM Z:\Lowry Shared Files\Projects_2018\19102 - Tri Delta NDSU\Drawings\19102_C.dwg

PARKING LOT MAP

NORTH DAKOTA STATE UNIVERSITY

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W

← Equine Center - 3 miles



- KEY**
- handicap building access
 - ▲ handicap parking
 - ▼ motorcycle parking
 - ★ information signs
 - ▨ controlled access area
 - ▤ pay parking
 - ▥ time zone parking
 - 📞 emergency telephone locations
 - 🚏 bus shelter
 - 🚧 buildings under construction
 - 👤 faculty/staff parking
 - 🎓 student parking
 - 👤 visitor parking (permit required)
 - 👤 authorized student travel parking



NDSU

>> Unauthorized vehicles are prohibited from parking on campus streets. <<

APPENDIX B

R12	145	A. Glenn Hill Center	R14	X10	Lutheran Student Center	Q6	82	Van Es Hall (Microbiological Sciences, Vet Science)
N2	119	AES Greenhouse	R6	32	Maintenance Buildings	Veterinary Diagnostic Laboratory (4035 19th Ave N)		
S9	14	Agricultural and Biosystems Engineering	S11	6	Memorial Union (Food Court, International Student and Study Abroad Services, LGBTQ+ Resource Room, Multicultural Programs, NDSU Bookstore, One Stop)	P7	37	Waldron Hall (Agriculture, Soil Testing Lab)
S13	10	Alba Bales House	U9	21	Minard Hall (Arts, Humanities and Social Sciences)	Q4	50	Wallman Wellness Center (Campus Recreation/Intramural, Student Health Service)
N10	163	Aldevron Tower	S8	23	Morrill Hall (Ag Communication, Agricultural Administration, Print and Copy Services, Statistics)	O8	53	Walster Hall (Agriculture)
T13	106	Alumni Center, Harry D. McGovern	U8	16	Music Education Building (Festival Concert Hall, Reineke Fine Arts Center)	West Building (3551 7th Ave N) (Center for Heritage Renewal, Health Sciences Library, NDSU Archives)		
K2	46	Animal Nutrition and Physiology Center	A12	126	NDSU Fargo	M8	80	West Dining Center (ACE Tutoring, Student Success Programs)
V9	69	Askana Hall (Reineke Fine Arts Center, Theatre NDSU)	K8	123	Newman Outdoor Field	P7	36	Wiidakas Laboratory (Corn Seed House, Plant Sciences)
Barry, Richard H., Hall (811 2nd Ave N) (Business, Agribusiness and Applied Economics, Center for Professional Selling and Sales Technology, ND Trade Office)			T7	93	Northern Crops Institute	HOUSING UNITS		
E3	139	Batcheller Technology Center	S5	120	Northern Crops Science Laboratory	G14	160	Apartment 1701
P12	20	Bentson/Bunker Fieldhouse (Athletics, HNES, ROTC)	U11	1	Old Main (Administration, Student Affairs, University Relations)	M12	43	Bison Court (East)
I8	105	Biosciences Research Laboratory	L2	95	Parking Office	M12	44	Bison Court (West)
T13	3	Ceres Hall (Admission, Career and Advising Center, Counseling, Customer Account Services, Financial Aid and Scholarships, Registration and Records, TRIO Programs)	T5	33	Plant Sciences Greenhouse	V12	56	Burgum Hall
P10	66	Civil and Industrial Engineering	U6	71	Potato Research-Pesticide Storage	M7	159	Cater Hall
P10	94	Construction Management Engineering	W5	128	Prairie Hall (Publications Services, Center for Social Research)	R12	8	Churchill Hall
I11	49	Dacotah Field	U13	100	President's House	S11	9	Dinan Hall
P11	18	Dolve Hall (Mechanical Engineering)	U11	11	Putnam Hall (Criminal Justice and Public Policy, Graduate School)	M10	58	Johnson Hall
R9	15	Dunbar Laboratories (Chemistry)	R8	25	Quentin Burdick Building (Computer Network, Computer Science, Industrial Agriculture, Information Technology Services, Upper Great Plains Transportation Institute)	N4	101	Mathew Living Learning Center
R11	7	E. Morrow Lebedeff Hall (Human Sciences and Education)	Renaissance Hall (650 NP Ave) (Architecture and Landscape Architecture, Tri-College University, Visual Arts)			D15	114	Niskanen Expansion
Q11	84	Ehly Hall	G6	131	Research 1	E14	88	Niskanen Hall
Q10	65	Electrical and Computer Engineering	E6	132	Research 2	N7	77	Pavek Hall
J3	79	Ellig Sports Complex	E4	130	Research and Technology Park	M10	55	Reed Hall
Q11	64	Engineering	N9	59	Residence Dining Center (NDSU Dining)	M7	76	Seim Hall
Q10	63	Engineering Center	T7	60	Residence Life Facility Services	M8	67	Sevrinson Hall
Equine Center (3 miles west of campus on 19th Ave N)			P5	85	Robinson Hall (Veterinary Technology)	N13	42	Stockbridge Hall
E10	122	Fargodome	I12	72	Sanford Health Athletic Complex/Scheels Center (Athletic Administration, Athletic Media Relations)	N8	68	Thompson Hall
Q7	70-A	Gate City Bank Auditorium	R9	162	Science Hall	F15	166	University Village
V14	140	Graduate Center	O5	86	Service Center, Pilot Plant	N10	57	Weible Hall (North and South)
S7	28	Harris Hall (Cereal Science, Food Science)	A14	117	SGC Building (Family Studies Institute, Human Resources/Payroll, Nursing)	FRATERNITY AND SORORITY HOUSES		
R7	87	Hastings Hall (Herbarium)	J10	136	Shelly Ellig Indoor Track and Field Facility	T15	X09	Alpha Gamma Delta
T8	22	Heating Plant	P8	34	Shepperd Arena	R13	X11	Alpha Gamma Rho
S8	26	Hultz Hall (Animal Science, Entomology, Range Science)	T10	13	South Engineering (Physics)	V15	X07	Alpha Tau Omega
R4	118	Johansen Hall (Seed Research, State Seed Dept.)	Q7	70	Stevens Hall (Natural Sciences)	S14	X17	Delta Upsilon
G4	135	John Deere Electronic Solutions	W14	X06	St. Paul's Chapel (Newman Center)	V12	X05	FarmHouse
R11	83	Katherine Kilbourne Burgum Family Life, 4-H Center (Education, Office of Teaching and Learning)	O9	52	Sudro Hall (Pharmacy, Allied Sciences)	S14	X16	Kappa Alpha Theta
Klai Hall (711 2nd Ave N) (Architecture and Landscape Architecture)			T6	81	Sugar Beet Research	S14	X15	Kappa Delta
S9	5	Ladd Hall (Chemistry)	D1	133	Technology Incubator	Q14	X13	Kappa Psi Pharmaceutical Fraternity
V10	12	Library (Disability Services)	R7	31	Thorson Maintenance Center (Emergency Support Technologies, Facilities Management, Telecommunications)	W6	X02	Sigma Alpha Epsilon
P8	78	Loftsgard Hall (Plant Sciences)	U6	75	University Police and Safety	T14	X18	Sigma Chi
T7	29	Lord and Burnham Greenhouses						
						V15	X19	Sigma Nu
						V11	X03	Sigma Phi Delta
						W11	X04	Tau Kappa Epsilon
						R13	X12	Theta Chi

TO: Andrew Thill, Lowry Engineering

FROM: Scott Israelson, P.E., PTOE

DATE: 7 May 2021

RE: **Parking Analysis
For Parking Reduction Request
Tri-Delta Sorority
Fargo, ND**

Introduction

Tri-Delta proposes to develop a sorority house on the North Dakota State University campus. The site is located at 1313, 1315, and 1335 University Drive and is occupied by three residential buildings. The development will consist of a 2,155 SF sorority house with eleven bedrooms.

The development proposes 14 parking spaces.

Section 20-0701 of the City's *Land Development Code* requires 1 parking space per 100 SF of sleeping area. Based on Code requirements, the site would need 22 parking spaces.

ITE Parking Generation

The *ITE Parking Generation Manual* is the industry standard for estimating parking demand for new development. ITE does not provide parking generation data for student housing, but provides data for other types of multifamily residential uses.

The *ITE Parking Generation Manual* has an average parking demand rate of 0.80 spaces per bedroom for #220 Multifamily Housing (Low-Rise). Using this rate, a sorority house with eleven bedrooms would require nine parking spaces. The relevant sheet is attached to this memo.

Based on Parking Generation rates for non-student housing, the proposed 14 parking spaces will provide sufficient parking for the expected demand.

APPENDIX A

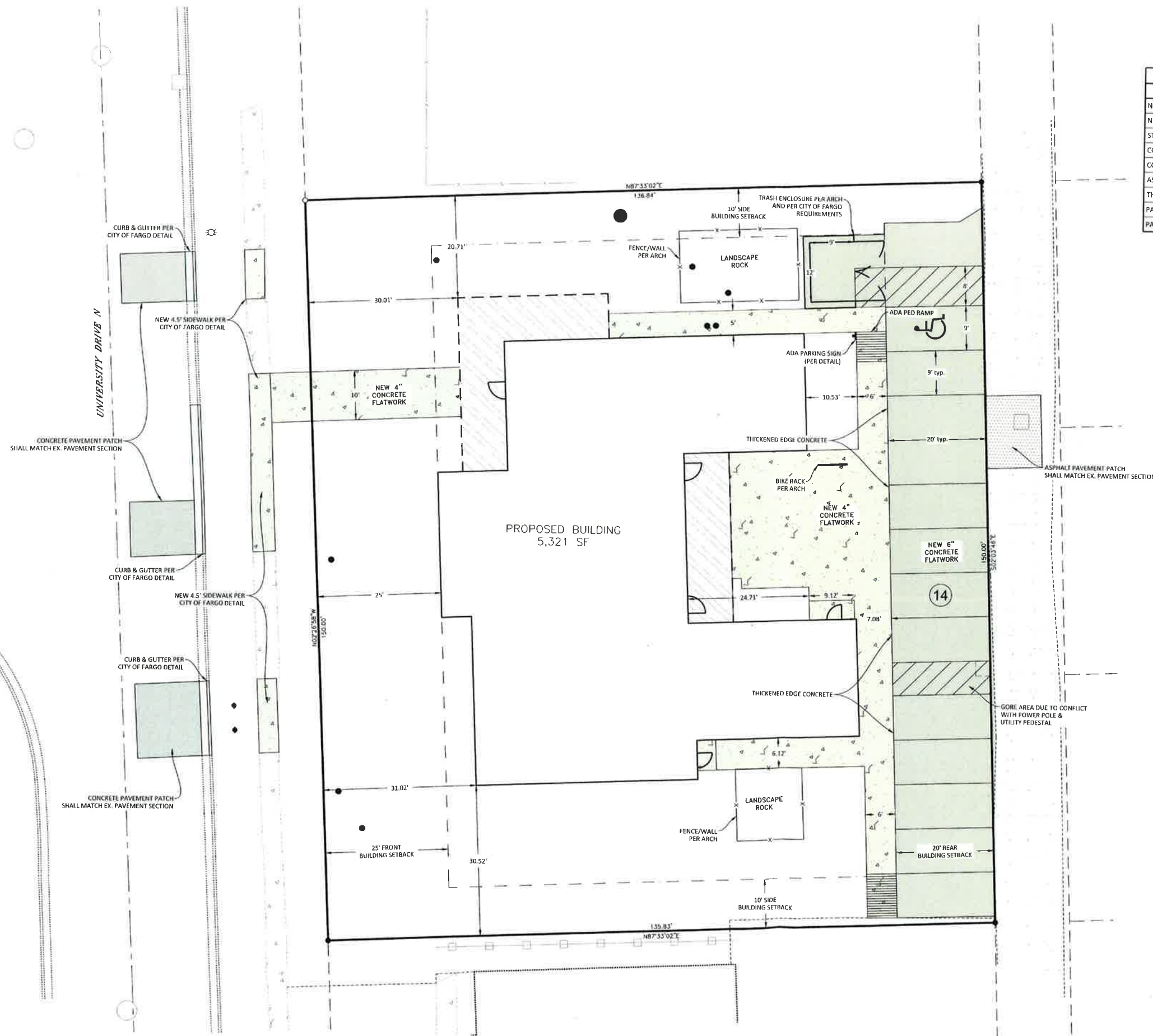


New Chapter House for the Epsilon Omicron Chapter

Tri Delta National Housing Corporation

1313, 1315 & 1335 UNIVERSITY DR. N. FARGO, ND

ESTIMATED SITE QUANTITIES		
ITEM	QUANTITY	UNIT
NDDOT TYPE R1 GEOTEXTILE	364	SY
NDDOT CLASS 5	67	CY
STANDARD CURB & GUTTER	55	LF
CONCRETE FLATWORK - 4"	296	SY
CONCRETE FLATWORK - 6"	397	SY
ASPHALT FLATWORK	19	SY
THICKENED EDGE CONCRETE	124	LF
PAVEMENT MARKING - PAINT	485	LF
PAVEMENT MARKING - ADA SYMBOL	1	EA



DESIGN DEVELOPMENT
WBA # 5519

NO. DESCRIPTION DATE



CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555



5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104
LE # 19102



5/1/2021 08:16:58 PM Z:\Users\Shared\Projects\2019\19102 - Tri Delta National Housing Corporation\19102 - Project Design\19102_C1.dwg

MEMORANDUM

TO: Fargo Planning Commission

FROM: Aaron Nelson, Planning Coordinator *AN*

DATE: May 26, 2021

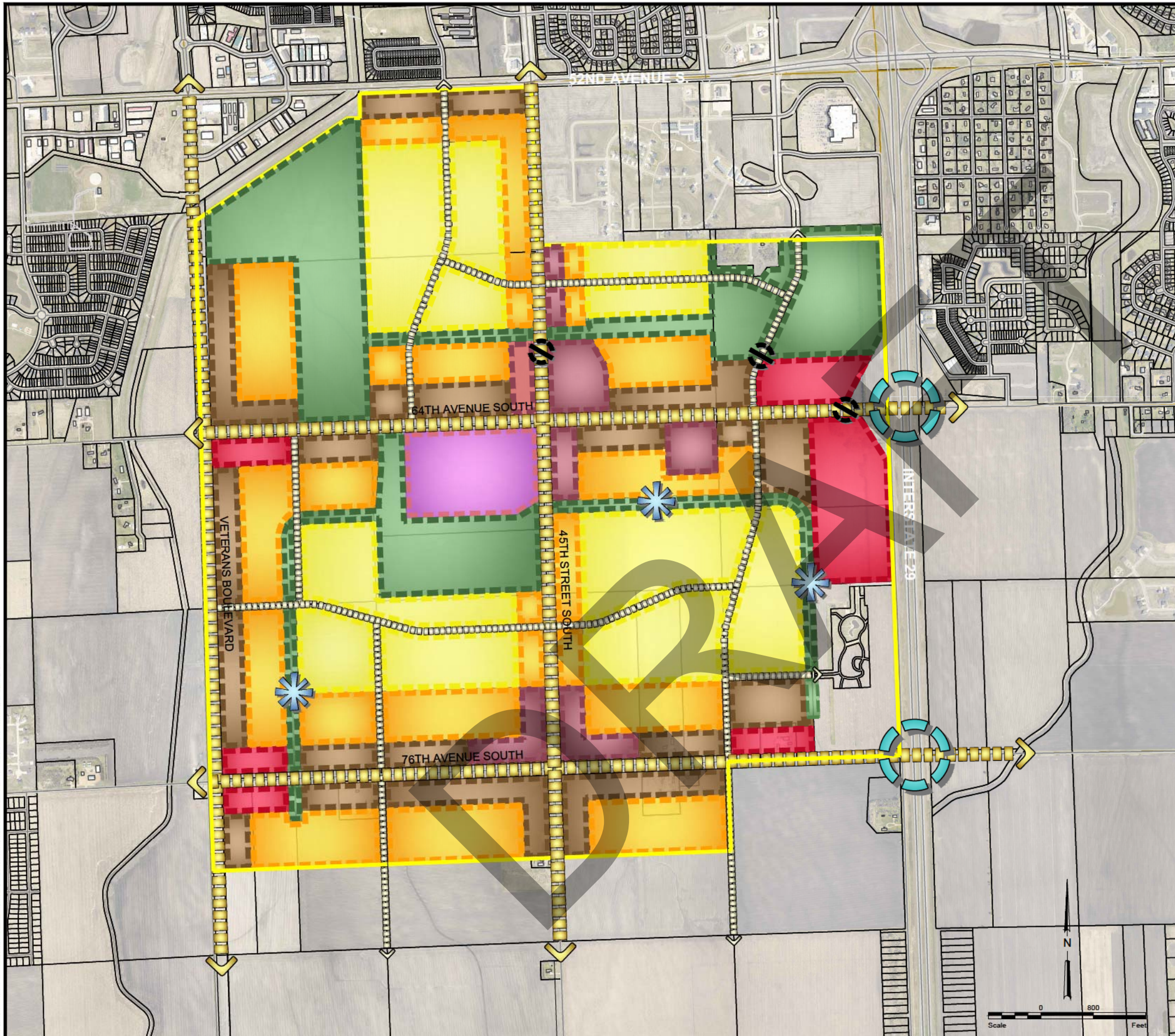
SUBJECT: Item E.1: Proposed Growth Plan Amendment for Southwest Regional Pond Area

At the June 3 meeting of the Planning Commission, staff will provide a brief overview of an upcoming proposed Growth Plan Amendment.







The City of Fargo is currently in the process of developing a regional stormwater master plan for the City's growth area located south of 52nd Ave S and west of Interstate 29. Part of this work includes an analysis and update to future land use assumptions within the study area. Staff is working in partnership with Houston Engineering to update land use assumptions that were originally established 14 years ago, as part of the City's 2007 Growth Plan. Proposed amendments to the future land use map are intended to account for recent policy updates and changing conditions, such as the adoption of the Go2030 Comprehensive Plan, a regional approach to stormwater management, the FM Diversion, planned school & park facilities, as well as planned & proposed transportation infrastructure, among other things.








A draft future land use map and a map illustrating the proposed regional stormwater pond and related infrastructure are attached for reference. Staff intends to gather input and feedback regarding proposed future land uses from property owners, area residents, partner agencies, and other interested stakeholders over the course of the next month, before moving forward with a staff-initiated Growth Plan Amendment for consideration by the Planning Commission in the near future.

This is an informational item and no action is being requested. However, comments and feedback from the Planning Commission are welcome and encouraged.



LEGEND:

-  APPROXIMATE STUDY AREA
-  PROPOSED INTERCHANGE
-  PROPOSED ARTERIAL STREETS
-  PROPOSED COLLECTOR STREETS
-  PROPOSED NEIGHBORHOOD CONNECTION LOCATIONS
-  PROPOSED PEDESTRIAN UNDERPASS

SYMBOL	NOTES	ACRES
	OPEN/ RECREATION RELATED SPACE	412
	SR-1, SR-2, SR-3 Zoning: 1-8.7 U/A	4965
	SR4, SR-5, MR-1 Zoning: 8.8-16 U/A	528
	MR-2, MR-3 ZONING: 16.1-24 U/A	324
	NEIGHBORHOOD MIXED-USE	92
	TOWN CENTER	60
	COMMERCIAL	136

DEFINITIONS FOR PROPOSED ZONING OPTIONS:

LOW DENSITY RESIDENTIAL (SR-1, SR-2, SR-3):
 LOW DENSITY SINGLE AND ATTACHED SINGLE FAMILY HOUSING HAVING AN INDIVIDUAL EXTERIOR FOR EACH UNIT. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD.

MEDIUM DENSITY RESIDENTIAL (SR-4, SR-5, MR-1):
 ROWHOUSES AND MULTI-DWELLING HOUSING STYLES CHARACTERIZED BY ONE AND TWO-STORY BUILDINGS WITH RELATIVELY LOW TO MODERATE BUILDING COVERAGE. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD. GENERALLY APPROPRIATE FOR SITES WITH ACCESS TO COLLECTOR AND HIGHER CLASSIFICATION STREETS.

HIGH DENSITY RESIDENTIAL (MR-2, MR-3):
 MULTI-DWELLING HOUSING CHARACTERIZED BY ONE- TO FIVE-STORY BUILDINGS WITH GREATER COVERAGE THAN LOW-MEDIUM RESIDENTIAL. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD. GENERALLY APPROPRIATE WITH ACCESS TO COLLECTORS AND HIGHER CLASSIFICATION STREETS, PARTICULARLY WHEN LOCATED NEAR ARTERIAL STREETS.

NEIGHBORHOOD MIXED USE:
 MIXTURE OF RESIDENTIAL, OFFICE AND/OR COMMERCIAL USES MEANT TO ADDRESS THE NEEDS OF THE SURROUNDING NEIGHBORHOOD. THESE LESS USES WILL ACT AS A BUFFER FOR LOWER DENSITY RESIDENTIAL USES FROM MORE INTENSIVE COMMERCIAL OFFERINGS. BUILDINGS IN THIS ZONE SHOULD BE 2-4 STORIES AND SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD.

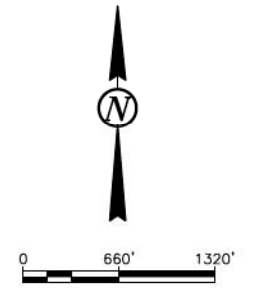
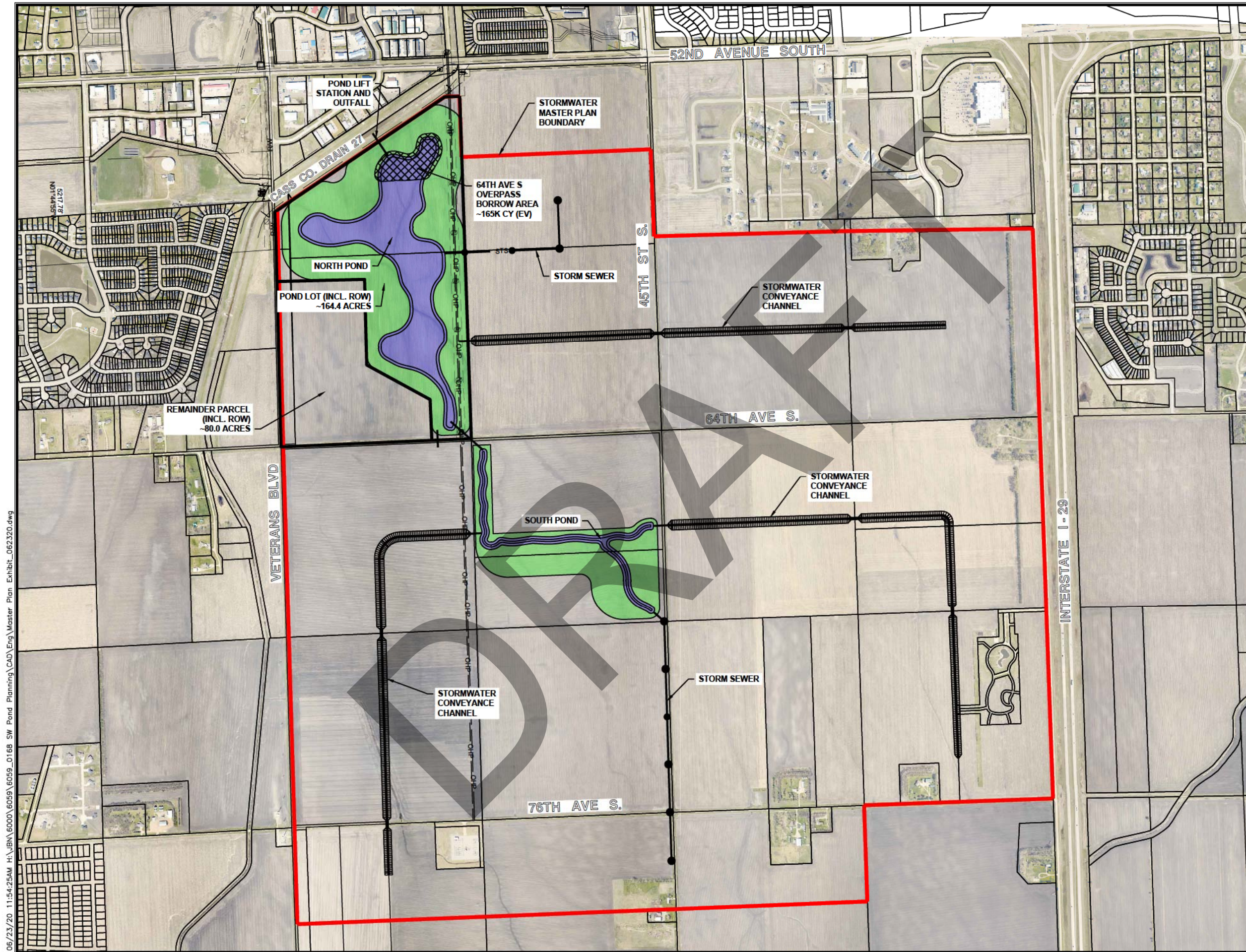
TOWN CENTER:
 HIGH INTENSITY MIXED-USE STYLE DEVELOPMENT INCORPORATING DIFFERENT TYPES OF COMMERCIAL/OFFICE USES ON THE FIRST AND SECOND FLOORS WITH RESIDENTIAL ABOVE IN A 4+ STORY BUILDING STYLE. MAIN STREET PRINCIPLES AND THE FARGO GO 2030 PLAN COMPONENTS WILL BE EVIDENT. THE TOWN CENTER WILL PROVIDE FOR THE RETAIL AND SERVICE NEEDS OF THE NEIGHBORHOOD AND BE COMFORTABLE FOR PEDESTRIAN AND BICYCLE ACCESS. TRANSIT FACILITIES, AMENITIES AND CULTURAL AND RECREATIONAL OPPORTUNITIES ALONG WITH FOOD OFFERINGS WILL MAKE THIS AREA ATTRACTIVE AS A NEIGHBORHOOD DESTINATION.

COMMERCIAL:
 ACCOMMODATES A FULL RANGE OF RETAIL, SERVICE, OFFICE AND COMMERCIAL USES, SUCH AS (THOUGH NOT ALL INCLUSIVE); OFFICE SETTING GENERALLY FOCUSING ON BUSINESS, GOVERNMENT, PROFESSIONAL, MEDICAL, OR FINANCIAL SERVICES; AND RETAIL AND SERVICE SUCH AS HOTEL, ENTERTAINMENT, GROCERY, GENERAL RETAIL TO PROVIDE SERVICES AND REPAIR FOR THE CONSUMER AND BUSINESS GOODS.




H:\JBM\6059\6059_0168 SW Pond Planning\CAD\Plans\Land Use Concepts\Concept 7.dwg; Layout1-4/23/2021 8:20 AM-(jjohnson)

No.	Revision	Date	By	PRELIMINARY Not for Construction		Fargo	Drawn by JJJ	Date 4-22-2021	SW FARGO LAND USE STUDY CITY OF FARGO FARGO, ND	CONCEPTUAL LAND USE PLAN PROJECT NO. 6059-0168	SHEET 1 of 1
						P: 701.237.5065 F: 701.237.5101	Checked by DB	Scale 1" = 800'			




06/23/20 11:54:25AM H:\JBN\6000\6059\0168 SW Pond Planning\CAD\Eng\Master Plan Exhibit_062320.dwg

PRELIMINARY
Not for Construction

 Proj. No. 6059-0168
Houston
Engineering Inc.
Ph: 701.237.5065

ALL ELEVATIONS ARE BASED ON
THE U.S.G.S. VERTICAL DATUM OF 1988.
(UNLESS NOTED OTHERWISE)

REVISIONS		
③	②	①
OVERALL LAYOUT		
STORMWATER MASTER PLAN		
PROJECT FM-XX-XX		
DESIGN BY: BKW	CHECKED BY: MPL	
DRAWN BY: BKW	ORIG DATE: 6-23-20	
 FARGO FAR MORE	SECTION NO.	SHEET NO.
	####	####