

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

A: Approve Order of Agenda

B: Minutes: Regular Meeting of February 3, 2026

C: Public Hearing Items:

1. Hearing on an application requesting a Plat of **Commerce on 12th Ninth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Commerce on 12th Eighth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5627 and 5669 13th Avenue North) (NAP Dakotas, LLC/Houston Engineering) (Im)
2. Hearing on an application requesting a Plat of **Amber Valley Tenth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Amber Valley First Addition and Lot 1, Block 3, Agassiz Crossing First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2301 45th Street South and 4502 23rd Avenue South) (Newman Signs, Inc./Houston Engineering) (Im)
3. Hearing on an application requesting a Plat of **Bowers Second Addition** (Minor Subdivision) a replat of a portion of Block 3, Bowers Addition and a part of Auditor's Lot 6 in the Northeast Quarter of Section 1, Township 139 North, Range 49 West, of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota. (Located at 725 17th Street North) (Kota Investments, LLC/Lowry Engineering) (Im)

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

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

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

**BOARD OF PLANNING COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday, February 3, 2026

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

The Planning Commissioners present or absent were as follows:

Present: Art Rosenberg, Joseph Cecil, Tyler Mohs, Paul Gleye, Michael Betlock, Maranda Tasa (via conference call), Scott Stofferahn (via conference call)

Absent: Thomas Schmidt, Brett Shewey, Tracy Jordre, Amy Hass

Vice Chair Rosenberg called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

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

Item B: Minutes: Regular Meeting of January 6, 2026

Member Gleye moved the minutes of the January 6, 2026 Planning Commission meeting be approved. Second by Member Betlock. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: Mehl/First Addition

Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay on part of Lot 1, Block 2, Mehl/First Addition. (Located at 2506 35th Avenue South) (Northview Church/KozyKove Childcare): APPROVED

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

Member Gleye moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Zoning Change from MR-3, Multi-Dwelling residential to LC, Limited Commercial with a C-O, Conditional Overlay as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Section 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Betlock. On call of the roll Members Gleye, Betlock, Rosenberg, Cecil, Stofferahn, Tasa,

and Mohs voted aye. Absent and not voting: Members Shewey, Hass, Schmidt, and Jordre. The motion was declared carried.

**Item 2: Christianson 32nd Avenue South Third Addition
Hearing on an application requesting a Plat of Christianson 32nd Avenue South Third Addition (Minor Subdivision) a replat of Lot 4, Block 1, Christianson 32nd Avenue South Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3102 36th Street South) (Christianson Properties, LLC): APPROVED**

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

Member Betlock moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Christianson 32nd Avenue South Third Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Section 20-0907. B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Cecil. On call of the roll Members Betlock, Cecil, Mohs, Gleye, Stofferahn, Tasa, and Rosenberg voted aye. Absent and not voting: Members Shewey, Hass, Schmidt, and Jordre. The motion was declared carried.

Item D: Other Items:

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

Planning and Development Director Nicole Crutchfield presented an introduction and overview to a proposed Subdivision, Zone Change and Annexation. She noted this project would be applying the 2024 Fargo Growth Plan.

Discussion was held on proximity to infrastructure, cost of services, and the proposed vision for the site.

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

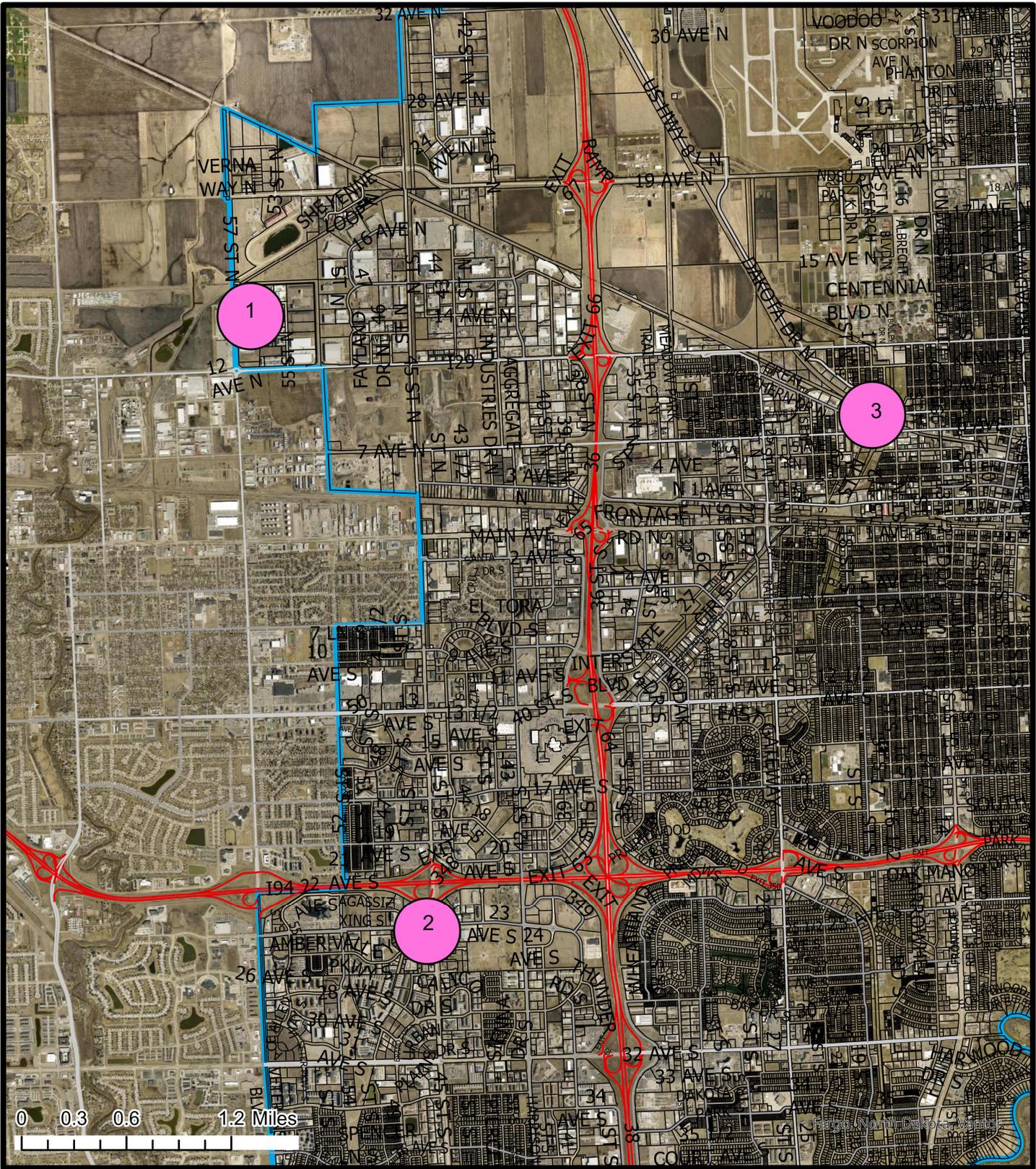
Applicant representative Jon Youness, Eagle Ridge Development, spoke on the proposal.

Discussion continued on timing, the amount of land proposed to be annexed into the City, proposed lot sizes and affordability, and the housing needs of Fargo.

Vice Chair Rosenberg inquired about updates on the Land Development Code.

Ms. Crutchfield shared that focus group meeting will be upcoming and another Code Connect will be held in the future.

The time at adjournment was 3:34 p.m.



Agenda Items Map

Fargo Planning Commission
March 3, 2026



Agenda Items

- 1 - Commerce on 12th Ninth Addition
- 2 - Amber Valley Tenth Addition
- 3 - Bowers Second Addition

City of Fargo Staff Report			
Title:	Commerce on 12 th Ninth Addition	Date:	2/24/2026
Location:	5627 and 5669 13 th Avenue North	Staff Contact:	Luke Morman, Planner
Legal Description:	Lot 1, Block 1, Commerce on 12 th Eighth Addition		
Owner(s)/Applicant:	NAP Dakotas, LLC / Houston Engineering	Engineer:	Houston Engineering
Entitlements Requested:	Minor Subdivision (Replat of Lot 1, Block 1, Commerce on 12 th Eighth Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: March 3 rd , 2026		

Existing	Proposed
Land Use: Office and warehouse	Land Use: Office, warehouse, and undeveloped
Zoning: LI, Limited Industrial	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishments, office, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunication facilities.	Uses Allowed: No change
Maximum Building Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
<p>The applicant requests approval of one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision to be known as Commerce on 12th Ninth Addition, a replat of Lot 1, Block 1, Commerce on 12th Eighth Addition to the City of Fargo, Cass County, North Dakota <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: Across 14th Avenue North LI, Limited Industrial; City of Fargo detention pond • East: LI, Limited Industrial; warehouse • South: Across 13th Avenue North LI, Limited Industrial; manufacturing and production • West: Across 57th Street North (9th Street Northeast); City of West Fargo.

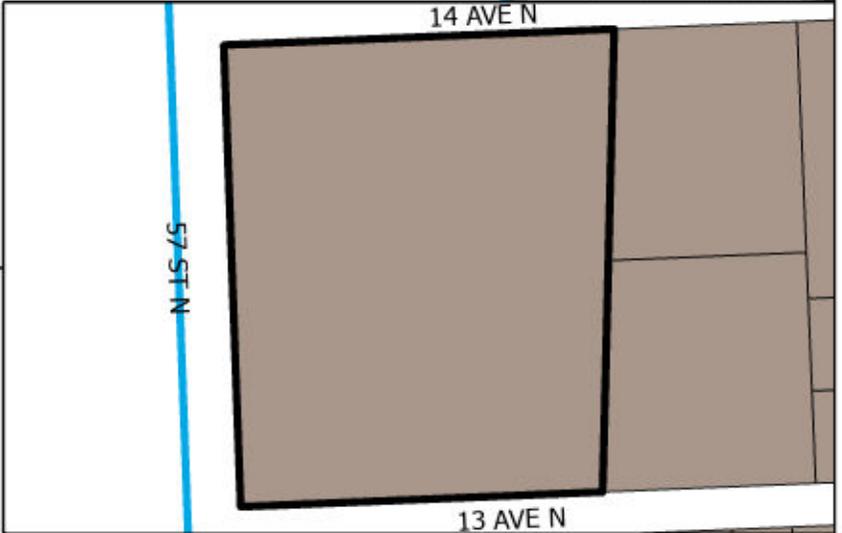
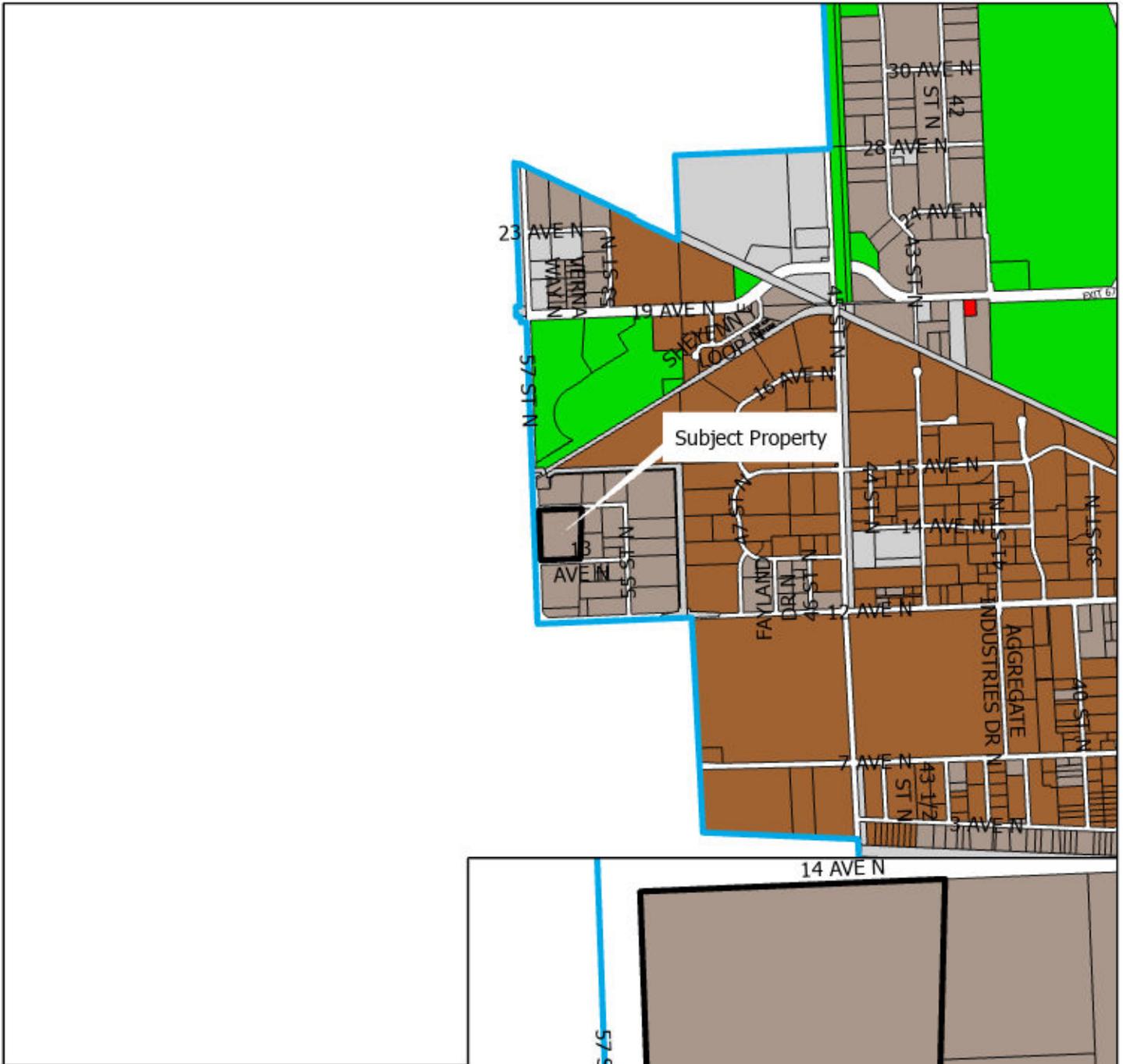
Area Plans:
The Fargo Growth Plan 2024 designates the area of the subject property as “General Industrial and Flex Warehouse” place type. The proposed development is consistent with this land use designation.
Context:
Schools: The subject property is located within the West Fargo School District and is served by Westside Elementary, Cheney Middle, and West Fargo High schools.
Neighborhood: The subject property is not located within a defined neighborhood.
Parks: There are no parks located within a quarter of a mile east of the subject property.
Pedestrian / Bicycle: Off-road shared-use paths are located along the north side of 12 th Avenue North and is a component of the metro area bikeways system.
MATBUS Route: There are no MATBUS routes within a quarter of a mile of the subject property.
Staff Analysis:
The proposed plat will split one lot into a three-lot minor subdivision entitled Commerce on 12 th Ninth Addition. The existing easements will carry through to the proposed plat.
Staff will coordinate with the applicant to create an Amenities Plan discussing stormwater management.
Minor Subdivision
The LDC stipulates that the following criteria are met before a minor subdivision can be approved:
<ol style="list-style-type: none"> <p>Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.</p> <p>The current zoning is LI, Limited Industrial, and no zone change is proposed. This zoning is consistent with the “General Industrial and Flex Warehouse” place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries about the project. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.</p> <p>(Criteria Satisfied)</p> <p>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.</p> <p>While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.</p> <p>(Criteria Satisfied)</p>

Staff Recommendation:
Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed plat of the Commerce on 12th Ninth Addition , as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C, and all other applicable requirements of the Land Development Code."
Planning Commission Recommendation: March 3 rd , 2026
Attachments:
<ol style="list-style-type: none">1. Zoning Map2. Location Map3. Preliminary Plat

Minor Subdivision

Commerce on 12th Ninth Addition

5669 and 5627 13th Avenue North



Legend

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



Minor Subdivision

Commerce on 12th Ninth Addition

5669 and 5627 13th Avenue North



Legend
City Limit



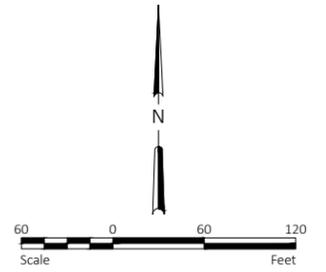
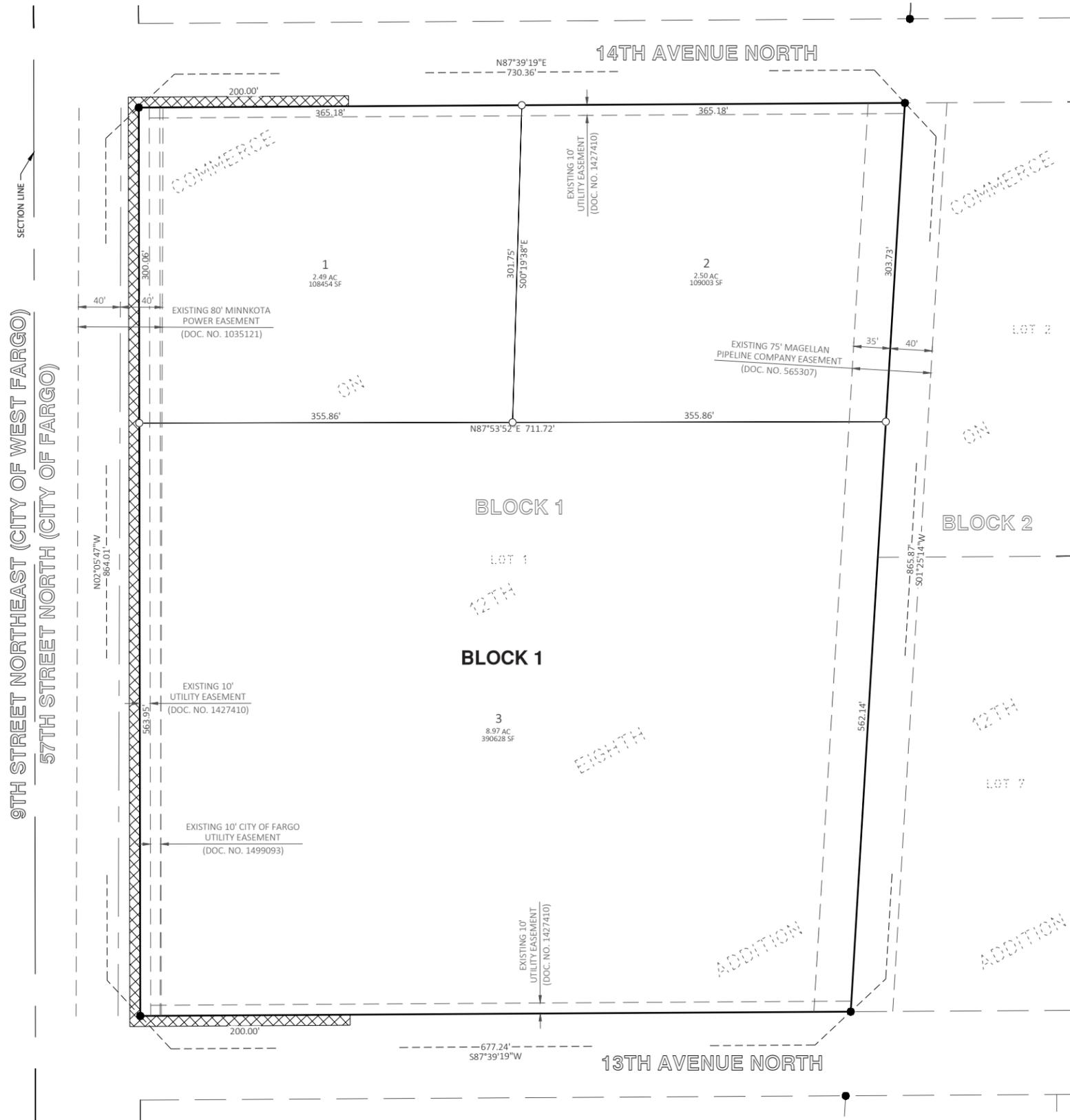
Fargo Planning Commission
March 3, 2026

COMMERCE ON 12TH NINTH ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOT 1 BLOCK 1, COMMERCE ON 12TH EIGHTH ADDITION

TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
LOT LINE	—————
UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -
EXISTING NEGATIVE ACCESS EASEMENT (DOC. NO. 1427410)	XXXXXX

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

NOTES:

- 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.

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COMMERCE ON 12TH NINTH ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOT 1 BLOCK 1, COMMERCE ON 12TH EIGHTH ADDITION

TO THE CITY OF FARGO,

CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE:

NOW ALL PERSONS BY THESE PRESENTS: That NAP Dakotas, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lot 1, Block 1, Commerce on 12th Eighth Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 13.96 acres, more or less.

And that said party has caused the same to be surveyed and replatted as **COMMERCE ON 12TH NINTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:

NAP Dakotas, LLC

By: North American Properties, Inc., A North Dakota corporation

Its: manager

Eric Bishke, President

State of _____)
) ss
County of _____)

On this _____ day of _____, 20____ before me personally appeared Eric Bishke, President of North American Properties, Inc., a North Dakota corporation which serves as Manager for NAP Dakotas, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

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

Dated this _____ day of _____, 20____.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota)
) ss
County of Cass)

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

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmus, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

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

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

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

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

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

Timothy J. Mahoney, Mayor

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

State of North Dakota)
) SS
County of Cass)

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

Notary Public: _____



City of Fargo Staff Report			
Title:	Amber Valley Tenth Addition	Date:	2/24/2026
Location:	2301 45 th Street South and 4502 23 rd Avenue South	Staff Contact:	Luke Morman, Planner
Legal Description:	Lot 1, Block 1, Amber Valley First Addition and Lot 1, Block 3, Agassiz Crossing First Addition		
Owner(s)/Applicant:	Newman Signs, Inc / Houston Engineering	Engineer:	Houston Engineering
Entitlements Requested:	Minor Subdivision (Replat of Lot 1, Block 1, Amber Valley First Addition and Lot 1, Block 3, Agassiz Crossing First Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: March 3 rd , 2026		

Existing	Proposed
Land Use: Undeveloped	Land Use: Retail sales and service
Zoning: GC, General Commercial	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishments, office, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities.	Uses Allowed: No change
Maximum Building Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
<p>The applicant requests approval of one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision to be known as Amber Valley Tenth Addition, a replat of Lot 1, Block 1, Amber Valley First Addition and Lot 1, Block 3, Agassiz Crossing First Addition to the City of Fargo, Cass County, North Dakota <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: Across 23rd Avenue South GC, General Commercial; office and retail sales and service • East: Across 45th Street South GC, General Commercial; retail sales and service • South: GC, General Commercial; office and industrial service • West: Across 46th Street South GC, General Commercial; retail sales and service. <p>Area Plans:</p> <p>The Fargo Growth Plan 2024 designates the area of the subject property as “Mixed Commercial Office and Residential” place type. The proposed development is consistent with this land use designation.</p>

Context:

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

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

Parks: Anderson Softball Complex, located at 4200 23rd Avenue South, provides amenities of baseball/softball fields, concessions, picnic tables, playground for ages 2-5, and restrooms. Cornerstone Bank Arena, located at 4404 23rd Avenue South, provides amenities of indoor ice arenas, meeting rooms, and restrooms. Both Parks facilities are approximately a quarter of a mile east of the subject properties.

Pedestrian / Bicycle: Off-road shared-use paths are located along the south side of 23rd Avenue South, east side of 45th Street South and a separate trail is located to the west of the subject property. All paths are within a quarter of a mile of the subject properties and components of the metro area bikeways system.

MATBUS Route: MATBUS Route 24 runs along 23rd Avenue South and Agassiz Xing South with stops within a quarter of a mile of the subject property.

Staff Analysis:

The proposed plat will combine two lots into a one-lot minor subdivision entitled, Amber Valley Tenth Addition.

Easements

A new 10' Utility Easement is proposed along 46th Street South and a new Negative Access Easement is proposed along 45th Street South to cover the existing south property addressed 2301 45th Street South (Lot 1, Block 1, Amber Valley First Addition). The existing Sign Easement in the northeast corner of the plat is intended to be vacated via separate document by the owner.

Staff will coordinate with the applicant to create an Amenities Plan discussing stormwater management.

Minor Subdivision

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

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

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

(Criteria Satisfied)

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

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

(Criteria Satisfied)

Staff Recommendation:

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

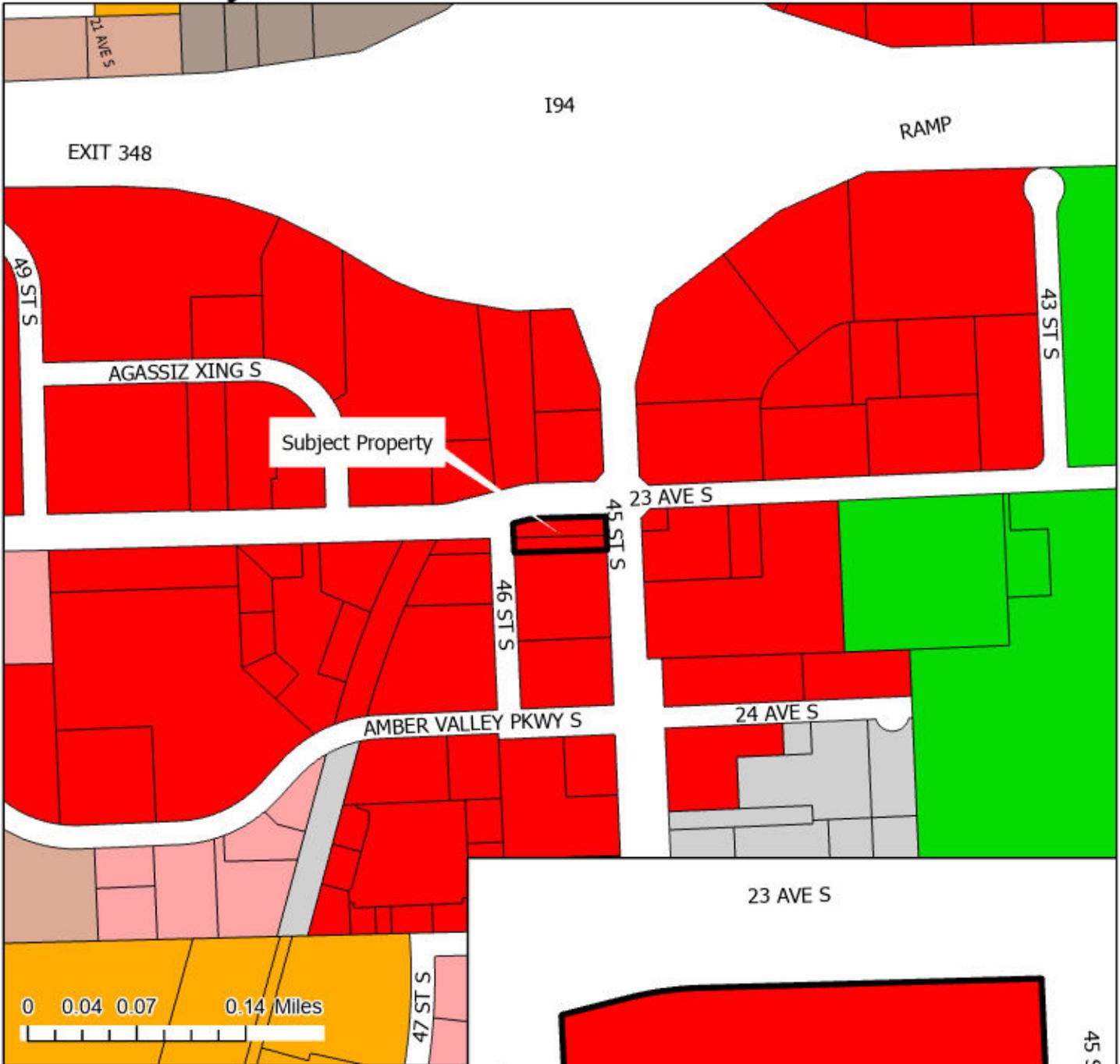
Planning Commission Recommendation: March 3rd, 2026

Attachments:

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

Minor Subdivision

Amber Valley Tenth Addition 2301 45th Street South and 4502 23rd Avenue South



Legend

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



Minor Subdivision

Amber Valley Tenth Addition 2301 45th Street South and 4502 23rd Avenue South



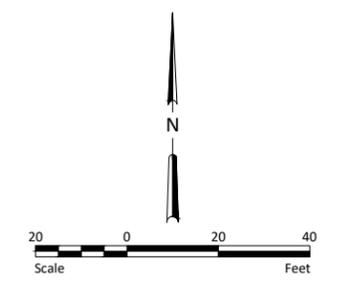
Legend
City Limit



Fargo Planning Commission
March 3, 2026

AMBER VALLEY TENTH ADDITION

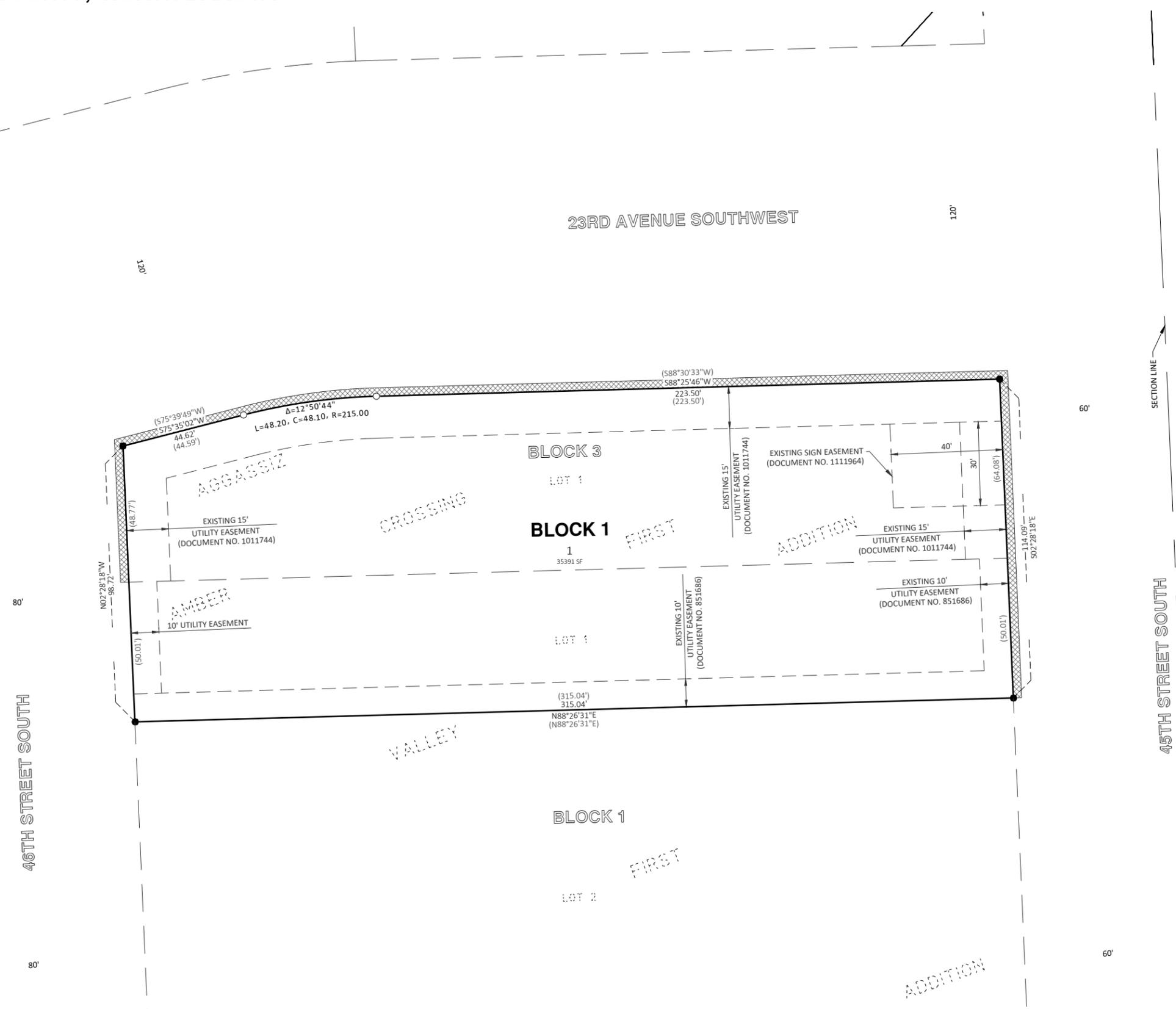
A MINOR SUBDIVISION
 BEING A REPLAT OF LOT 1, BLOCK 1, AMBER VALLEY FIRST ADDITION &
 LOT 1, BLOCK 3, AGASSIZ CROSSING FIRST ADDITION
 TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -
EXISTING NEGATIVE ACCESS EASEMENT (DOC. NO. 1011744)	▨

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



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City of Fargo Staff Report			
Title:	Bowers Second Addition	Date:	2/24/2026
Location:	725 17 th Street North	Staff Contact:	Luke Morman, Planner
Legal Description:	A portion of Block 3, Bowers Addition and a part of Auditor's Lot 6 in the Northeast Quarter of Section 1, Township 139 North, Range 49 West, of the Fifth Principal Meridian		
Owner(s)/Applicant:	Kota Investments, LLC / Lowry Engineering	Engineer:	Lowry Engineering
Entitlements Requested:	Minor Subdivision (Replat of a portion of Block 3, Bowers Addition and a part of Auditor's Lot 6 in the Northeast Quarter of Section 1, Township 139 North, Range 49 West, of the Fifth Principal Meridian to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: March 3 rd , 2026		

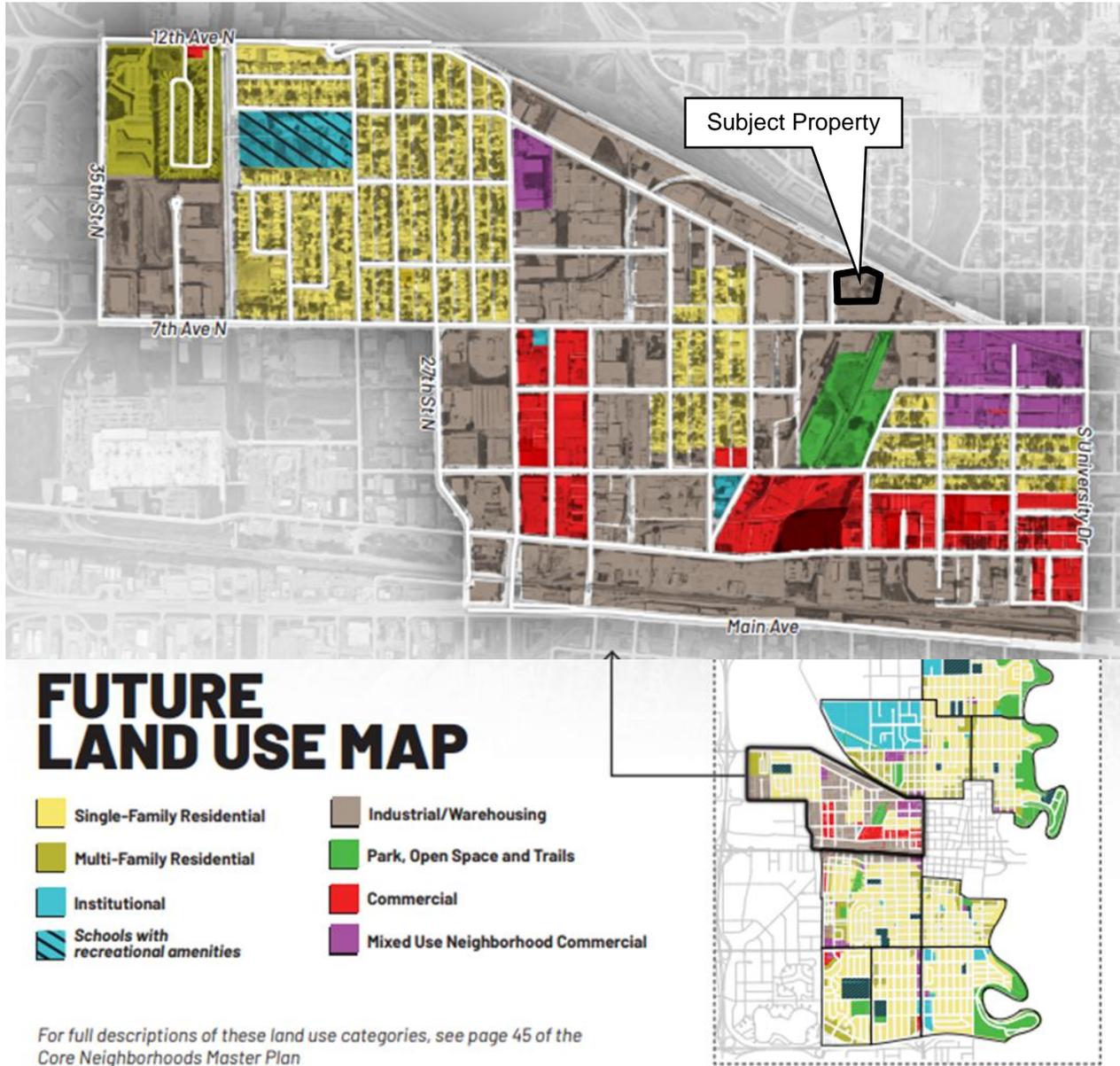
Existing	Proposed
Land Use: Industrial service	Land Use: Industrial service and undeveloped
Zoning: LI, Limited Industrial	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishments, office, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunication facilities.	Uses Allowed: No change
Maximum Building Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
<p>The applicant requests approval of one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision to be known as Bowers Second Addition, a replat of a portion of Block 3, Bowers Addition and a part of Auditor's Lot 6 in the Northeast Quarter of Section 1, Township 139 North, Range 49 West, of the Fifth Principal Meridian to the City of Fargo, Cass County, North Dakota <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: Across 8th Avenue North LI, Limited Industrial; undeveloped and BNSF railroad • East/South: LI, Limited Industrial; City of Fargo impound lot • West: Across 17th Street North LI, Limited Industrial; warehouse and office.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as “Transitional (or Flex) Industrial/Commercial” place type. The proposed development is consistent with this land use designation.

The subject property is located within the 2021 Core Neighborhoods Master Plan. This plan designates the subject property as “Industrial/Warehousing” uses. The existing LI, Limited Industrial, zoning and industrial service use are consistent with this land use designation.



Context:

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

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

Parks: Cannon Park, located at 351 21st Street North, provides amenities of picnic tables, a playground for ages 2-5, and a shelter. Unicorn Park, located at 1603 3rd Avenue North, provides amenities of basketball courts, grills, picnic tables, a playground for ages 5-12, recreational trails, and warming houses. Johnson Soccer Complex, located at 420 11th Avenue North, provides amenities of picnic tables, a playground for ages 2-5, restrooms, a shelter, soccer fields, and warming houses. All parks are approximately within a quarter of a mile from the subject property.

Pedestrian / Bicycle: Off-road shared-use paths are located within Unicorn Park and the Johnson Soccer Complex which are within a quarter of a mile of the subject property. Both paths are components of the metro area bikeways system.

MATBUS Route: MATBUS Route 17 runs along 20th Street North and 7th Avenue North with stops within a quarter of a mile of the subject property.

Staff Analysis:

The proposed plat will split one lot into a two-lot minor subdivision entitled Bowers Second Addition.

Easements

A Negative Access Easement was added on the north/northeast property line by the transition from 8th Avenue North to 16th Street North. A Shared Access and Utility Easement will allow for both lots to share the driveway off of 17th Street North. Off of that easement is a Memorandum of Lease and Ingress/Egress Easement for an existing Telecommunication Support Structure (TSS). A Storm Sewer and Drainage Easement is proposed along the east property lines to connect to the existing City storm sewer to the northeast of the proposed Lot 1. The applicant is currently working on verifying an easement for the powerlines that run through the site.

Staff will coordinate with the applicant to create an Amenities Plan discussing stormwater management.

Minor Subdivision

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

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

The current zoning is LI, Limited Industrial, and no zone change is proposed. This zoning is consistent with the "Transitional (or Flex) Industrial/Commercial" place type of the Fargo Growth Plan 2024 and the "Industrial/Warehousing" uses in the Core Neighborhoods Master Plan. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries about the project. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.

(Criteria Satisfied)

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

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and

proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.

(Criteria Satisfied)

Staff Recommendation:

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

Planning Commission Recommendation: March 3rd, 2026

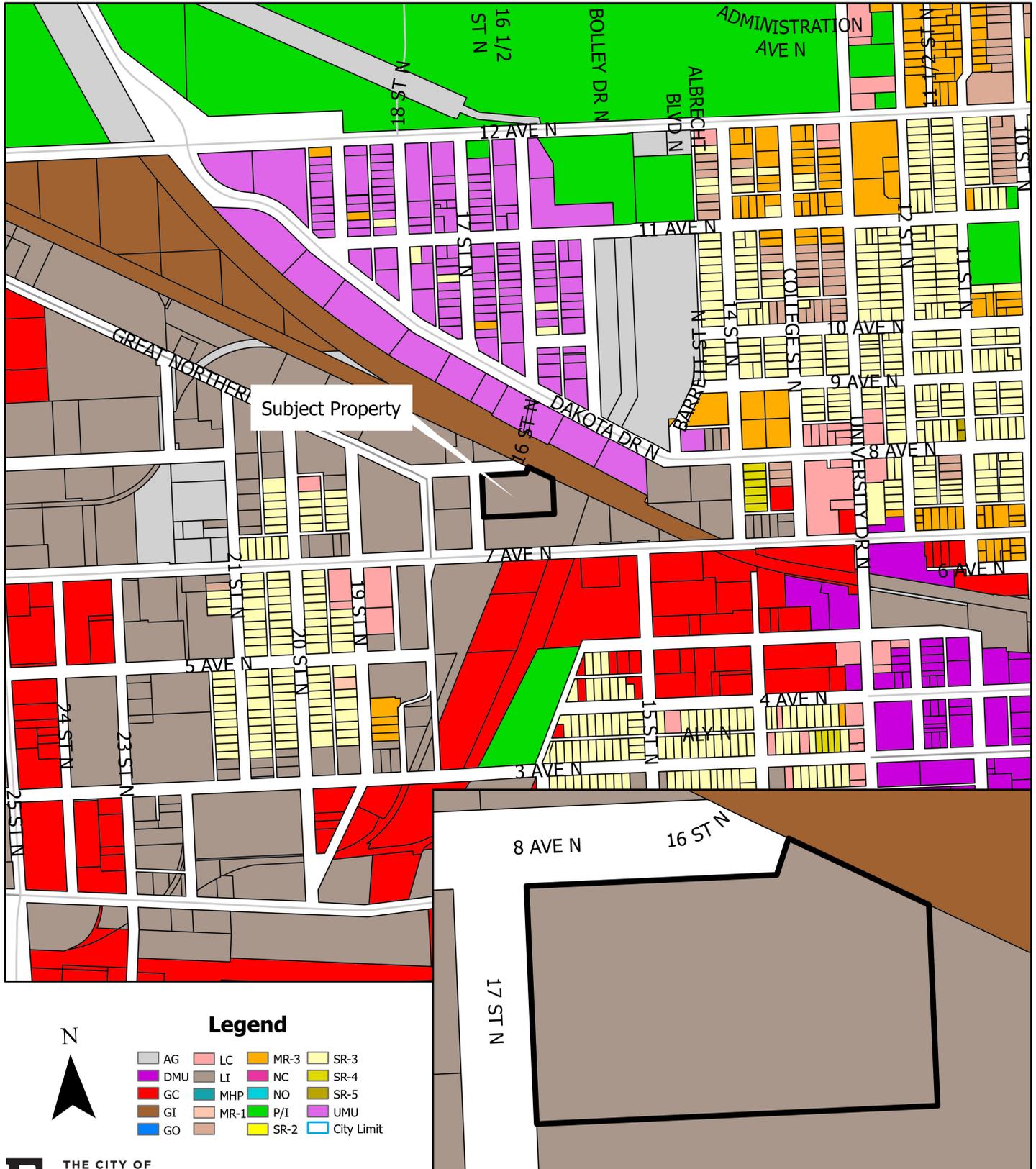
Attachments:

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

Minor Subdivision

Bowers Second Addition

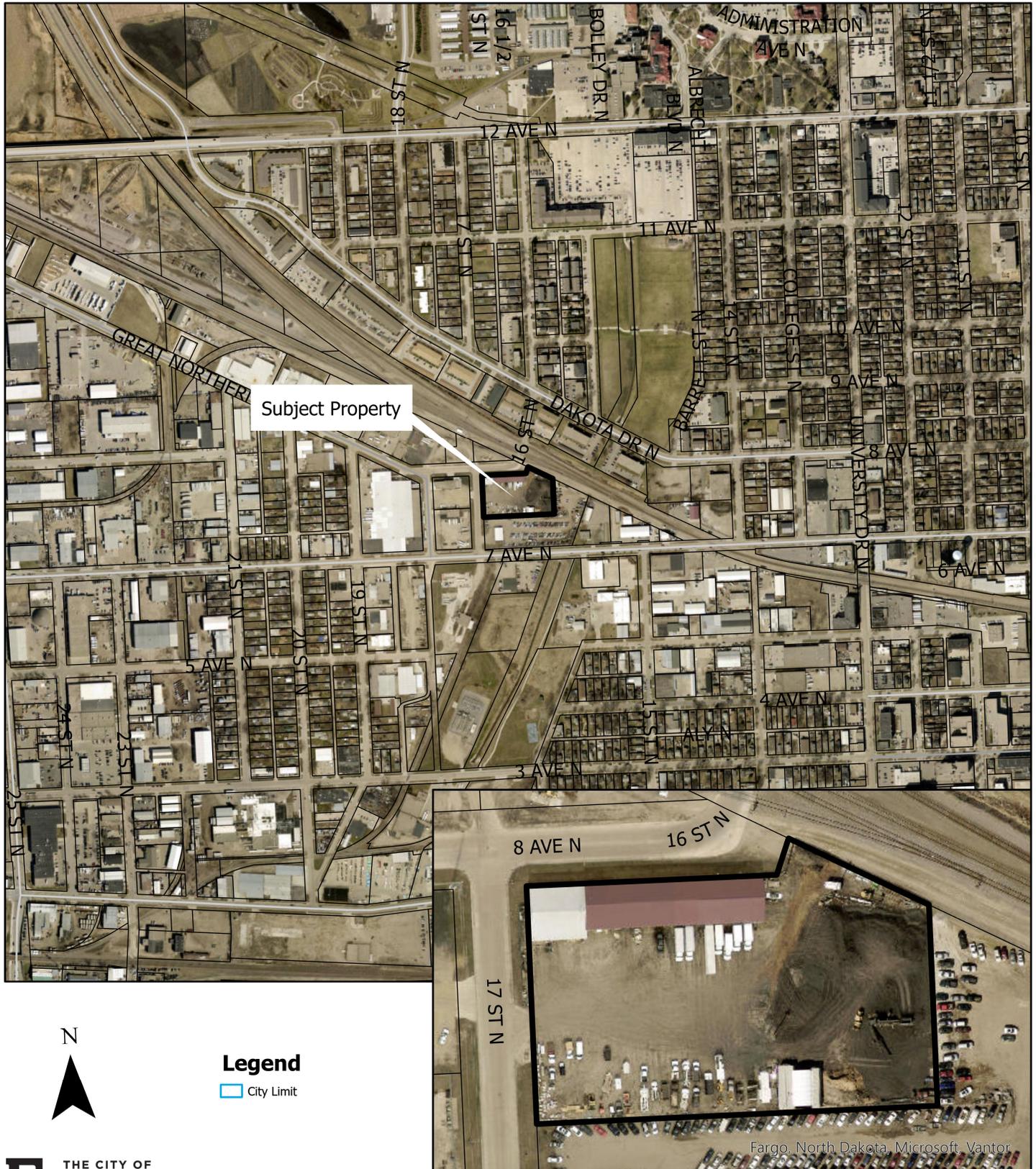
725 17th Street North



Minor Subdivision

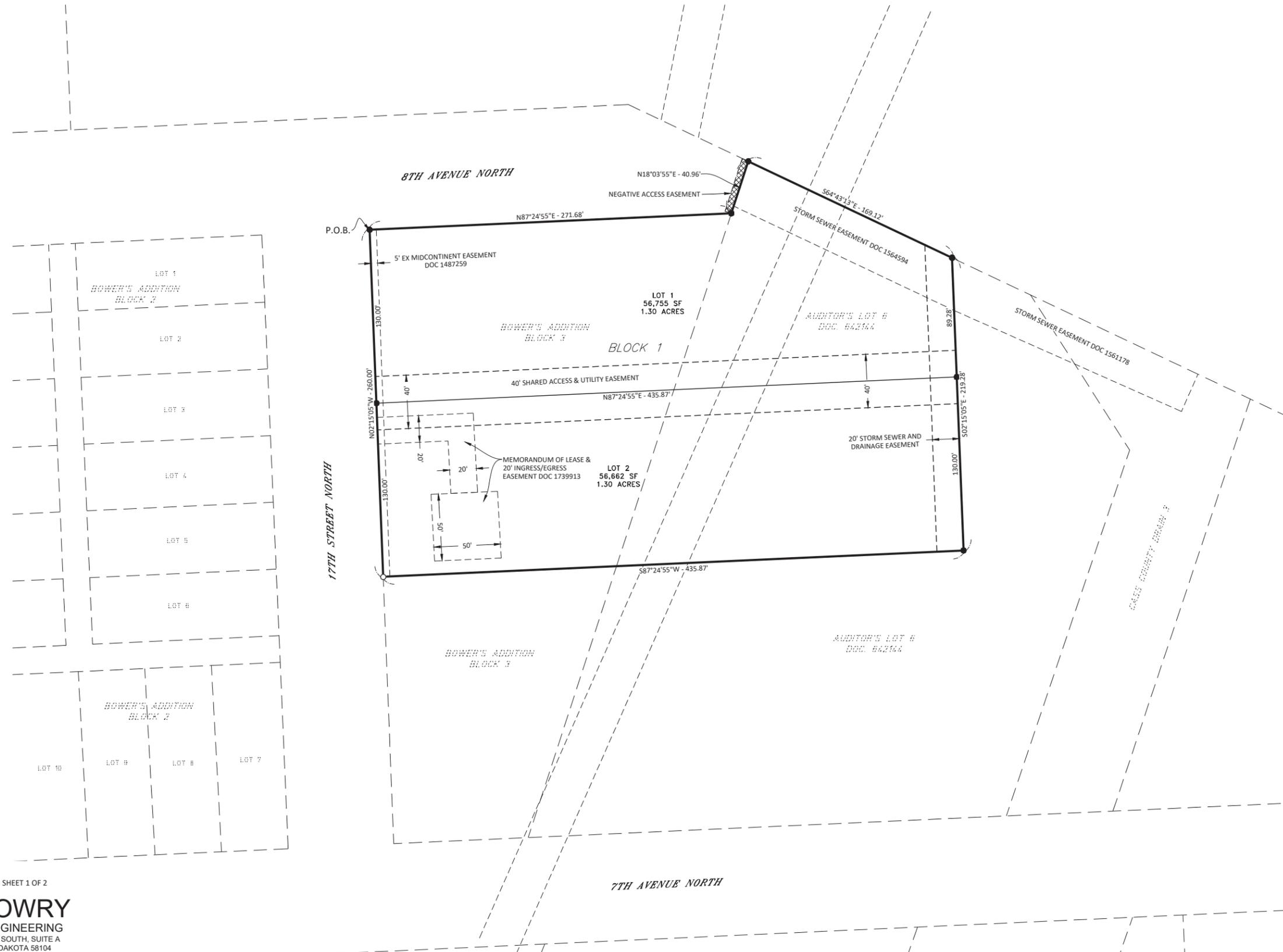
Bowers Second Addition

725 17th Street North



BOWERS SECOND ADDITION

A REPLAT OF PART OF BLOCK 3, BOWERS ADDITION AND PART OF AUDITOR'S LOT 6 OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- P.O.B.
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY LINE
- PROPERTY BOUNDARY LINE
- NEW EASEMENT LINE
- XXXXXX NEGATIVE ACCESS EASEMENT

SURVEY INFORMATION

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

NOTES

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

FOR RECORDING PURPOSES ONLY

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SHEET 1 OF 2

BOWERS SECOND ADDITION

A REPLAT OF PART OF BLOCK 3, BOWERS ADDITION AND PART OF AUDITOR'S LOT 6 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, NORTH DAKOTA (A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT KOTA INVESTMENTS LLC, IS THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 3 (ALSO REFERRED TO AS LOT 1, BLOCK 3), BOWERS ADDITION; THENCE N87°24'55"E ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 271.68 FEET; THENCE N18°03'55"E A DISTANCE OF 40.96 FEET; THENCE S64°43'13"E A DISTANCE OF 169.12 FEET; THENCE S02°15'05"E A DISTANCE OF 219.28 FEET; THENCE S87°24'55"W A DISTANCE OF 435.87 FEET TO THE WEST LINE OF SAID BLOCK 3; THENCE N02°15'05"W ALONG SAID WEST LINE A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS BOWERS SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY THE 40' SHARED ACCESS & UTILITY EASEMENT, AND THE 20' STORM SEWER & DRAINAGE EASEMENT AS SHOWN ON SAID PLAT AS PRIVATE EASEMENTS FOR THE BENEFIT OF ALL LOTS AND BLOCKS. SAID BOWERS SECOND ADDITION, CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 2.60 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
WADE MYSZKA, OWNER
KOTA INVESTMENTS, LLC

STATE OF _____)
)SS
COUNTY OF _____)

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

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

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

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

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

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

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF _____)
)SS
COUNTY OF _____)

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY COMMISSION APPROVAL

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

TIMOTHY J. MAHONEY, MAYOR

ATTEST: _____
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

STATE OF _____)
)SS
COUNTY OF _____)

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

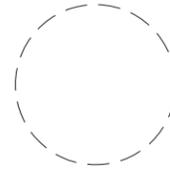
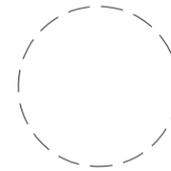
THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____



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