

FARGO PLANNING COMMISSION AGENDA
Tuesday, May 5, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of April 7, 2026

C: Public Hearing Items:

1. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for shared parking in the GC, General Commercial zoning district, on Lots 2-3, Block 7, **Rocking Horse Farm 2nd Addition**. (Located at 4876 and 4894 Rocking Horse Circle South) (Rocking Horse Farms, LLC/Houston Engineering) (lm)
2. Hearing on an application requesting a Plat of **GPK Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, GPK Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota. (Located at 1601 43rd Street North and 4201 16th Avenue North) (GPK Products, Inc./Houston Engineering) (dk)
3. Hearing on an application requesting a Plat of **Lake Agassiz Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter, Section 7, Township 139 North, Range 48 West, City of Fargo, Cass County, North Dakota. (Located at 417 and 501 Main Avenue) (City of Fargo/Lake Agassiz Development Corporation) (dk)
4. Hearing on an application requesting a Plat of **Grafstrom Second Addition** (Minor Subdivision) a replat of Lots 9-12, Block 1, Grafstrom First Addition, City of Fargo, Cass County, North Dakota. (Located at 2103, 2131, 2145, and 5525 Verna Way North) (Just North of the Horse Park, LLC/Christianson Companies) (cl)
5. Hearing on an application requesting a Plat of **Horizon Addition** (Minor Subdivision) a replat of all of Lots 1-3 and 10-12, and part of Lot 9, Block 39, and all of Block 40, and all of the vacated alleys in Blocks 39 and 40, all in Roberts' Second Addition, City of Fargo, Cass County, North Dakota. (Located at 11 12th Street North) (Rising Investments, LLC/MBN Engineering) (dk)
6. Hearing on an application requesting a Plat of **Lenthe's Second Addition** (Minor Subdivision) a replat of Lots 1-3, Block 1, Lenthe's First Addition, City of Fargo, Cass County, North Dakota. (Located at 2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043, 3045, Main Avenue) (Farmer's Union Oil Company of Moorhead, MN, d/b/a Petro Serve USA/Lowry Engineering) (dk)
7. Hearing on an application requesting a Plat of **Timber Parkway Twelfth Addition** (Minor Subdivision) a replat of Lots 6-7, Block 1, Timber Parkway Fourth Addition, to the City of Fargo,

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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.

Cass County, North Dakota. (Located at 3360 and 3430 Jacks Way South) (PLC Investments, LLC/Smart Slides RE, LLC/Design Resource Group) (ae)

8. Hearing on an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction in the MR-3, Multi-Dwelling Residential zoning district, on Lot 1, Block 3, **South Ridge First Addition**. (Located at 2131 65th Avenue South) (BSI Fargo24 Land, LLC/Beyond Shelter, Inc.) (me)
- 9a. Hearing on an application requesting a Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, P/I, Public and Institutional, and AG, Agricultural on the proposed **Lost Creek First Addition**. (Located at 6685 Veterans Boulevard South and 5120 64th Avenue South) (Tones, LLC/JB Real Estate Investment, LLC/City of Fargo/EagleRidge Development) (dk)
- 9b. Hearing on an application requesting a Plat of **Lost Creek First Addition** (Major Subdivision) a plat of a portion of the Northwest Quarter Section 9, Township 138 North, Range 49 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 6685 Veterans Boulevard South and 5120 64th Avenue South) (Tones, LLC/JB Real Estate Investment, LLC/City of Fargo/EagleRidge Development) (dk)

D: Other Items:

1. Planned Unit Development Final Plan for 45th Street Park Second Addition and 45th Street Park Sixth Addition. (me)
2. Petition for waiver of sidewalk in Adams Fifth, Seventh, and Ninth Additions; Sanders Addition; Interstate Business Park Addition. (Thunder Road South) (dk)

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**BOARD OF PLANNING COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday, April 7, 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, April 7, 2026.

The Planning Commissioners present or absent were as follows:

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

Absent: Amy Hass, Paul Gleye, Brett Shewey, Joseph Cecil

Chair Tasa called the meeting to order.

Chair Tasa shared that a LDC workshop will be held Thursday, April 9 from 12:00 to 1:30 p.m. in the Sky Commons Conference Center for a project update and an opportunity to learn more about the Land Development Code. Format will be a presentation at noon, and breakout sessions to follow.

Business Items:

Item A: Approve Order of Agenda

Member Stofferahn 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 March 3, 2026

Member Jordre moved the minutes of the March 3, 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: Selkirk Place Fifth Addition

Hearing on an application requesting a Plat of Selkirk Place Fifth Addition (Minor Subdivision) a replat of Lot 11, Block 1, Selkirk Place First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 6648 Selkirk Drive South) (Rose Creek Development Corporation/Neset Land Surveys): APPROVED

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

Member Stofferahn moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat

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

Item 2: Simonson Companies Fifth Addition

Hearing on an application requesting a Plat of Simonson Companies Fifth Addition (Minor Subdivision) a replat of Lot 2, Block 1, Simonson Companies Fourth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5237 38th Street South) (Simonson Companies, LLC/Lowry Engineering): APPROVED

Planner Chelsea Levorsen presented the staff report stating all approval criteria have been met and staff is recommending approval. She noted an updated plat was provided as a laydown item.

Discussion was held on the access to the property.

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

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

Item 3: Jerstad-Thompson Second Subdivision

Hearing on an application requesting a Plat of Jerstad-Thompson Second Subdivision (Minor Subdivision) a replat of Lots 5-6, Block 3, Jerstad-Thompson First Subdivision, City of Fargo, Cass County, North Dakota. (Located at 2722 and 2748 44th Avenue North) (Prime Investments, LLC/Lowry Engineering): APPROVED

Assistant Planner Alayna Espeseth 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,

Jerstad-Thompson Second Subdivision, as outlined within the staff report, as the proposal complies with the Adopted 2024 Fargo Growth Plan, the Standards of Article 20-0907.B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Schmidt, Stofferahn, Mohs, Jordre, Rosenberg, Betlock, and Tasa voted aye. Absent and not voting: Members Gleye, Hass, Shewey, and Cecil. The motion was declared carried.

Item 4: Reeve's Addition

Hearing on an application requesting Conditional Use Permit to allow manufacturing and production on the GC, General Commercial zoning district on West 37 ½ feet of Lot 1 and all of Lots 2 through 9 and rear 25 feet adjacent, Block 1, and a strip 5 feet wide adjacent to the entire North side of Block 1, less the East 12 ½ feet of Lot 1, Reeve's Addition. (Located at 610 University Drive North) (Class B Development, LLC/The Shop LLC): APPROVED

Planner Luke Morman presented the staff report stating all approval criteria have been met and staff is recommending approval. He noted a laydown item of a comment received was provided to the Board.

Member Rosenberg moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow Manufacturing and Production uses in the GC, General Commercial zoning district on the West 37 ½ feet of the Lot 1, and all of Lots 2 through 9 and rear 25 feet adjacent, Block 1, and a strip 5 feet wide adjacent to the entire North side of Block 1, less the East 12 ½ feet of Lot 1, Reeve's Addition be approved, as outlined within the staff report, as the proposal complies with the 2024 Fargo Growth Plan, the 2021 Core Neighborhoods Plan, the Standards of Section 20-0909.D, 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.
2. All refuse containers, including dumpsters, shall be concealed from public view by opaque fence, screen wall, or building extension.
3. No outdoor storage of equipment or supplies.
4. Off-street parking, loading, and vehicular circulation areas shall have an all-weather surface, as defined by the Land Development Code.
5. The manufacturing, production, or processing of food and/or animal products or hazardous chemicals and/or materials shall not be permitted.

6. A parking lot buffer shall be installed and maintained in accordance with LDC Section 20-0705.D.3.7. Future permits are generally consistent with the site plan and information provided at the April 7, 2026 Planning Commission meeting. Changes may require review by the Planning Commission as determined by Planning staff.

8. The Conditional Use Permit shall terminate if Manufacturing and Production uses cease for a period of more than 12 consecutive months.

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

Item D: Other Items:

Item 1: Planned Unit Development Final Plan for J & O 45th Street Apartments Addition.

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

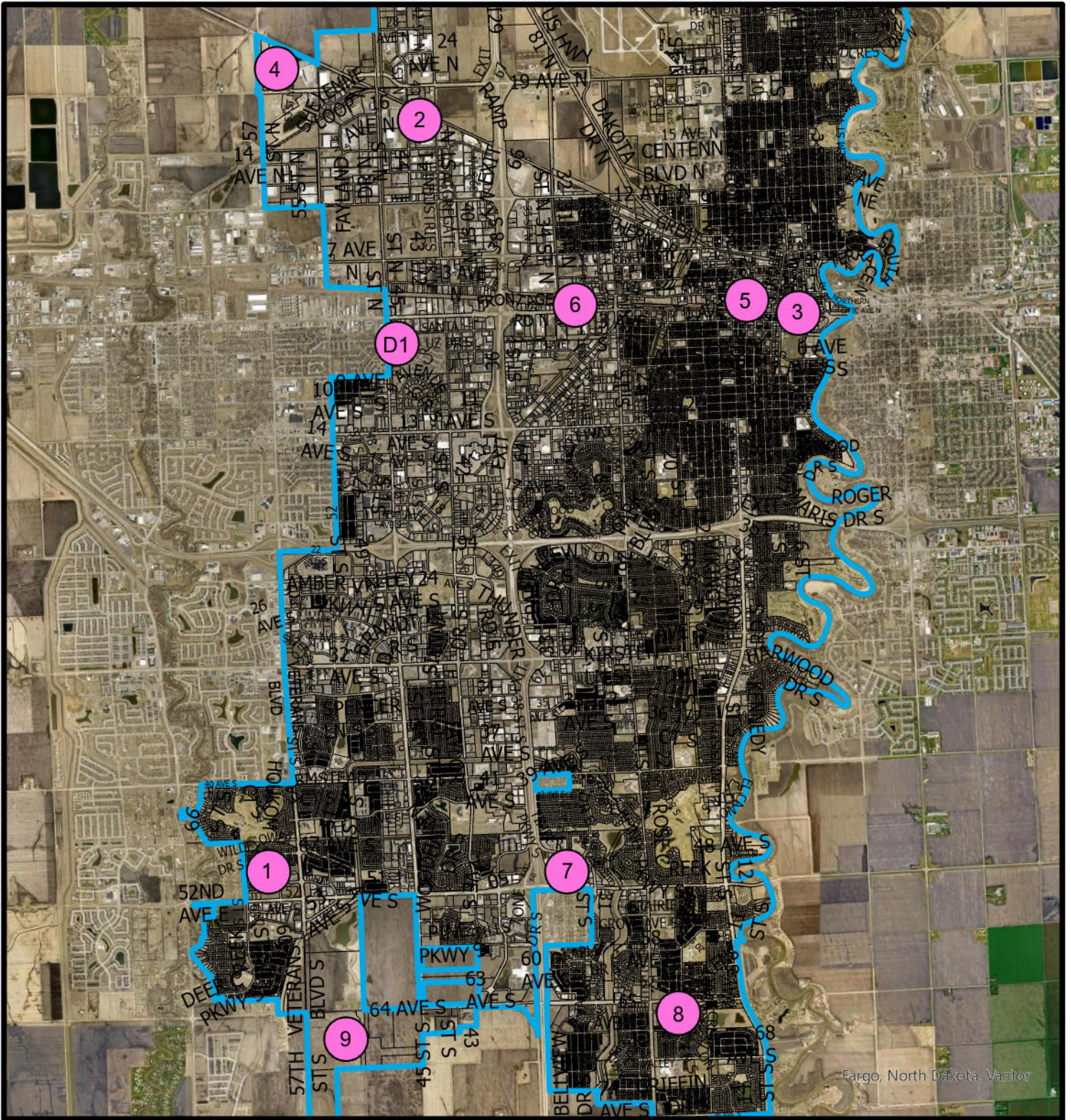
Discussion was held on the timing of the installation of the cul-de-sacs.

Mr. Boerboom spoke on behalf of the Engineering Department.

Applicant Representative Brian Pattengale, Houston Engineering, spoke on behalf of the application.

Member Rosenberg moved the findings and recommendations of staff be accepted and the Planned Unit Development Final Plan for the J & O 45th Street Apartment Addition be approved, as presented, as the proposal complies with the Planned Unit Development Master Land Use Plan, Section 20-0908.D of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Schmidt. On call of the roll Members Jordre, Mohs, Schmidt, Betlock, Rosenberg, Stofferahn, and Tasa voted aye. Absent and not voting: Members Cecil, Gleye, Hass, and Shewey. The motion was declared carried.

The time at adjournment was 3:22 p.m.



Agenda Items



Agenda Items Map
 Fargo Planning Commission
 May 5, 2026

- 1 - Rocking Horse Farm 2nd Addition
- 2 - GPK Second Addition
- 3 - Lake Agassiz Addition
- 4 - Grafstrom Second Addition
- 5 - Horizon Addition
- 6 - Lenthe's Second Addition
- 7 - Timber Parkway Twelfth Addition

- 8 - South Ridge First Addition
- 9 - Lost Creek First Addition

 Other Items:

D1 - 45th Street Park Second Addition
 and 45th Street Park Sixth Addition

City of Fargo Staff Report			
Title:	Rocking Horse Farm 2 nd Addition	Date:	04/29/2026
Location:	4876 and 4894 Rocking Horse Circle South	Staff Contact:	Luke Morman, Planner
Legal Description	Lots 2-3, Block 7, Rocking Horse Farm 2nd Addition		
Owner(s)/Applicant:	Rocking Horse Farms, LLC/Houston Engineering	Engineer:	Houston Engineering
Entitlements Requested:	Conditional Use Permit (for an Alternative Access Plan to allow shared parking in the GC, General Commercial zone)		
Status:	Planning Commission Public Hearing: May 5, 2026		

Existing	Proposed
Land Use: Office and undeveloped	Land Use: Office and day care
Zoning: GC, General Commercial	Zoning: Unchanged.
Uses Allowed: GC allows colleges, community service, day care centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishments, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities.	Uses Allowed: Unchanged
Maximum Lot Coverage: Maximum 85% building coverage	Maximum Lot Coverage: No change

Proposal:

The applicant requests a **Conditional Use Permit (CUP)** for an Alternative Access Plan to allow shared parking in the GC, General Commercial zoning district. This CUP will cover Lots 2 and 3, Block 7, Rocking Horse Farm 2nd Addition.

The applicant proposes a new building to be occupied by the Children’s Montessori Center, which is classified as a day care use per the Land Development Code (LDC). This new building is called the “Carriage House” and is located at 4894 Rocking Horse Circle South, which is Lot 2, Block 7, Rocking Horse Farm 2nd Addition. The existing office building called the “White Barn” is located to the north at 4876 Rocking Horse Circle South, which is Lot 3, Block 7, Rocking Horse Farm 2nd Addition. This is illustrated in the graphic below.

The CUP for an Alternative Access Plan will allow the new building to share the existing parking lot that is on both Lots 2 and 3. A parking analysis was provided to justify the shared parking based on the differing peak business periods.

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.

Figure 1: Preliminary Site Plan (“Exhibit A” referenced in parking narrative)



Surrounding Land Uses and Zoning Districts:

- North: Across Rocking Horse Circle South, P/I, Public and Institutional, with parks and open areas.
- East: Across, Rocking Horse Circle South, P/I, Public and Institutional, with parks and open areas and a school.

- South: Across Rocking Horse Circle South, AG, Agricultural, undeveloped.
- West: GC, General Commercial, with office.

Area Plans:

Fargo’s Growth Plan 2024 was adopted on August 19th, 2024. This project is consistent with the place type designations of “Suburban Neighborhood” and “Mixed Commercial, Office, and Residential.”

Context:

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

Neighborhood: The subject properties is located within the Osgood Neighborhood.

Parks: Rocking Horse Park (4848 Bluebell Loop S) is approximately one quarter of a mile to the east of the subject properties. This facility provides picnic tables, a shelter, playground, and recreational trails.

Pedestrian / Bicycle: There are shared use paths within Rocking Horse Park, along Osgood Golf Course, Veterans Boulevard South, and 52nd Avenue South. These are within a quarter of a mile of the subject properties and are a part of the metro area trail system.

Bus Route: No MATBUS route is within a quarter of a mile from the subject properties.

Staff Analysis:

Parking Narrative

In 2005 the existing office building located on the north property (Lot 3), was built with a parking lot that crossed into the south property (Lot 2). The CUP for shared parking is being requested so that both the office building and day care can utilize the existing parking lot.

The LDC parking requirements are based on gross square footage for each use. On the north property, 13,128 square feet of office use requires 44 parking spaces. On the south property, 3,298 square feet of day care use requires 7 parking spaces. In total, the LDC requires 51 parking spaces and the proposed layout provides 55 parking spaces, resulting in 4 extra spaces beyond the minimum requirements.

The applicant provided a narrative that offers information on the buildings, parking requirements, operating schedules, and reasoning for the shared parking request. The table below (Daily Operating Schedule) displays the peak business periods for the day care based on the short drop-off and pick-up times.

Daily Operating Schedule

Morning Arrival

- 7:30 AM – Childcare opens
- 8:20 AM – Peak drop-off begins*
- 8:30 AM – Preschool starts
- 8:35 AM – Peak drop-off ends

Afternoon Dismissal

- 3:30 PM – Preschool ends / peak pick-up begins*
- 3:40 PM – Peak pick-up ends

End of Day

- 5:00 PM – Childcare closes

*Busiest time with approximately 5 vehicles on-site.

As stated in the applicant's Parking Narrative, "The office use generates the majority of its parking demand during standard weekday business hours (8am arrival, 5pm departure), while the childcare experiences short-duration peak periods during morning drop-off and afternoon pick-up times. ...these peak periods are brief and do not fully overlap with the office parking demand..."

New construction and future changes of use will need to go through the permit process where it will be reviewed for compliance with the Land Development Code and the proposed CUP, if approved. Staff has additionally received a Declaration of Access and Parking Easement Agreement to be recorded if the proposed CUP is approved.

Approval and Appeal

The Planning Commission is the final decision maker for CUP's. Any appeal of the Planning Commission's decision goes to the City Commission. Pursuant to LDC Section 20-0903(B), appeals of final decisions must be filed within 10 days of the date of the decision.

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. Staff believes this proposal is in keeping with adopted plans and policies of the City. Promoting infill development and exploring other solutions to meet 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 believes that the location of the proposed conditional use will contribute and promote the welfare and convenience of the public. Staff is proposing conditions which would address potential negative impacts of the proposed shared parking but the conditions also allow the public to utilize the convenience of future businesses.

(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 that 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 CUP were sent out to property owners within 300 feet of the subject properties. To date, staff has received and responded to three inquiries about this project.

(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.

Staff does not believe that the location, size, nature or intensity of the shared parking will prevent development and use of neighboring properties in accordance with applicable zoning districts. The parking narrative provided by the applicant lays out the daily operating schedule for the proposed day care. This points out how the peak drop-off and pick-up times for the day care do not fully overlap with the standard business hours of the office building. In total, the proposed uses and their associated square footages meet the minimum parking requirements of the LDC. With this analysis, the City of Fargo's Traffic Engineer determined the proposal is sufficient to meet parking needs for the existing and proposed uses.

(Criteria Satisfied)

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

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. In addition, the requested CUP has been reviewed by staff from other applicable departments and no concerns have been raised. Based on this information, staff finds that 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 existing driveways will remain on 4876 Rocking Horse Circle South and there are no new driveways proposed at this time. Any future driveways will need to meet the LDC driveway spacing requirements of Section 20-0702. The Engineering Department has had an opportunity to review the proposal and no comments or concerns have been forthcoming to indicate that there is a deficiency with the access roads or entrances and exit drives. To that end, staff finds that the proposed conditional use will not create traffic hazards or traffic congestion in the public streets

(Criteria Satisfied)

Recommended Conditions:

1. Parking spaces shall be provided on the subject properties as required by Section 20-0701 of the Land Development Code.
2. Future permits are generally consistent with the site plan and information provided in the May 5th, 2026 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval of the conditional use permit for an Alternative Access Plan to allow shared parking in the GC, General Commercial zoning district on Lots 2-3, Block 7, **Rocking Horse Farm 2nd Addition** as outlined in the staff report, as the proposal complies with the 2024 Growth Plan, Standards of Section 20-0909.D, and all other applicable requirements of the LDC, with the following conditions:

1. Parking spaces shall be provided on the subject properties as required by Section 20-0701 of the Land Development Code.
2. Future permits are generally consistent with the site plan and information provided in the May 5th, 2026 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.

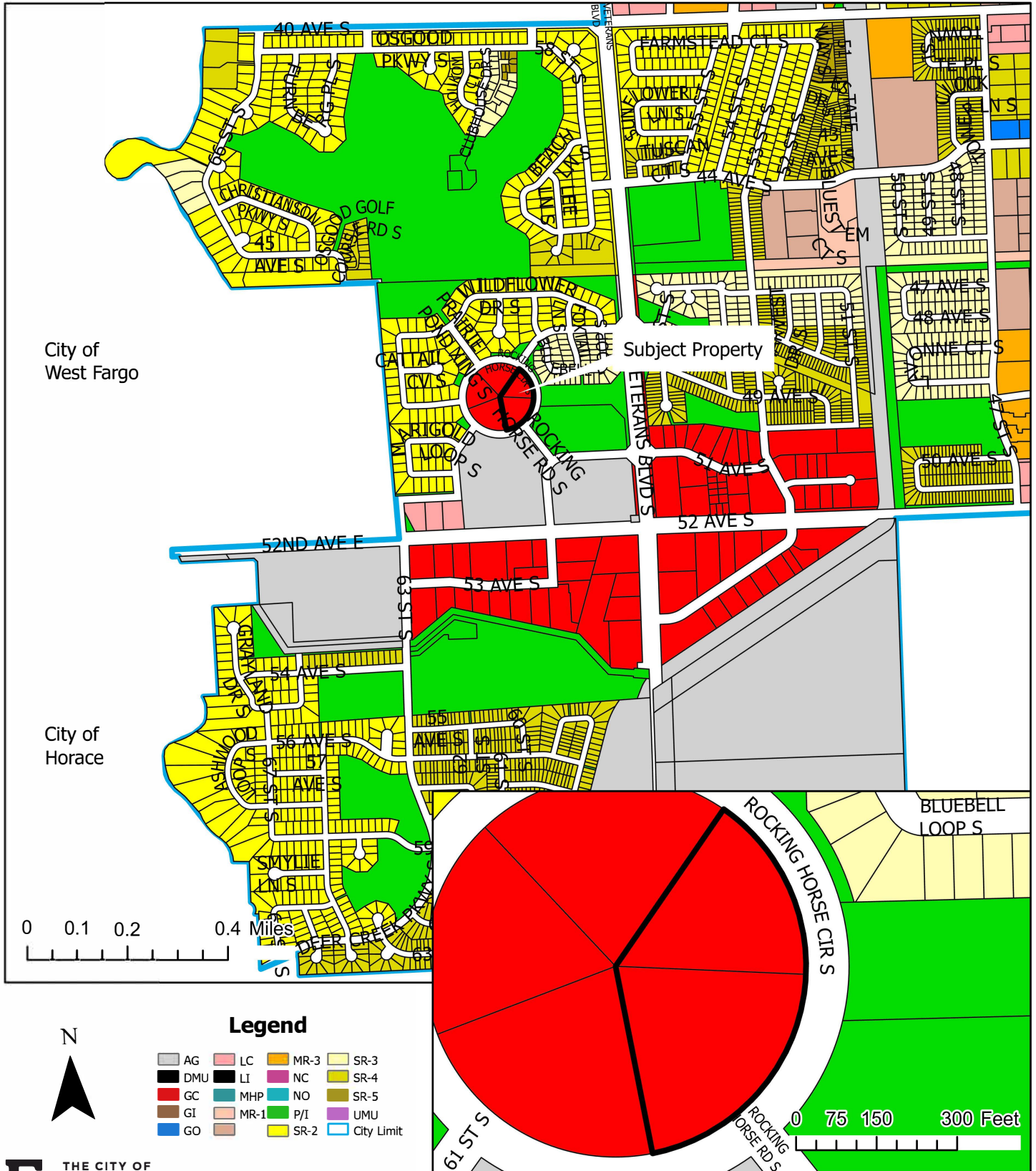
Attachments:

1. Zoning Map
2. Location Map
3. Parking Narrative

CUP, Conditional Use Permit

Rocking Horse Farm 2nd Addition

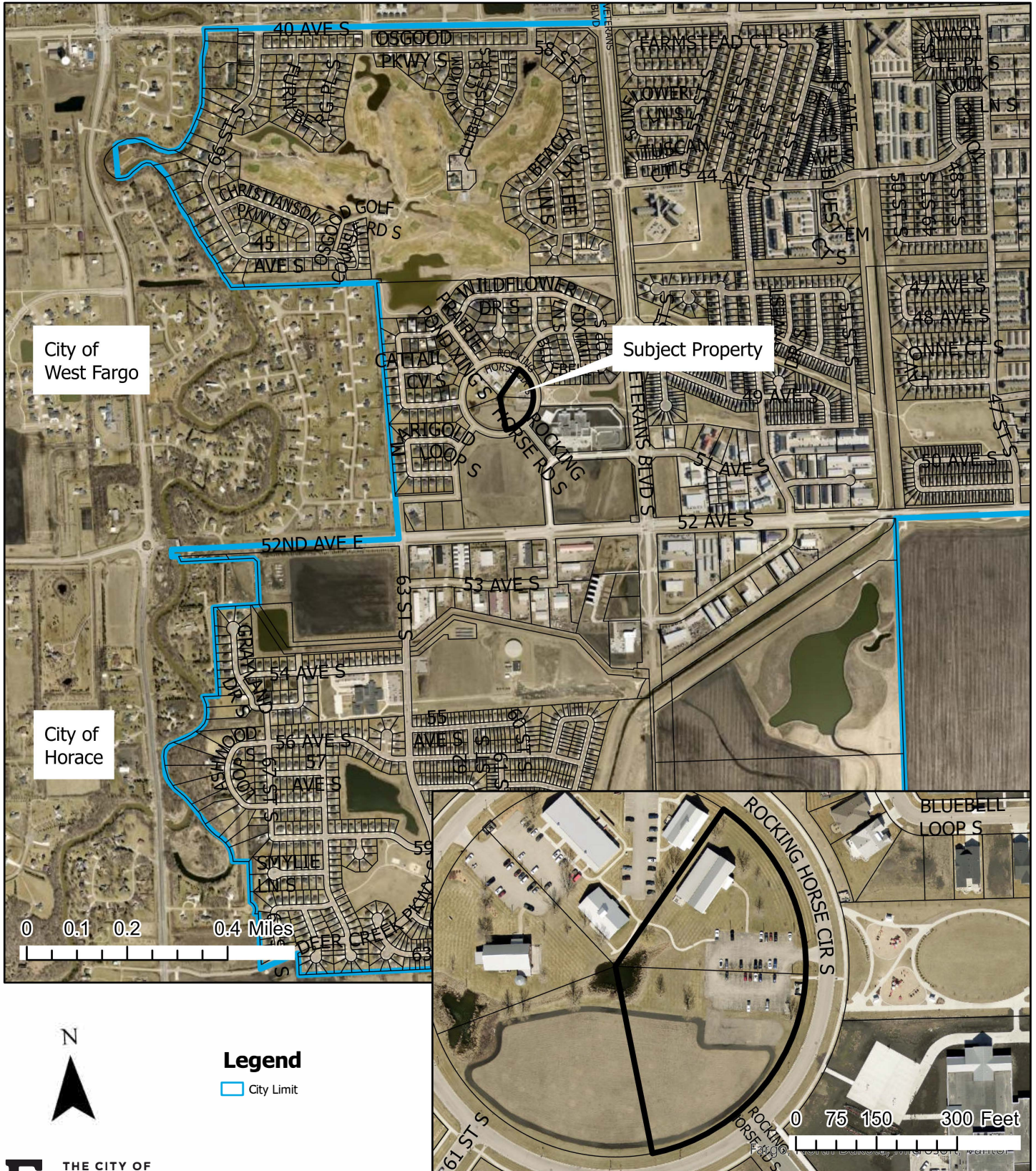
4876 and 4894 Rocking Horse Circle South



CUP, Conditional Use Permit

Rocking Horse Farm 2nd Addition

4876 and 4894 Rocking Horse Circle South





Application Narrative

Project Name: Carriage House in the Farmstead Office Park

Address: 4894 Rocking Horse Circle S

Owner/Applicant: Rocking Horse Farm LLC

Requested CUP: Alternative Access Plan for Shared Parking

Date: 3/12/2026

Introduction:

This narrative is provided to support the application for a Conditional Use Permit (CUP) for an Alternative Access Plan allowing shared parking between the proposed Carriage House building located at 4894 Rocking Horse Circle S and the existing White Barn office building located at 4876 Rocking Horse Circle S. Both buildings and their respective lots are owned by Rocking Horse Farm LLC.

The request would allow the proposed Carriage House on Lot 2 to share the existing parking lot and driveway serving the White Barn office building on Lot 3.

Existing Uses and Parking Requirements:

The existing White Barn building is a 13,128 square foot office building currently leased by Anchor Ingredients from Rocking Horse Farm LLC. According to the applicable zoning ordinance, the required parking ratio for office use is 1 stall per 300 square feet.

Based on this requirement, the total parking required for the office building is calculated as follows:

- $13,128 \text{ SF} \div 300 = 44$ stalls required (2 accessible, 42 standard)

Proposed Carriage House Building:

A new Carriage House building is proposed on the adjacent property and will operate as a preschool childcare center, which is classified as Day Care use per 20-1203.F8d(1) of the LDC, with a total area of 3,298 square feet.

According to the applicable zoning ordinance, the required parking ratio for day care use is 1 stall per 500 square feet.

- $3,298 \text{ SF} \div 500 = 7$ stalls required (1 accessible, 6 standard)

Total Parking Demand:

The combined parking demand for both uses is calculated as follows:

- White Barn Office Use - 44 stalls
- Carriage House Childcare Use - 7 stalls
- **Total Required Parking = 51 stalls**

A total of 55 parking stalls are currently provided on-site, resulting in a surplus of 4 stalls beyond the minimum requirement.

Childcare Operations:

The proposed Carriage House building will be leased from Rocking Horse Farm LLC and occupied by the Children's Montessori Center and is anticipated to serve approximately 20 children ages 3-5. Daily operations are structured around short drop-off and pick-up periods, resulting in limited peak parking demand. During the busiest times, it is anticipated that approximately five vehicles will be on-site for child drop-off or pick-up.

Daily Operating Schedule

Morning Arrival

- 7:30 AM – Childcare opens
- 8:20 AM – Peak drop-off begins*
- 8:30 AM – Preschool starts
- 8:35 AM – Peak drop-off ends

Afternoon Dismissal

- 3:30 PM – Preschool ends / peak pick-up begins*
- 3:40 PM – Peak pick-up ends

End of Day

- 5:00 PM – Childcare closes

*Busiest time with approximately 5 vehicles on-site.

Shared Parking Arrangement:

The applicant proposes shared parking between the existing White Barn office building and the proposed Carriage House childcare building. The office use generates the majority of its parking demand during standard weekday business hours (8 AM arrival, 5 PM departure), while the childcare experiences short-duration peak periods during morning drop-off and afternoon pick-up times.

Because these peak periods are brief and do not fully overlap with office parking demand, the maximum parking demand for both uses is unlikely to occur simultaneously. The existing parking supply is therefore sufficient to accommodate both uses.

Access, Location, and Legal Assurance:

The shared parking lot serving the Carriage House and the White Barn is located across both Lot 2 and Lot 3, with vehicle access provided from Lot 3 (4876 Rocking Horse Circle S). The design ensures safe and convenient access for both uses.

The shared parking arrangement is formalized through a recorded Declaration of Access and Parking Easement Agreement (Attachment A). This agreement ensures that the parking facilities will remain available to support both properties and confirms the long-term feasibility of the shared parking arrangement.

Justification for Shared Parking:

The proposed shared parking arrangement is supported by the following factors:

- **Different peak parking periods:** Office parking demand occurs during standard business hours, while childcare demand occurs during short drop-off and pick-up periods.
- **Adequate parking supply:** A total of 55 stalls are provided on-site, exceeding the 51 stalls required.

- **Efficient land use:** Shared parking reduces the need for additional paved surfaces and supports a more efficient site layout.

The combination of differing peak demand periods, adequate existing parking supply, and the recorded easement agreement ensures that both the White Barn office and the Carriage House childcare can operate effectively while utilizing the existing parking facilities efficiently.

Approval of the Conditional Use Permit will allow for efficient use of the existing parking infrastructure while supporting compatible uses on adjacent properties.

For further information or inquiries, please contact:

Ken Promersberger
President | Rocking Horse Farm
Office: 701.356.0219
4838 Rocking Horse Circle S
Fargo, ND 58104
www.rockinghorsefarm.com

City of Fargo Staff Report			
Title:	GPK Second Addition	Date:	4/29/2026
Location:	1601 43rd Street North and 4201 16th Avenue North	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Lot 1, Block 1, GPK Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Jon Hoffman (GPK Products, Inc.)/Houston Engineering, Inc.	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lot 1, Block 1, GPK Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: May 5th, 2026		

Existing	Proposed
Land Use: Undeveloped and Manufacturing and Production.	Land Use: Unchanged
Zoning: GI, General Industrial.	Zoning: Unchanged
Uses Allowed: Allows detention facilities, health care facilities, safety services, adult entertainment centers, off-premise advertising, commercial parking, industrial service, manufacturing and production, warehouse and freight movement, waste related use, wholesale sales, aviation, surface transportation, and mining.	Uses Allowed: Unchanged
Maximum Lot Coverage Allowed: Maximum 85% building coverage.	Maximum Lot Coverage Allowed: Unchanged

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, entitled GPK Second Addition which is a replat of Lot 1, Block 1, GPK Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, 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 the rail road, LI, Limited Industrial, with warehouse use; AG, Agricultural, with single-family dwelling. • East: GI, General Industrial, with warehouse and office uses.

- South: Across 16th Avenue North, GI, General Industrial, with vacant land, warehouse, and freight movement uses.
- West: Across 43rd Street North, GI, General Industrial, with warehouse, office, and manufacturing and production uses.

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as “General Industrial and Warehouse.” The existing GI, General Industrial zoning and the current industrial land uses are consistent with this place type.

Context:

Schools: The subject property is located within the West Fargo School District, specifically within the Westside Elementary, Cheney Middle, and West Fargo High schools.

Neighborhood: There is no neighborhood identified for the subject property.

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

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

Bus Route: There are no bus routes within a quarter mile of the subject property.

Staff Analysis:

Minor Subdivision

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

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

This subdivision is intended to replat two existing lots into one new lot and block. The Fargo Growth Plan 2024 designates the place type of the subject property as “General Industrial and Warehouse.” The existing GI, General Industrial zoning is consistent with this place type. This zoning allows the proposed land uses of manufacturing. No zone change is proposed. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received and responded to one inquiry about the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code.

(Criteria Satisfied)

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

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of

the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principals.
(Criteria Satisfied)

Staff Recommendation:

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

Planning Commission Recommendation: May 5th, 2026

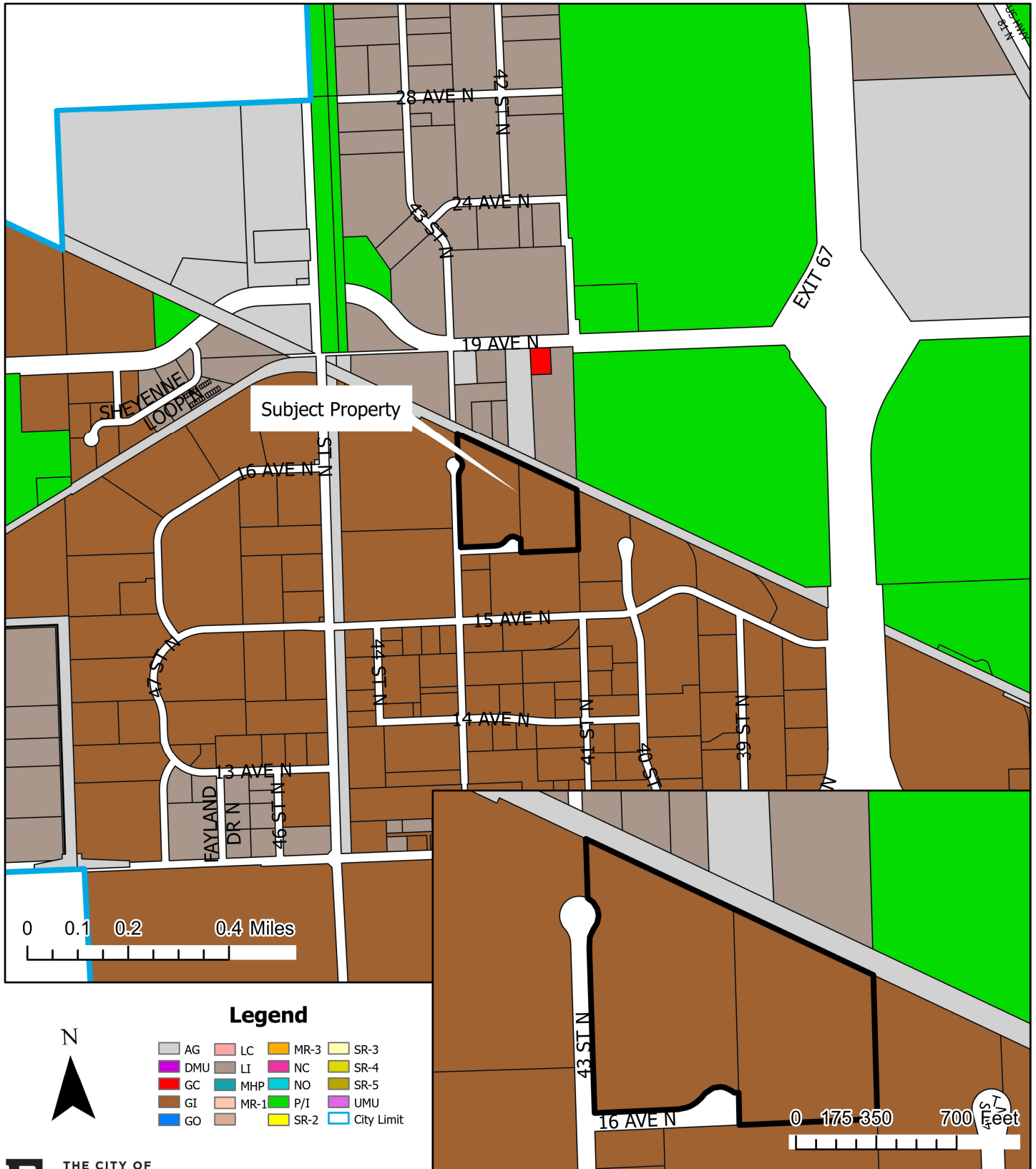
Attachments:

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

Minor Subdivision

GPK Second Addition

1601 43rd Street North and 4201 16th Avenue North



Legend

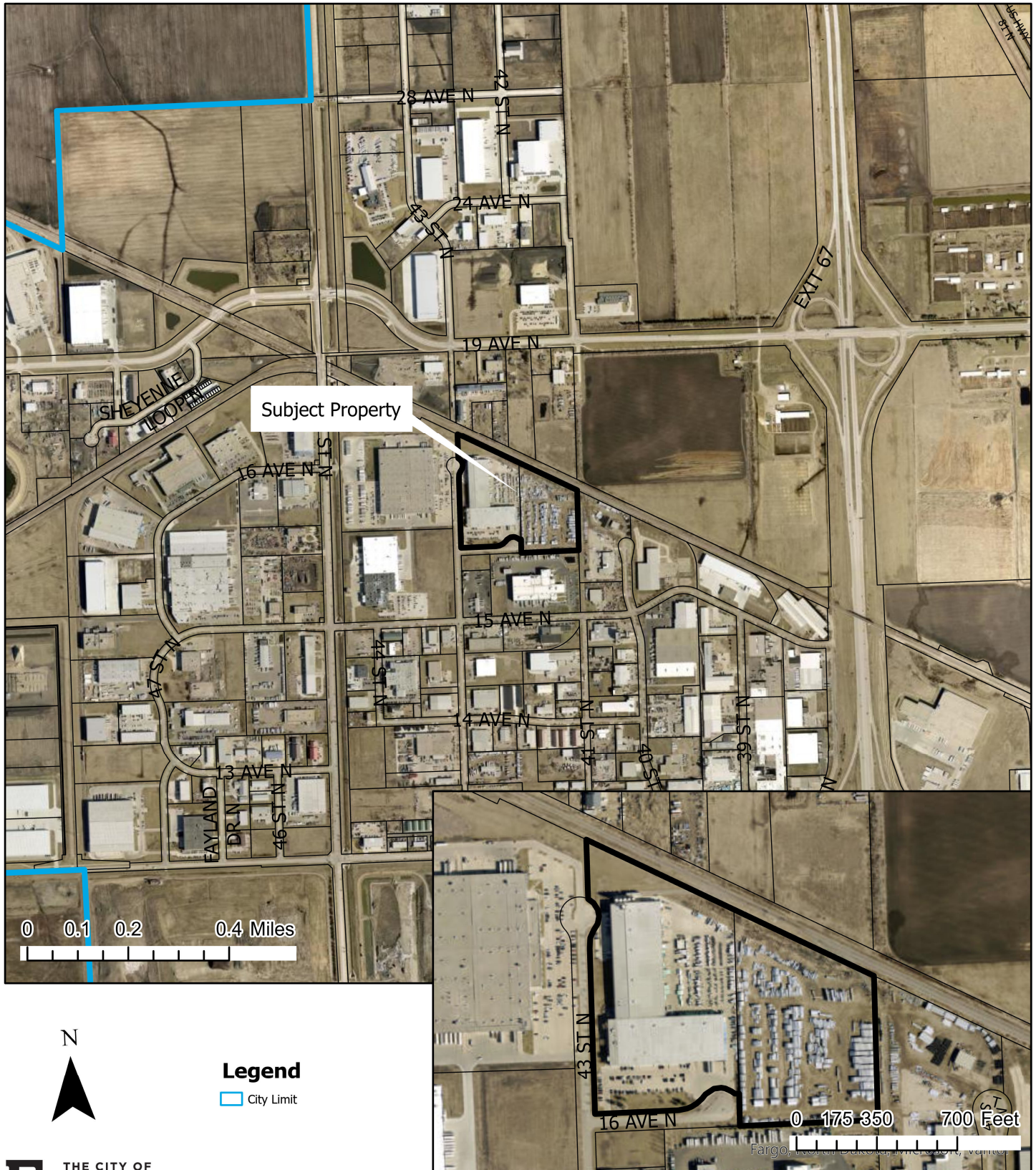
AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO	SR-2	City Limit	



Minor Subdivision

GPK Second Addition

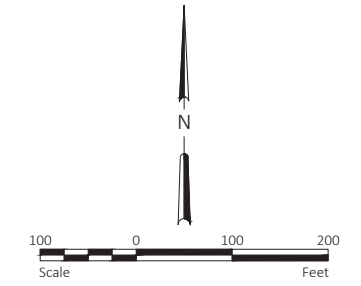
1601 43rd Street North and 4201 16th Avenue North



GPK SECOND ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, GPK ADDITION &
 LOT 4, BLOCK 17, REPLAT OF LOT 9 BLOCK 15, BLOCK 16, AND LOTS 2, 3, 4, 5, BLOCK 17, INDUSTRIAL SUBDIVISION NO. 3
 TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA

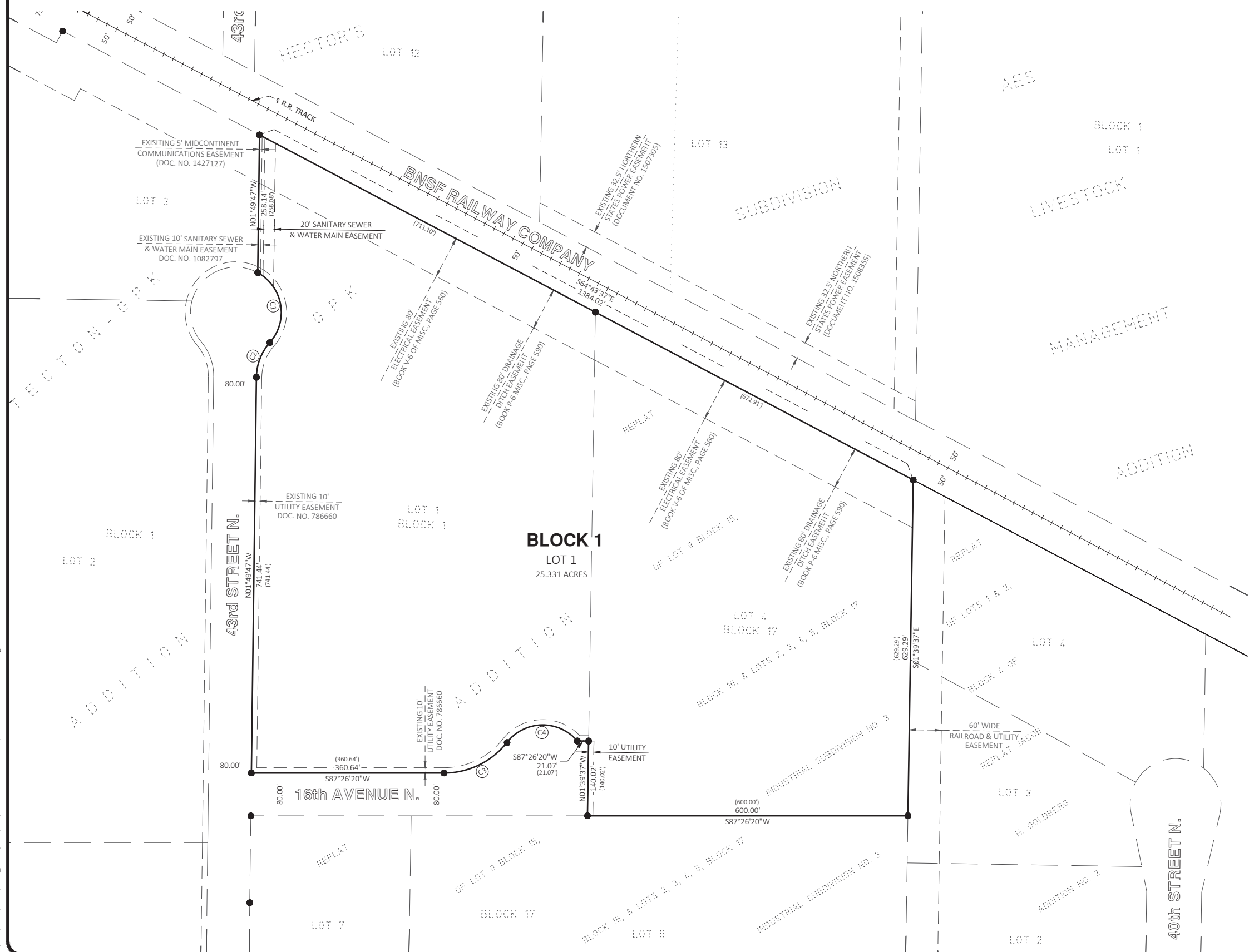


LEGEND

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	- - - - -

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

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	152.44	85.00	102°44'54"	N12°23'11"W	132.82
C2	71.25	100.00	40°49'15"	N18°34'51"E	69.75
C3	135.88	150.00	51°54'04"	S61°29'18"W	131.28
C4	150.70	85.00	101°34'51"	S86°19'41"W	131.72



H:\BNA\8600\8616\8616_0004\CAD\Plat\8616-0004 Preliminary GPK Second Addition.dwg

PRELIMINARY PLAT



Sheet 1 of 2
 Project No. 8616-0004

City of Fargo Staff Report			
Title:	Lake Agassiz Addition	Date:	4/29/2026
Location:	417 and 501 Main Avenue	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	City of Fargo; Lake Agassiz Regional Development Corporation / City of Fargo	Engineer:	Apex Engineering
Entitlements Requested:	Major Subdivision (Plat of Lake Agassiz Addition , a plat of portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: May 5 th , 2026		

Existing	Proposed
Land Use: Office and commercial parking lot	Land Use: No change
Zoning: DMU, Downtown Mixed Use	Zoning: No change
Uses Allowed: DMU Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.	Uses Allowed: No Change
Maximum Lot Coverage Allowed: 100%	Maximum Lot Coverage Allowed: No change

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A major subdivision, entitled Lake Agassiz Addition, a plat of portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota <p>This project is considered a major subdivision as an area of right of way in the southwest portion of the plat is being dedicated for Main Avenue.</p> <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: DMU with railroad right of way and parking lot beyond • East: DMU with church and office uses • South: DMU with office and bank uses and parking ramp • West: Across Broadway DMU with office uses <p>(continued on next page)</p>

Area Plans:

The subject property is covered by two plans, the Fargo Growth Plan 2024 and the Downtown in Focus Plan.

The Fargo Growth Plan 2024 designates the place type of the subject property as “Downtown/Core.” The current zoning of DMU, Downtown mixed use, is consistent with this place type.

The future land use map of the Downtown in Focus plan identifies this area as intended for “Mixed Use” development. The property is zoned DMU, Downtown Mixed Use, which allows mixed-use development, consistent with this land use designation.

Context:

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

Neighborhood: The subject property is located within the Downtown neighborhood.

Parks: Island Park, located at 502 1st Avenue South, is approximately 500 feet south of the subject property, and provides amenities of basketball court, tennis courts, handball, grills and picnic tables, playground, cross country ski trails, recreational trails, rentals and a swimming pool.

Pedestrian / Bicycle: An off-road shared use path is adjacent to the subject property along Main Avenue.

MATBus: There are no MATBus routes along Main Avenue.

Staff Analysis:

PROJECT HISTORY NOTE: An earlier version of this subdivision, titled the L.J. Laffen Addition, was contingently approved by the City Commission on May 3rd, 2021. Due to a change in the relationship between the City and the intended developer of Lot 1 at that time, the L.J. Laffen Addition was never completed or recorded. The L.J. Laffen Addition has been withdrawn; that developer is not involved in the Lake Agassiz Addition.

The subject property is currently identified by township-and-range and metes-and-bounds descriptions. The subdivision will plat the subject property into two lots in one block

Access from Broadway will be prohibited by, and access points along Main Avenue will be limited by, negative access easements depicted on the plat.

The existing building owned by the Lake Agassiz Development Corporation will remain on Lot 2, Block 1. The City-owned Lot 1, Block 1 is not developed and no development is planned at this time.

Major Subdivision

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

- 1. Section 20-0907.C.1 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 Fargo Growth Plan 2024 designates the place type of the subject property as “Downtown/Core.” The current zoning of DMU, Downtown Mixed Use, is consistent with this place type. The existing development on what will be Lot 2, Block 1 is an office building, which is consistent with the DMU zoning. Lot 1, Block 1 is undeveloped. No development is proposed at this time. Future development must comply with the zoning in place at the time of development.

(Criteria Satisfied)

- 2. Section 20-0907.C.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.

This subdivision is intended to plat unplatted property into two lots in one block.

The Fargo Growth Plan 2024 designates the place type of the subject property as "Downtown/Core." The future land use map of the Downtown in Focus plan identifies this area as intended for "Mixed Use" development. The existing DMU, Downtown Mixed Use zoning is consistent with both plan designations. No zone change is proposed. No new development is proposed at this time. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received and responded to one inquiry on the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code.

(Criteria Satisfied)

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.

As no new public improvements are being created by this plat, an amenities plan was not required. 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 **Lake Agassiz Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Downtown in Focus Plan, Section 20-0907.C and the Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: May 5th, 2026

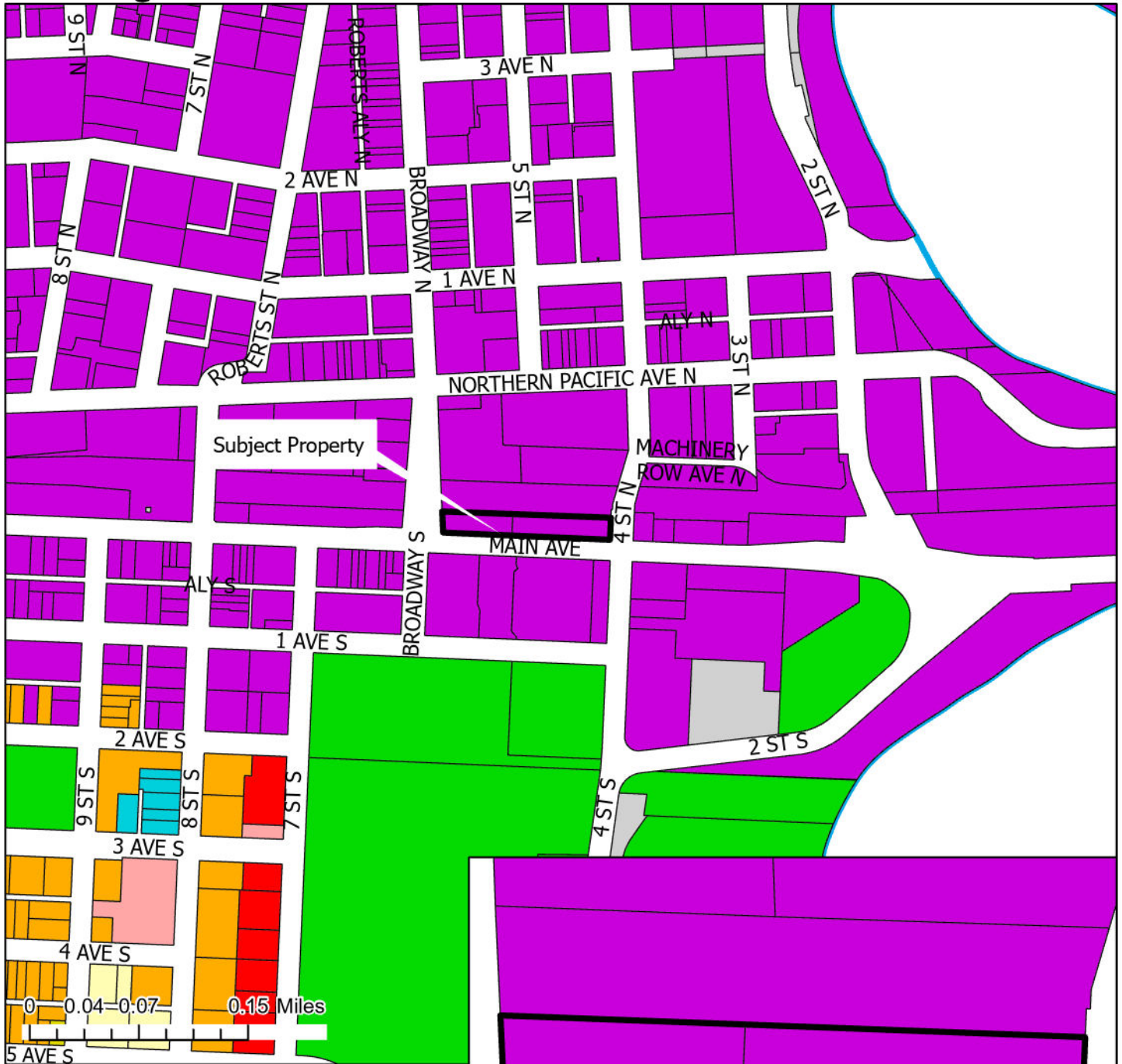
Attachments:

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

Major Subdivision

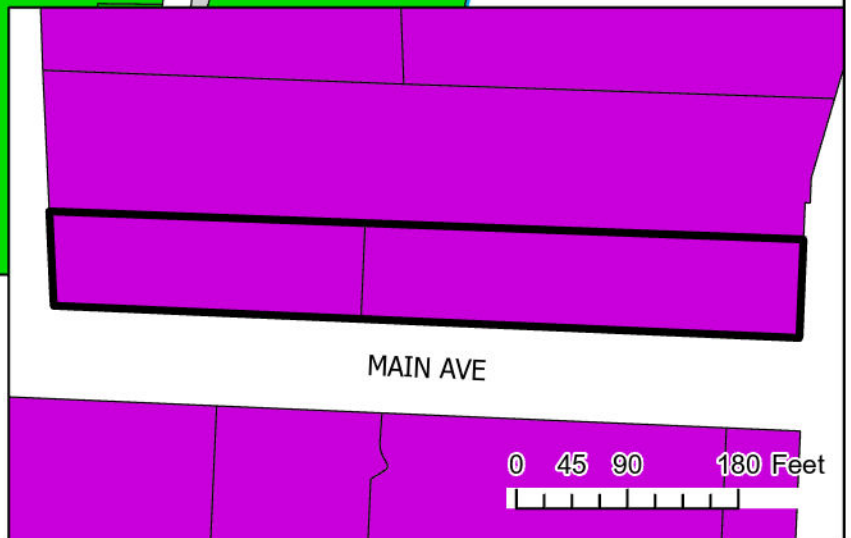
Lake Agassiz Addition

417 and 501 Main Avenue



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	



Major Subdivision

Lake Agassiz Addition

417 and 501 Main Avenue



Legend

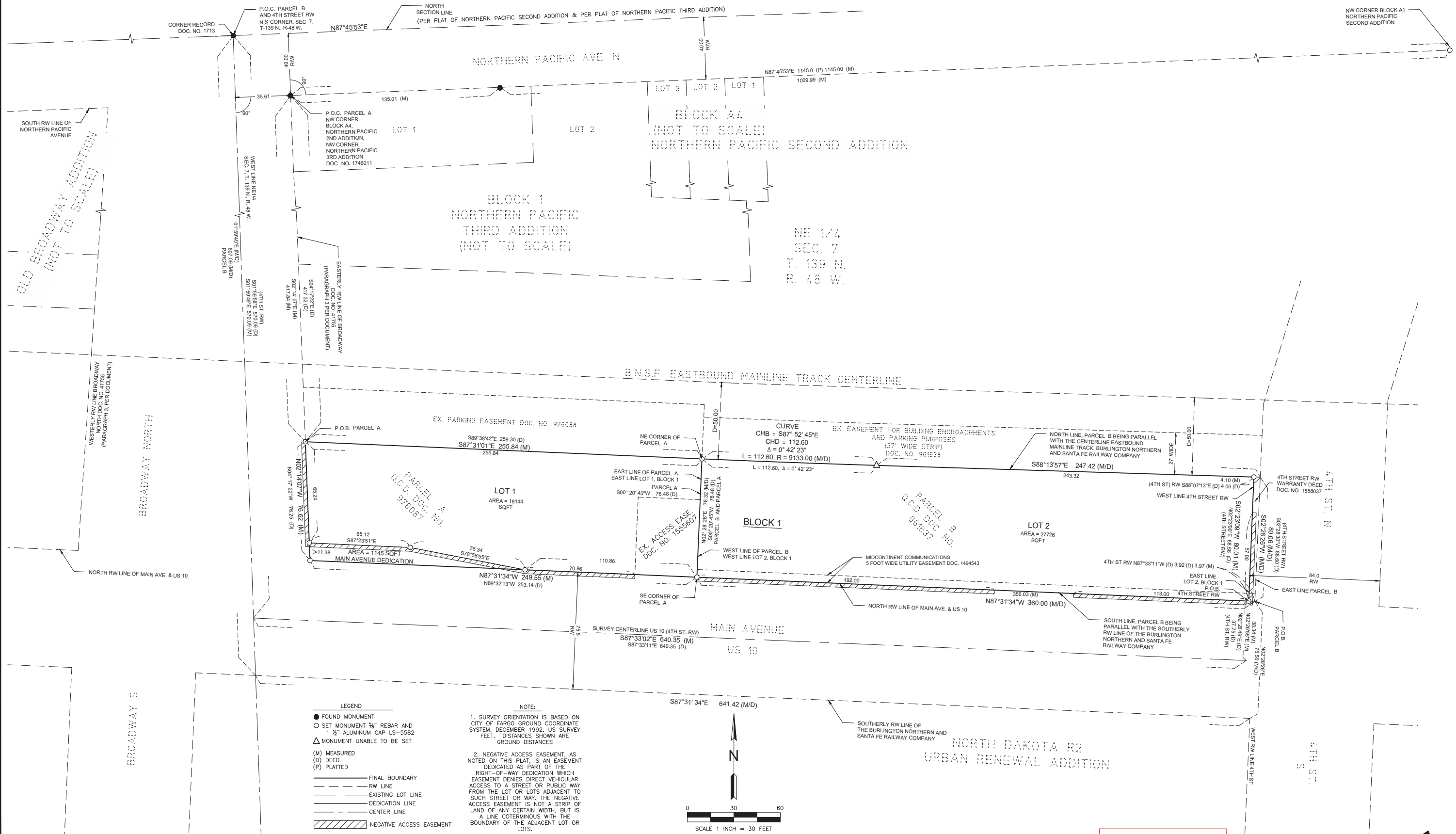
 City Limit



Fargo Planning Commission
May 5, 2026

LAKE AGASSIZ ADDITION

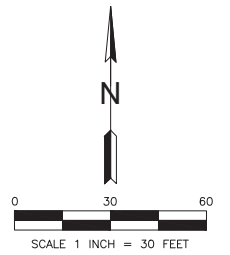
TO CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A TRACT OF UNPLATTED LAND LOCATED IN THE NORTHEAST QUARTER, SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST.
 (A MAJOR SUBDIVISION)



- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT 3/4" REBAR AND 1 1/2" ALUMINUM CAP LS-5582
 - △ MONUMENT UNABLE TO BE SET
 - (M) MEASURED
 - (D) DEED
 - (P) PLATTED
 - FINAL BOUNDARY
 - - - RW LINE
 - - - EXISTING LOT LINE
 - - - DEDICATION LINE
 - - - CENTER LINE
 - ▨ NEGATIVE ACCESS EASEMENT

NOTE:

1. SURVEY ORIENTATION IS BASED ON CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES
2. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.



PRELIMINARY



City of Fargo Staff Report			
Title:	Grafstrom Second Addition	Date: Update:	04-29-2026
Location:	2103, 2131, 2145, & 5525 Verna Way North	Staff Contact:	Chelsea Levorsen, Planner
Legal Description:	Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition		
Owner(s)/Applicant:	Just North of the Horse Park, LLC & Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition)		
Status:	Planning Commission Public Hearing: May 5, 2026		
Existing		Proposed	
Land Use: Industrial, Undeveloped		Land Use: No Change	
Zoning: LI, Limited Industrial		Zoning: No Change	
Uses Allowed: LI 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, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, basic utilities, certain telecommunications facilities		Uses Allowed: No Change	
Maximum Lot Coverage Allowed: 85%		Maximum Lot Coverage Allowed in LI: No Change	
Proposal:			
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, to be known as Grafstrom Second Addition, a replat of Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition to the City of Fargo, Cass County, North Dakota <p>The subject property is located at 2103, 2131, 2145, and 5525 Verna Way North and encompasses approximately 3.35 acres. 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: LI; platted; proposed Animal Shelter • East: LI; platted; undeveloped • South: LI; platted; undeveloped • West: AG; residential 			

Area Plans:

The 2024 Growth Plan designates this area as General Industrial and Flex warehouse place types. Primary uses include light and general industrial and flex warehouse. Secondary uses include commercial uses associated with industrial and warehouse. This project is consistent with the future land use designation for this property.

Context:

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

Neighborhood: The subject property is not located within a designated neighborhood.

Parks: There are no Fargo Park District parks within one mile of the subject property.

Pedestrian / Bicycle: A 10-foot wide multi-use path is located on the south side of the 19th Avenue North right of way, across 19th Avenue from the subject property.

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

Staff Analysis:**Background:**

Grafstrom First Addition, a major subdivision, consisting of 14 Lots, 1 Block, was approved at the February 18, 2025 City Commission.

The applicant intends to create one large lot, a combining Lots 9, 10, 11, and 12 to be used as a self-storage yard for semis, trailers, and other large vehicle/equipment items. At the time of permitting and site plan review, the site will be required to meet Land Development Code requirements, including all-weather surfacing, open space plant units, and fencing.

Minor Subdivision:

The subdivision combines four lots into one large lot and removes the Ingress/Egress/Utility Easement that was established with Grafstrom First Addition.

Zoning:

The property is zoned LI, Limited Industrial. No zone change is proposed.

Access & Amenities:

The subdivision will take access from 19th Avenue North and 57th Street North by way of an access easement (private drive) identified as "Verna Way", which was established with Grafstrom First Addition. Verna Way is owned and maintained by the property owners within the subdivision. This is not a dedicated City right of way; the City does not have any maintenance responsibility for it.

A developer's agreement was created with Grafstrom First Addition. Staff will update the amenities plan to specify developer considerations related to public improvements and storm water.

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

Major Subdivision

- 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 for the property is LI, Limited Industrial. No zone change is proposed. This zoning is consistent with the 2024 Fargo Growth Plan and the property is designated within the General Industrial and Flex Warehouse place type. The current LI zoning is consistent with these land use designations. 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 not received any inquiries about the application. The project has been reviewed by the City's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

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

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

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, **Grafstrom Second Addition** as outlined within the staff report, as the proposal complies with the adopted area plans, the standards of Article 20-06, Sections 20-0907 B and C of the Land Development Code, and all other applicable requirements of the Land Development Code".

Planning Commission Recommendation: May 5, 2026

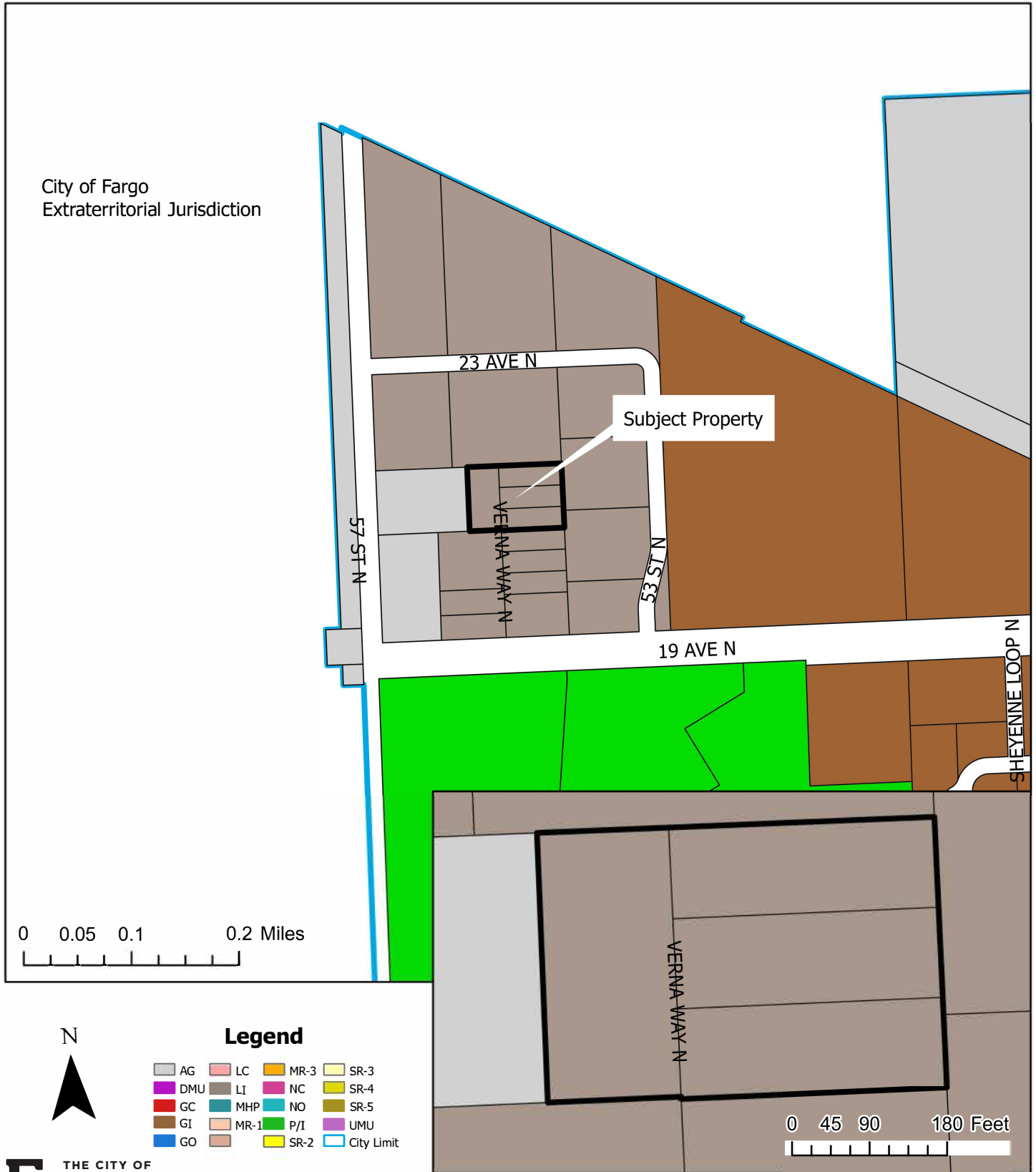
Attachments:

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

Minor Subdivision

Grafstrom Second Addition

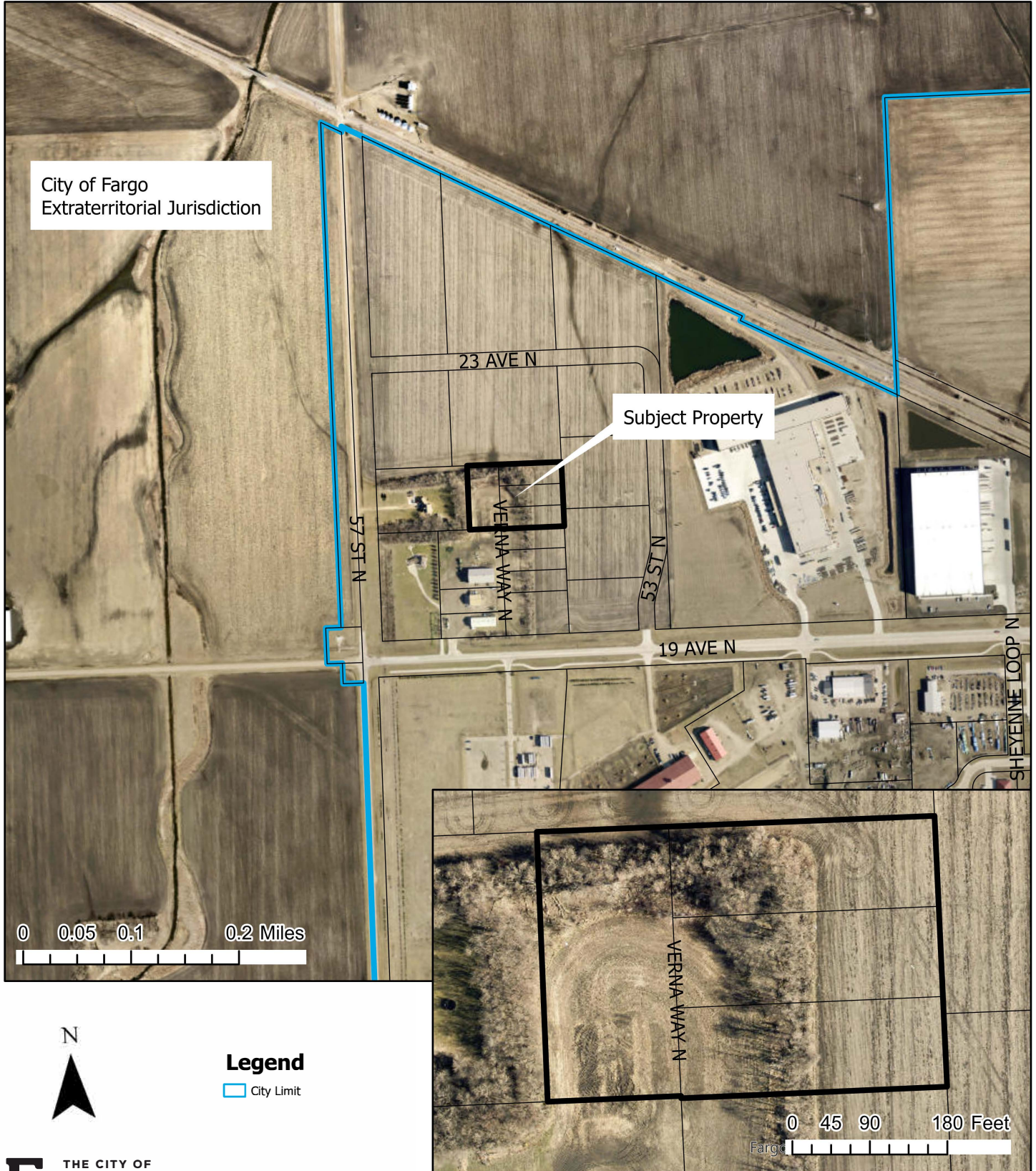
2103, 2131, 2145 and 5525 Verna Way North



Minor Subdivision

Grafstrom Second Addition

2103, 2131, 2145 and 5525 Verna Way North



GRAFSTROM SECOND ADDITION

A REPLAT OF ALL OF LOTS 9 THROUGH 12, BLOCK 1, GRAFSTROM FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Just North of the Horse Park, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 9 through 12, Block 1, GRAFSTROM FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Containing 3.35 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owners have caused the above described parcel of land to be replatted as "GRAFSTROM SECOND ADDITION" to the City of Fargo, Cass County, North Dakota.

Just North of the Horse Park, LLC

By: Hans Grafstrom, President

County of Cass }
State of North Dakota }SS

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Hans Grafstrom, President, Just North of the Horse Park, 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 the limited liability company.

Notary Public

MORTGAGE HOLDER:
Cornerstone Bank

By:

Its:

County of Cass }
State of North Dakota }SS

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared _____ known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Cornerstone Bank.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

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

State of North Dakota }
County of Cass }SS

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

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }SS

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

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

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

Notary Public

FARGO CITY COMMISSION APPROVAL

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

Timothy J. Mahoney, Mayor

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

State of North Dakota }
County of Cass }SS

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

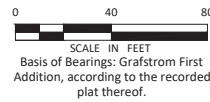
Notary Public

GRAFSTROM SECOND ADDITION

A REPLAT OF ALL OF LOTS 9 THROUGH 12, BLOCK 1, GRAFSTROM FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

LEGEND

- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
- MONUMENT FOUND, 5/8" REBAR
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ▨ STREET AND UTILITY EASEMENT VACATION

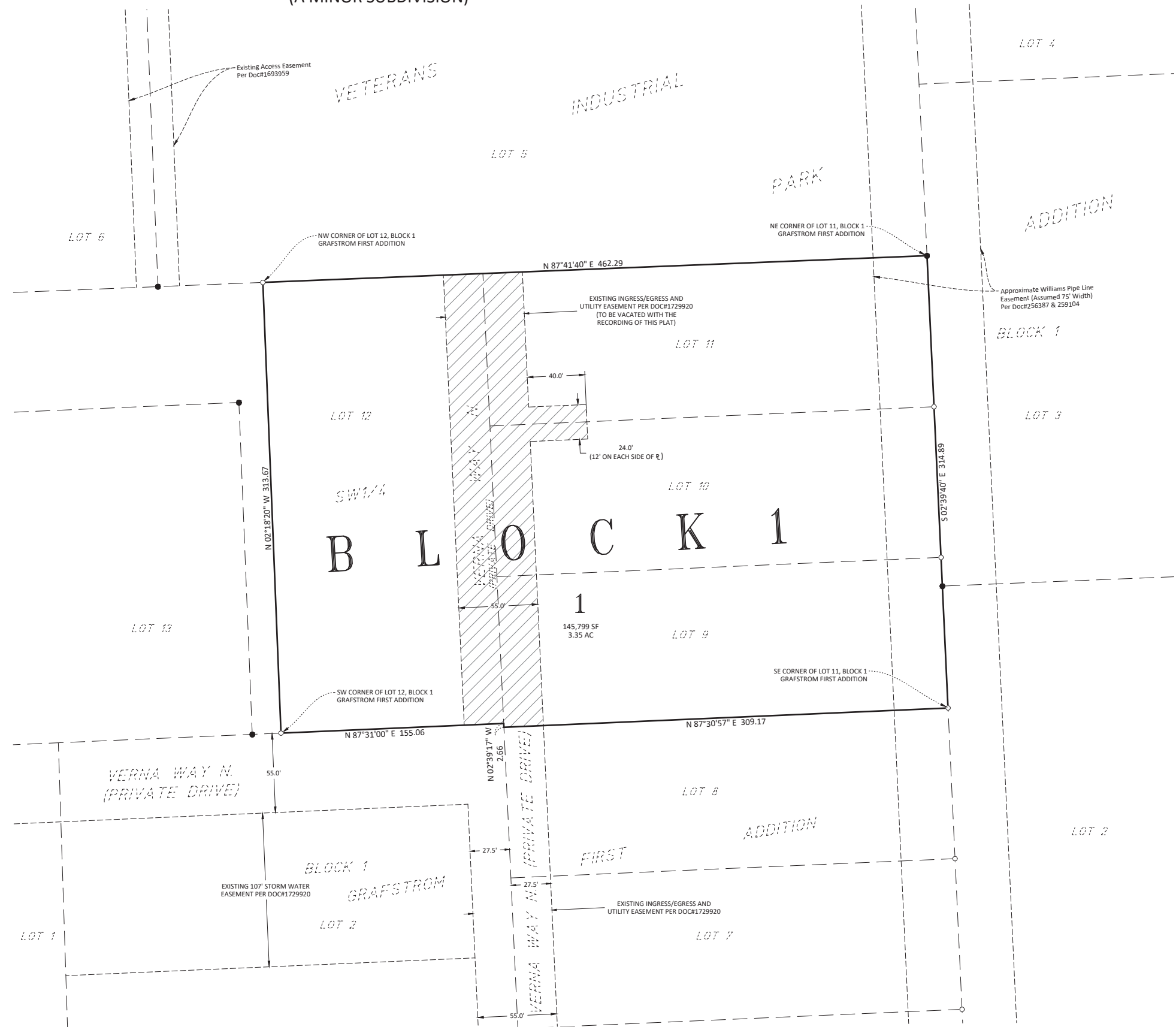


NOTES

THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 38017C0586G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.

BASE FLOOD ELEVATION: 895

PRELIMINARY



City of Fargo Staff Report			
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Title:	Horizon Addition	Date:	4/29/2026
Location:	11 12 th Street North	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	All of Lots 1-3 and 10-12, and part of Lot 9, Block 39, and all of Block 40, and all of the vacated alleys in Blocks 39 and 40, all in Roberts' Second Addition, City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Rising Investments, LLC / MBN Engineering, Inc.	Engineer:	MBN Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Plat of Horizon Addition , a plat of all of Lots 1-3 and 10-12, and part of Lot 9, Block 39, and all of Block 40, and all of the vacated alleys in Blocks 39 and 40, all in Roberts' Second Addition, City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: May 5 th , 2026		
Existing		Proposed	
Land Use: Vacant (previous structure demolished in 2018)		Land Use: Multi-Dwelling Residential	
Zoning: DMU, Downtown Mixed Use		Zoning: No change	
Uses Allowed: DMU Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.		Uses Allowed: No Change	
Maximum Lot Coverage Allowed: 100%		Maximum Lot Coverage Allowed: No change	

Proposal:

The applicant requests one entitlement:

1. A minor subdivision, entitled **Horizon Addition**, a plat of all of Lots 1-3 and 10-12, and part of Lot 9, Block 39, and all of Block 40, and all of the vacated alleys in Blocks 39 and 40, all in Roberts' Second Addition, City of Fargo, Cass County, North Dakota

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

Surrounding Land Uses and Zoning Districts:

- North: DMU commercial and multi-dwelling residential uses
- East: DMU with single-dwelling residences; mixed use commercial/multi-dwelling residential uses
- South: DMU with commercial and multi-dwelling residential uses
- West: DMU with bar/restaurant, wholesale, and retail uses

Area Plans:

The subject property is located within two plans.

The Downtown In Focus plan's future land use map of identifies this area as intended for "Mixed Use" development. The property is zoned DMU, Downtown Mixed Use, which allows mixed-use development.

The Fargo Growth Plan 2024 designates the place type of the subject property as "Downtown/Core." The current zoning of DMU, Downtown mixed use, is consistent with this place type.

Context

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

Neighborhood: The subject property is located within the Downtown neighborhood.

Parks: Island Park, located at 502 1st Avenue South, is approximately 0.4 mile southeast of the subject property, and provides amenities of basketball court, tennis courts, handball, grills and picnic tables, playground, cross country ski trails, recreational trails, rentals and a swimming pool.

Pedestrian / Bicycle: A separated bike land is adjacent to the subject property along NP Avenue.

MATBus Route 13 runs east along NP Avenue. The nearest stop to the subject property is approximately one block east on the south side of NP Avenue.

- Route 13 runs from 32nd Avenue North to NP Avenue, mainly along 10th Street North and University Drive North, and connects at the Ground Transportation Center.

Routes 15 and 18 run west along 1st Avenue North. The nearest stop to the subject property is approximately on block to the northeast on the north side of 1st Avenue North.

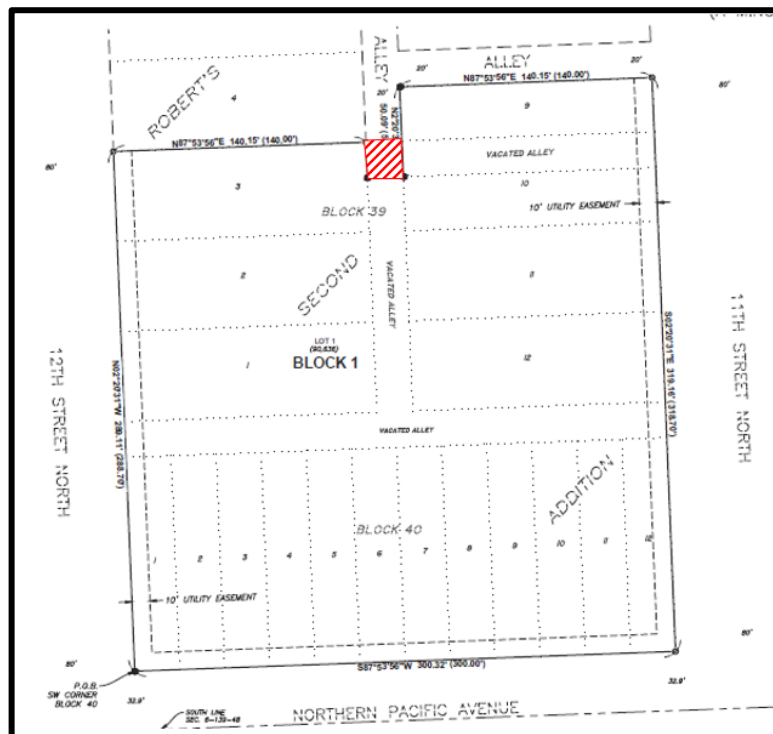
- Route 15 connects Downtown to West Acres and 45th Street South, mainly by way of 13th Avenue South, University Drive South, 10th Street South;
- Route 18 connects Downtown to 52nd Avenue South, mainly by way of 25th Street South, 32nd Avenue South, and 42nd Street South.

Staff Analysis:

The plat will combine the underlying lots in a portion of Block 39 and all of Block 40, and the vacated alleys within those blocks, into a single lot and block.

Access directly into the first-level underground parking of the building will be taken directly from 12th Street North.

A developer agreement between the City and the applicant will address the small area of dedicated alley on the north side of the subject property, cross-hatched in the graphic below, in regard to maintenance and to not protesting future alley improvements or future alley vacation. The applicant declined to vacate this portion of alley with this subdivision.



Minor Subdivision

The LDC stipulates that the following criteria is 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.**

This subdivision is intended to replat existing lots and blocks and vacated alleys into one new lot and block. The Fargo Growth Plan 2024 designates the place type of the subject property as "Downtown/Core." The Downtown In Focus plan's future land use map of identifies this area as intended for "Mixed Use" development. The subject property is zoned DMU, Downtown Mixed Use. This zoning is consistent with the designations of both plans. This zoning allows the proposed multi-dwelling residential development. No zone change is proposed. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received no comment or inquiries on the application. **(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.**

As no new public improvements are being created by this plat, an amenities plan was not required. 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 **Horizon Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Downtown in Focus Plan, Sections 20-0907 B and C and Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

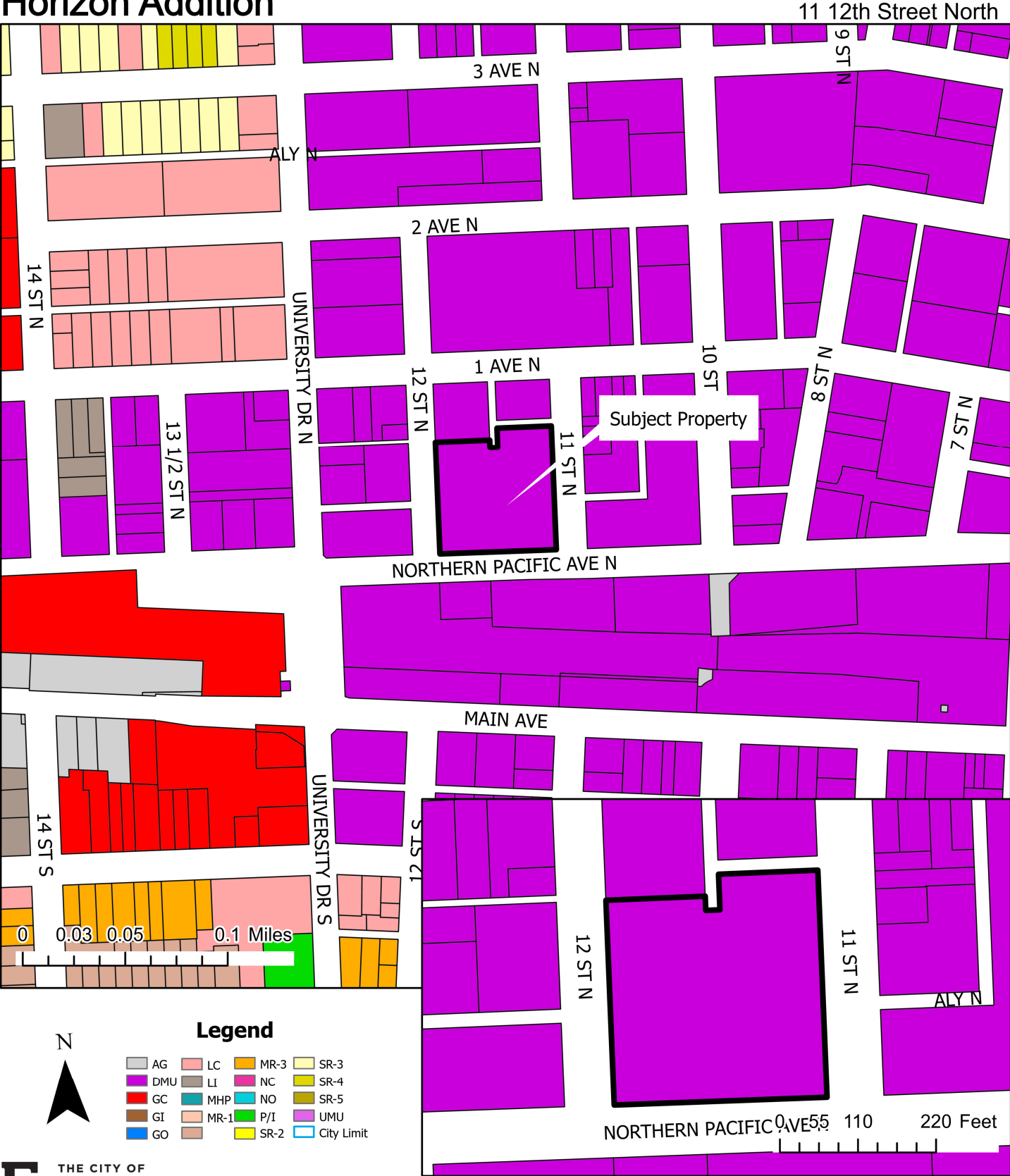
Planning Commission Recommendation: May 5th, 2026

Attachments:

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

Minor Subdivision

Horizon Addition



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

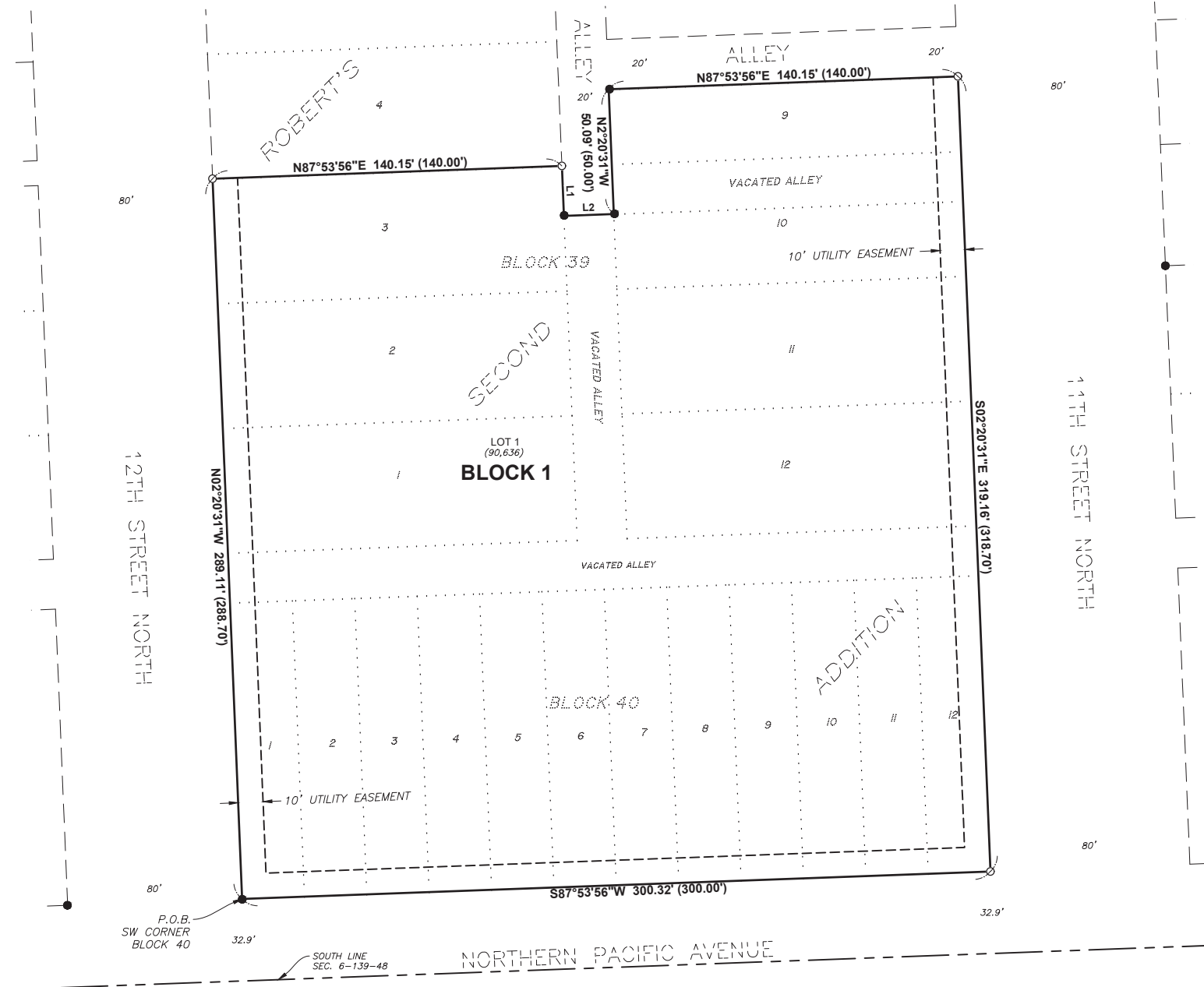
Horizon Addition

11 12th Street North



HORIZON ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 BEING A REPLAT OF ALL OF LOTS 1, 2, 3, 10, 11, 12 AND PART OF LOT 9, BLOCK 39 AND ALL OF BLOCK 40 AND ALL OF THE
 VACATED ALLEYS IN BLOCKS 39 AND 40, ALL PART OF ROBERTS SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.
 (A MINOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the Rising Investments, LLC, a North Dakota Limited Liability Company, as owner of all of Block 40; all of Lots 1, 2, 3, 9, 10, 11, and 12, except the north twenty feet of Lot 9, in Block 39; the south 135 feet of the north and south alley (now vacated) in Block 39; and the vacated alley between Blocks 39 and 40; all in ROBERTS SECOND ADDITION to the City of Fargo, situate in the County of Cass and the State of North Dakota.

The property is more particularly described as follows:

BEGINNING at the southwest corner Block 40 of ROBERT'S SECOND ADDITION, according to the recorded plat thereof, Cass County, North Dakota; thence North 02 degrees 20 minutes 31 second West on the west line of said Block 40 a distance of 289.11 feet to the northwest corner of Lot 3, Block 39, said addition; thence North 87 degrees 53 minutes 56 seconds East on the north line of said Lot 3 a distance of 140.15 feet to the northeast corner of said Lot 3; thence South 02 degrees 20 minutes 31 seconds East on the east line of said Lot 3 a distance of 20.04 feet; thence North 87 degrees 53 minutes 56 seconds East a distance of 20.02 feet to a point of intersection with the west line of Lot 10, said block; thence North 02 degrees 20 minutes 31 seconds West on west line of said Lot 10 a distance of 50.09 feet; thence North 87 degrees 53 minutes 56 seconds East on the south line of the north 20 feet of Lot 9, Block 39 a distance of 140.15 feet to a point of intersection with the east line of said block; thence South 02 degrees 20 minutes 31 seconds East on the east line of said block a distance of 319.16 feet to the southeast corner of said Block 40; thence South 87 degrees 53 minutes 56 seconds West on the south line of said block a distance of 300.32 feet to the southwest corner of Block 40 and the POINT OF BEGINNING.

Tract Contains 2.08 Acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "HORIZON ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the utility easement shown on said plat.

OWNER

Rising Investments, LLC

Stacy Lepine, President

State of _____)
) ss
 County of _____)

On this ___ day of _____, 20___, before me personally appeared Stacy Lepine, President, Lepine Holdings 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 company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, 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___.

Joshua J. Nelson, PLS
 Professional Land Surveyor
 Registration No. LS-27292

State of North Dakota)
) ss
 County of Cass)

On this ___ day of _____, 20___, appeared before me, Joshua J. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E.
 City Engineer

State of North Dakota)
) ss
 County of Cass)

On this ___ day of _____, 20___, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL

Approved by the Board of 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 in and for said county, personally appeared Timothy J. Mahoney and Angie Bear, known to me to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa
 Planning Commission Chair

State of North Dakota)
) ss
 County of Cass)

On this ___ day of _____, 20___, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

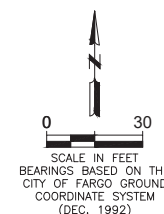
Notary Public: _____

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.

LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- - - NEW EASEMENT
- EXISTING PROPERTY LINE
- · · · · ORIGINAL PLATTED LINE
- SECTION LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.L. POINT ON LINE
- (R) RECORDED BEARING/DISTANCE



LINE TABLE		
#	DISTANCE	BEARING
L1	20.04'	S02°20'31"E
L2	20.02'	N87°53'56"E

City of Fargo Staff Report			
Title:	Lenthe's Second Addition	Date:	4/29/2026
Location:	2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043, and 3045 Main Avenue	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1, 2, and 3, Block 1, Lenthe's First Addition		
Owner(s)/Applicant:	Farmers Union Oil Company of Moorhead, MN, d/b/a Petro Serve USA./ Lowry Engineering, Inc.	Engineer:	Lowry Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat Lots 1, 2, and 3, Block 1, Lenthe's First Addition, City of Fargo, Cass County, North Dakota.)		
Status:	Planning Commission Public Hearing: May 5, 2026		
Existing			
Land Use: Retail sales and service; vehicle repair; vacant commercial space;		Proposed	
Zoning: GC, General Commercial;		Land Use: No change	
Uses Allowed: GC 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.		Zoning: No change	
Maximum Lot Coverage Allowed: 85%		Uses Allowed: No change	
		Maximum Lot Coverage Allowed: No change	

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, entitled Lenthe's Second Addition which is a replat of Lots 1, 2, and 3, Block 1, Lenthe's First Addition, City of Fargo, Cass County, North Dakota. <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: GC, General Commercial, with Burlington Northern Santa Fe railroad tracks; north across the tracks is zoned LI, Limited Industrial, with warehouse use. • East: GC, with commercial uses (auto sales) • South: Across Main Avenue LI, Limited Industrial with warehouse, light manufacturing, and vacant land uses

- West: LI, Limited Industrial and GC, General Commercial with retail sales and railroad right of way uses

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as “Transitional Industrial/Commercial.” The existing GC, General Commercial zoning and commercial uses are consistent with this place type designation.

Context

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

Neighborhood: The subject property is not located within a designated neighborhood.

Parks: Jefferson Park (1904 4th Avenue S South) is located approximately over ¾ of a mile southeast of the subject property and offers the amenities of basketball, picnic table, playgrounds, and recreational trails, soccer, skatepark.

Pedestrian / Bicycle: There are no bicycle facilities along Main Avenue at this location.

MATBus: There are no MATBus routes along Main Avenue.

Staff Analysis:

The plat will replat the existing three lots of Lenthe’s First Addition into a different three-lot configuration. The exterior boundaries of the subdivision will not change. All of the property to be platted is zoned GC, General Commercial. No zone change is proposed. The area fronting Main Avenue is entirely developed with retail, restaurant, and convenience store uses.

ACCESS: Access from Main Avenue will be revised from the current three access points to two access points. One access point will be shared by Lots 1 and 2, Block 1 and one access point will be on Lot 1, Block 1. Access from Main Avenue will otherwise be prohibited by the negative access easement depicted on the plat.

Access from the west by way of 27th Street South through the North Dakota Department of Transportation-owned property will remain.

Existing private access easements on the subject property that were created with Lenthe’s First Addition will be vacated, and new access easements creates with this subdivision.

An encroachment agreement between the City and the property owner will address the parking lot encroachments into the Main Avenue right of way. These encroachments will be allowed to remain at this time, but will need to be eliminated when the subject property is redeveloped.

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.

This subdivision is intended to replat three existing lots in one block into a different configuration of three lots and one block. The Fargo Growth Plan 2024 designates the place type of the subject property as “Transitional Industrial/Commercial. The subject property is zoned GC, General Commercial. This zoning is consistent with the place type designation.. This zoning allows the proposed land uses of redevelopment of existing commercial uses. No zone change is proposed. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received and responded to one inquiry regarding this property. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

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

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

Suggested Motion: “To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed **Lenthe’s Second Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Sections 20-0907 B and C and Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code.”

Planning Commission Recommendation: May 5th, 2026

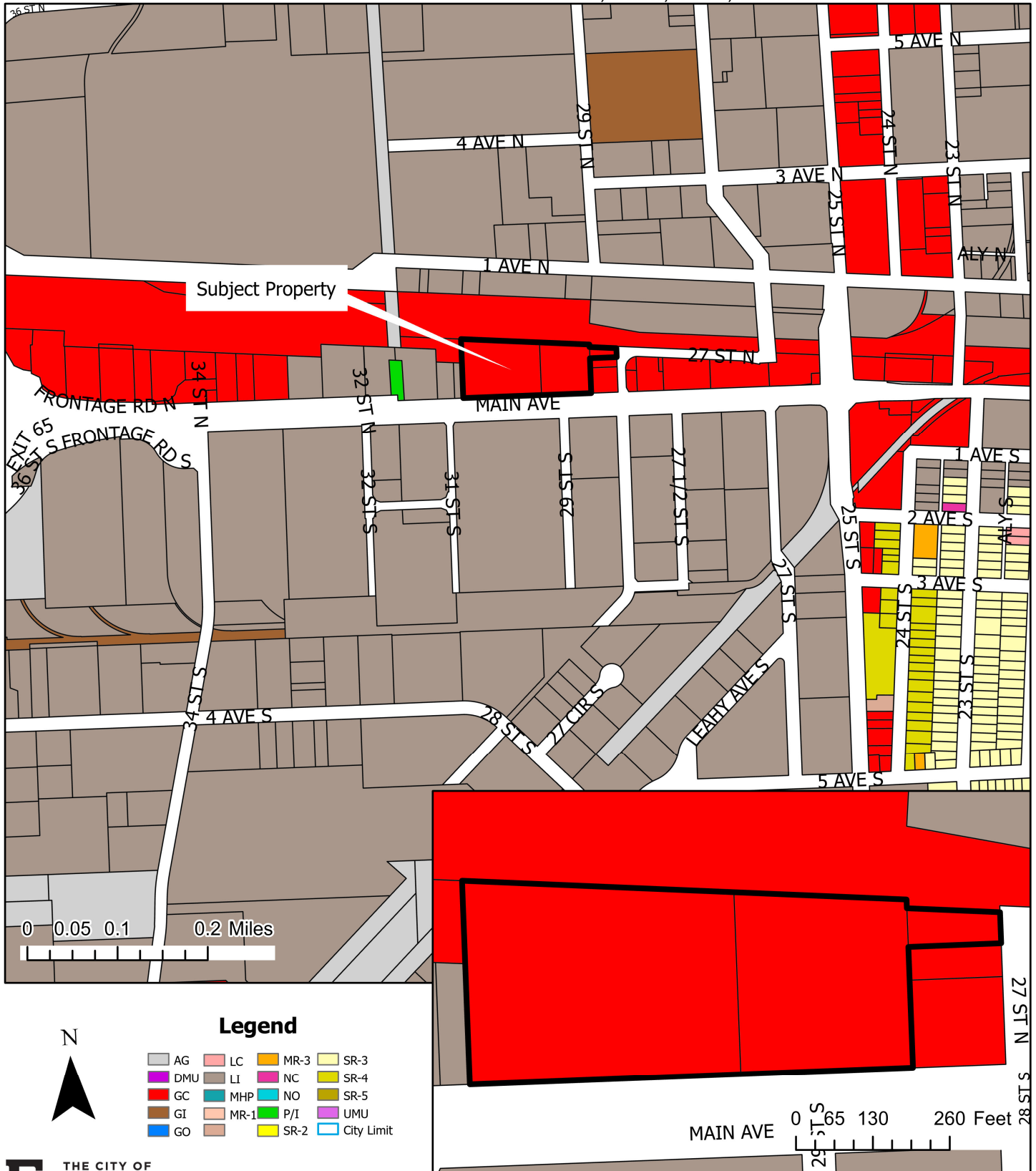
Attachments:

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

Minor Subdivision

Lenthe's Second Addition

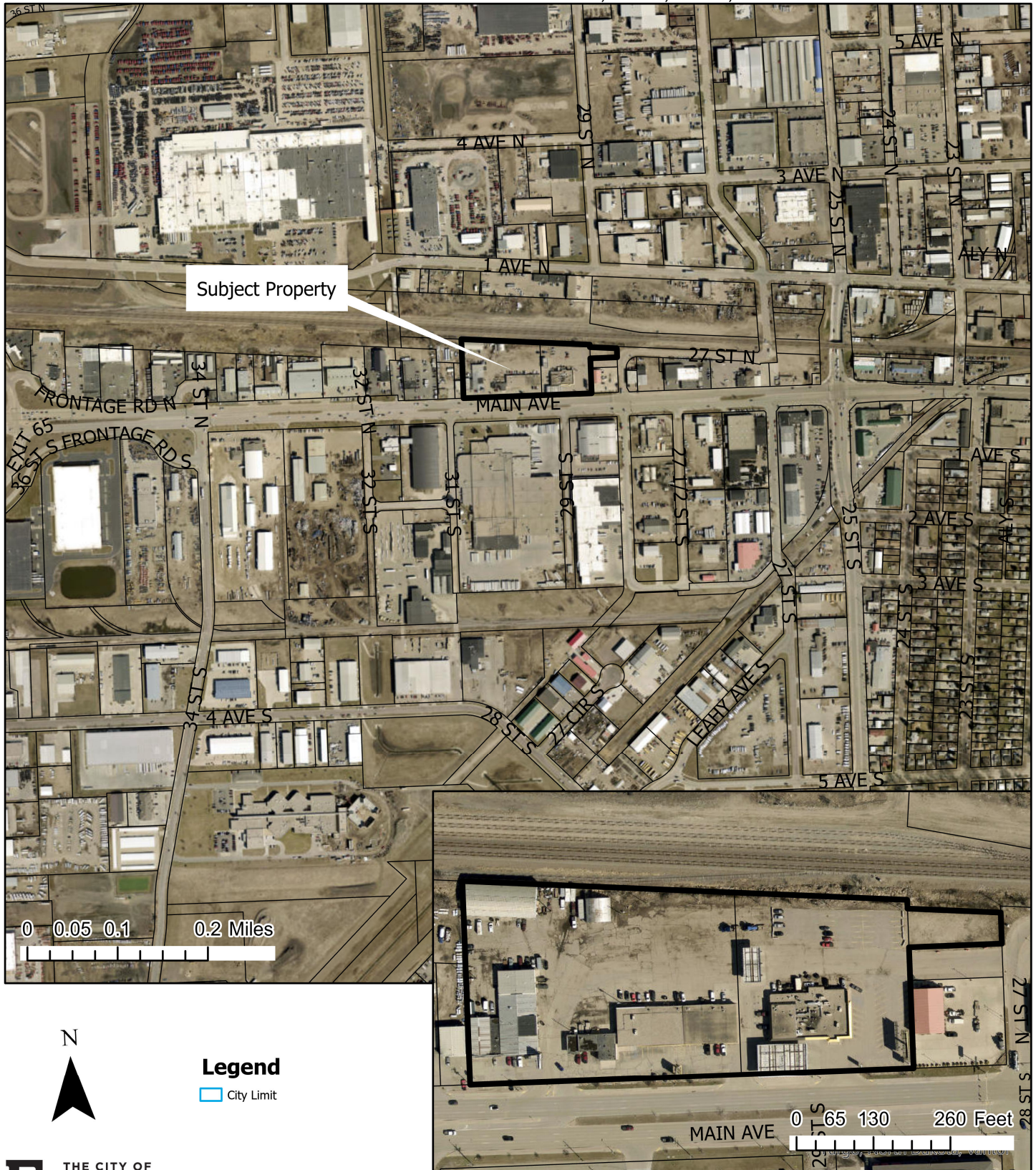
2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043 and 3045 Main Avenue



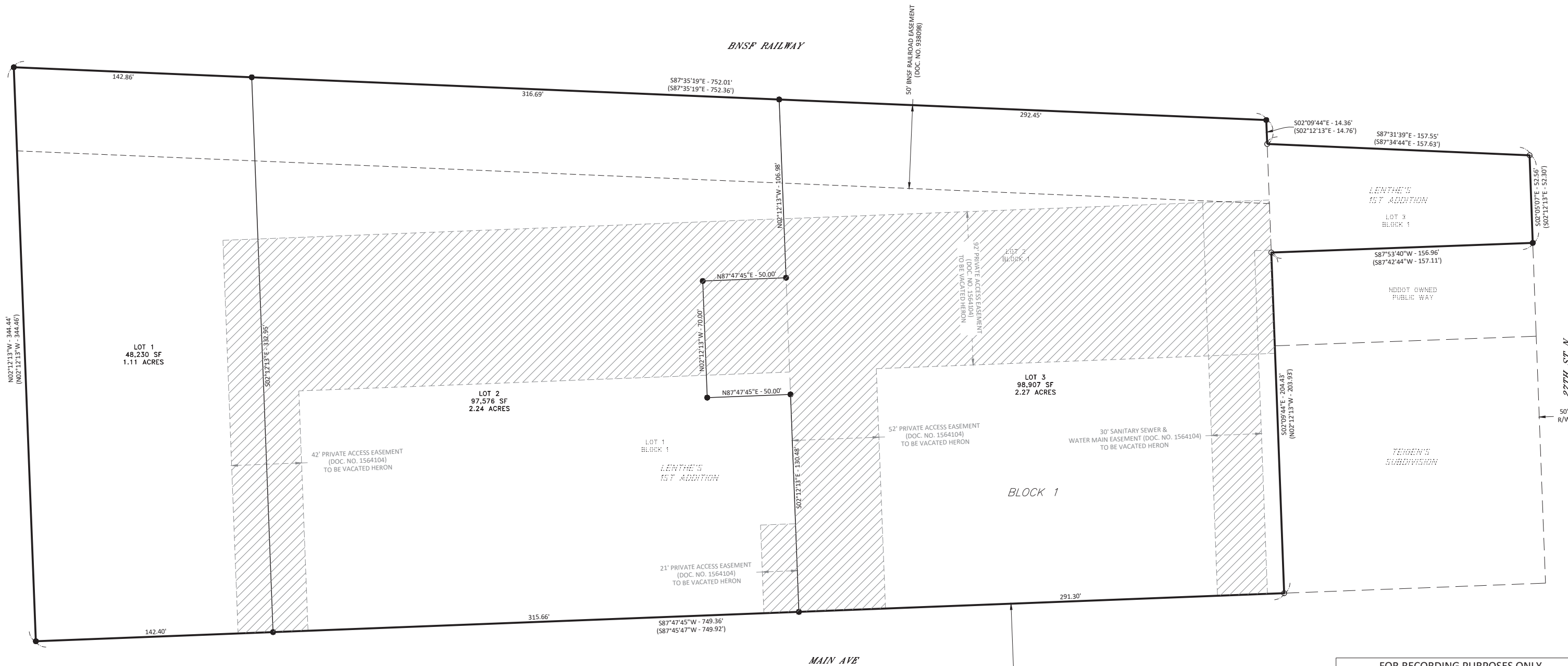
Minor Subdivision

Lenthe's Second Addition

2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043 and 3045 Main Avenue



A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION
 A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



FOR RECORDING PURPOSES ONLY

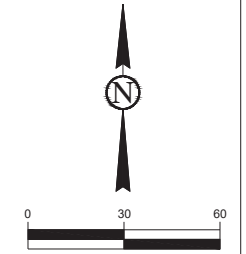
SHEET 1 OF 3



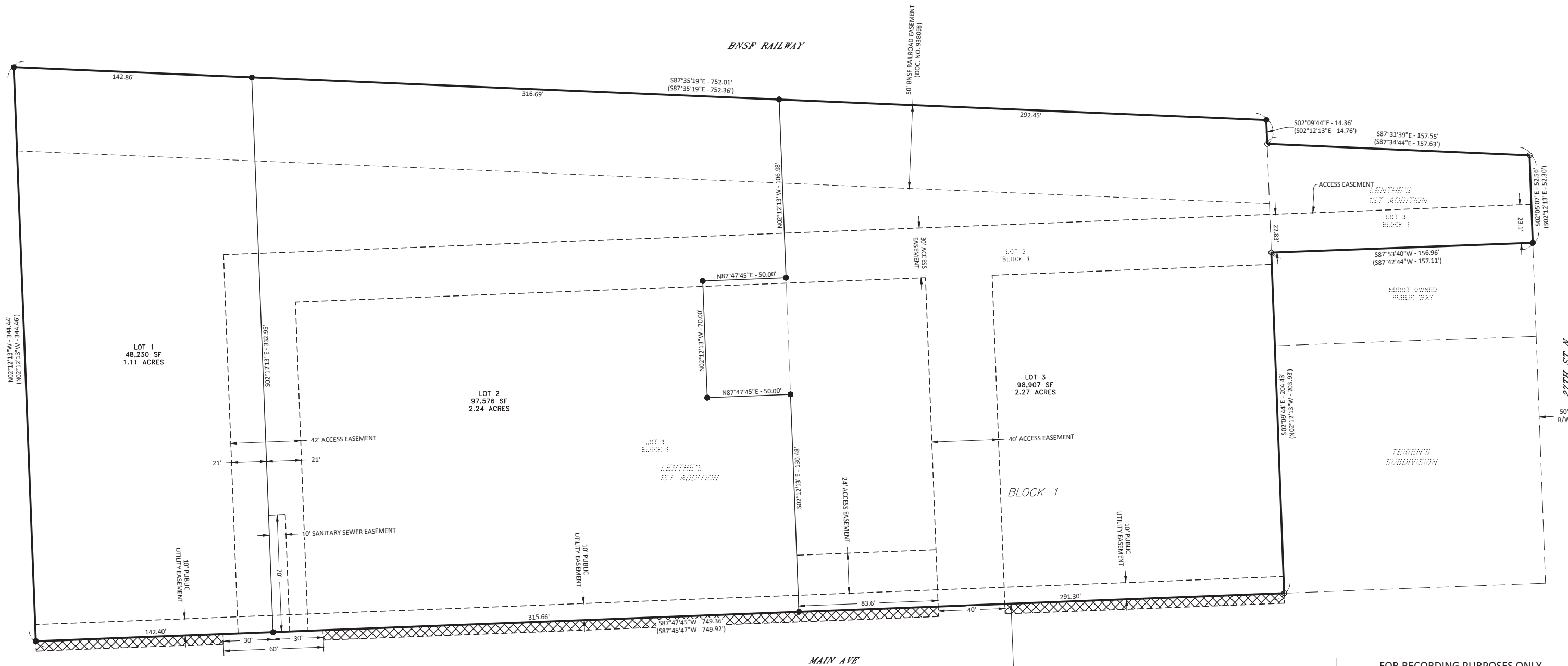
LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
- - - - -	EX. EASEMENT
- - - - -	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
— — — — —	PROPERTY BOUNDARY LINE
— — — — —	NEW PROPERTY LINE
▨▨▨▨▨	EX. EASEMENT TO BE VACATED HERON
N00°00'00"E - 100.00'	MEASURED BEARING & DISTANCE
(N00°00'00"E - 100.00')	PLATTED BEARING & DISTANCE

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

- | NOTES | |
|-------|--|
| 1. | ALL DISTANCES ARE GROUND DISTANCES. |
| 2. | THE PUBLIC WAY DEPICTED ON THIS PLAT IS OWNED BY THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO AND FROM 27TH STREET NORTH FOR LOTS 1, 2, AND 3 OF LENTHE'S 1ST ADDITION (DOCUMENT NO. 1091273, 1128083, 1112759, & 1184184). |
| 3. | PROPERTY IS SITUATED IN ZONE X (500-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015. |
| 4. | EXISTING CANOPY & PARKING ENCROACHMENTS (DOCUMENT NO. 1582336 & 1582336) SHALL BE VACATED SEPARATELY FROM THIS DOCUMENT DURING CONSTRUCTION BETWEEN THE OWNER AND CITY. |



A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION
 A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



FOR RECORDING PURPOSES ONLY

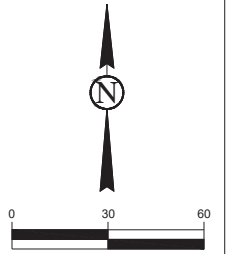
SHEET 2 OF 3

LOWRY
 ENGINEERING
 5306 51ST AVENUE SOUTH, SUITE A
 FARGO, NORTH DAKOTA 58104

LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW PROPERTY LINE
---	NEW EASEMENT LINE
XXXXXX	NEW NEGATIVE ACCESS EASEMENT
N00°00'00"E - 100.00'	MEASURED BEARING & DISTANCE
(N00°00'00"E - 100.00')	PLATTED BEARING & DISTANCE

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

- NOTES**
- ALL DISTANCES ARE GROUND DISTANCES.
 - THE PUBLIC WAY DEPICTED ON THIS PLAT IS OWNED BY THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO AND FROM 27TH STREET NORTH FOR LOTS 1, 2, AND 3 OF LENTHE'S 1ST ADDITION (DOCUMENT NO. 1091273, 1128083, 1112759, & 1184184).
 - PROPERTY IS SITUATED IN ZONE X (500-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015.
 - EXISTING CANOPY & PARKING ENCROACHMENTS (DOCUMENT NO. 1582336 & 1582336) SHALL BE VACATED SEPARATELY FROM THIS DOCUMENT DURING CONSTRUCTION BETWEEN THE OWNER AND CITY.



A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION
 A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA, A MINNESOTA COOPERATIVE, DBA PETRO SERVE USA, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, AND 3, BLOCK 1, LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS LENTHE'S SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY NORTH DAKOTA. SAID LENTHE'S SECOND ADDITION, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 5.62 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
 CLARK ERICKSON, CHIEF EXECUTIVE OFFICER
 FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CLARK ERICKSON, CHIEF EXECUTIVE OFFICER, FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA, 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 LENTHE'S 2ND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS 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 ORDED 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 & ANGIE BEAR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

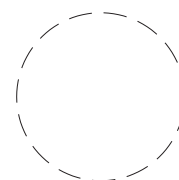
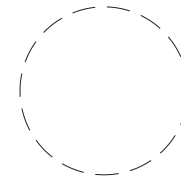
THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

 MARANDA R. TASA, CHAIR
 FARGO PLANNING COMMISSION

STATE OF _____)
)SS
 COUNTY OF _____)

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____



FOR RECORDING PURPOSES ONLY

City of Fargo Staff Report			
Title:	Timber Parkway Twelfth Addition	Date:	4/29/2026
Location:	3430 & 3360 Jacks Way South	Staff Contact:	Alayna Espeseth, Assistant Planner
Legal Description:	Lot 6 & 7, Block 1 Timber Parkway Fourth Addition		
Owner(s)/Applicant:	Smart Slides Re LLC / Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lot 6 & 7, Block 1 Timber Parkway Fourth Addition)		
Status:	Planning Commission Public Hearing: April 7 th , 2026		

Existing	Proposed
Land Use: Undeveloped and Retail Sales and Service	Land Use: No change
Zoning: GC, General Commercial with a conditional overlay	Zoning: No Change
Uses Allowed: GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities , health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment , offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair , limited vehicle service, and some telecommunication facilities. Conditional Overlay No. 5266 prohibits certain uses.	Uses Allowed: No change Conditional Overlay No. 5266 carries through with the subdivision
Maximum Lot Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No Change

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> Minor Subdivision, entitled <i>Timber Parkway Twelfth Addition</i>, a replat of lots 6 & 7, Block 1 Timber Parkway Fourth Addition. <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> North: GC, General Commercial with C-O Ordinance 5266; Retail Sales and Service; East: GC, General Commercial with C-O Ordinance 5266; Undeveloped; West: GC, General Commercial with C-O Ordinance 5266; Retail Sales and Service. South: Across 52nd Avenue South, City of Frontier.

Context:

Neighborhood: The subject property is located within Centennial neighborhood.

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

Parks: Timber Creek Park is within a quarter mile to the north of the subject property. This park provides a basketball court, grills, picnic tables, playgrounds for ages 2-5 and 5-12, recreational trails, and a shelter.

Pedestrian / Bicycle: There are ten foot wide trails along 52nd Avenue South and along the east side of Timber Parkway South. There are eight foot wide trails along 32nd Street South and shared-use paths within Timber Creek Park.

MATBUS Route: There are no bus routes within a quarter mile of the subject property.

Staff Analysis:

The applicant is seeking approval for a minor subdivision located at 3430 & 3360 Jacks Way South and encompasses 6.18 acres of land. The request is to replat Lots 6 & 7, Block 1 Timber Parkway Fourth Addition into a two lot, one block subdivision entitled **Timber Parkway Twelfth Addition**. Both properties are currently zoned GC, General Commercial and no zone change is proposed.

The purpose of this replat is to expand the parking on 3430 Jacks Way S. On April 21st, 2025 the property received a small facility parking reduction of 19% from 131 required parking stalls to 106. The applicant is now requesting to expand the site to provide more parking. With the expansion of the property the parking requirement of the Land Development Code will be able to be met and surpassed on site and the small facility parking reduction is no longer needed.

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.

Minor Subdivision

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

- 1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.** The requested minor subdivision is a replat of Lots 6 & 7, Block 1 Timber Parkway Fourth Addition into a two lot, one block subdivision entitled **Timber Parkway Twelfth Addition**. Both properties are currently zoned GC, General Commercial and no zone change is proposed. The 2024 Fargo Growth Plan depicts the place type designation as “Mixed Commercial, Office and Residential” 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 inquiries about the application. Staff has reviewed this request and finds that this

application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code. **(Criteria Satisfied)**

2. Section 20-907.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.

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

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, **Timber Parkway Twelfth Addition** as outlined within the staff report, as the proposal complies with the adopted 2024 Fargo Growth 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: May 5, 2026

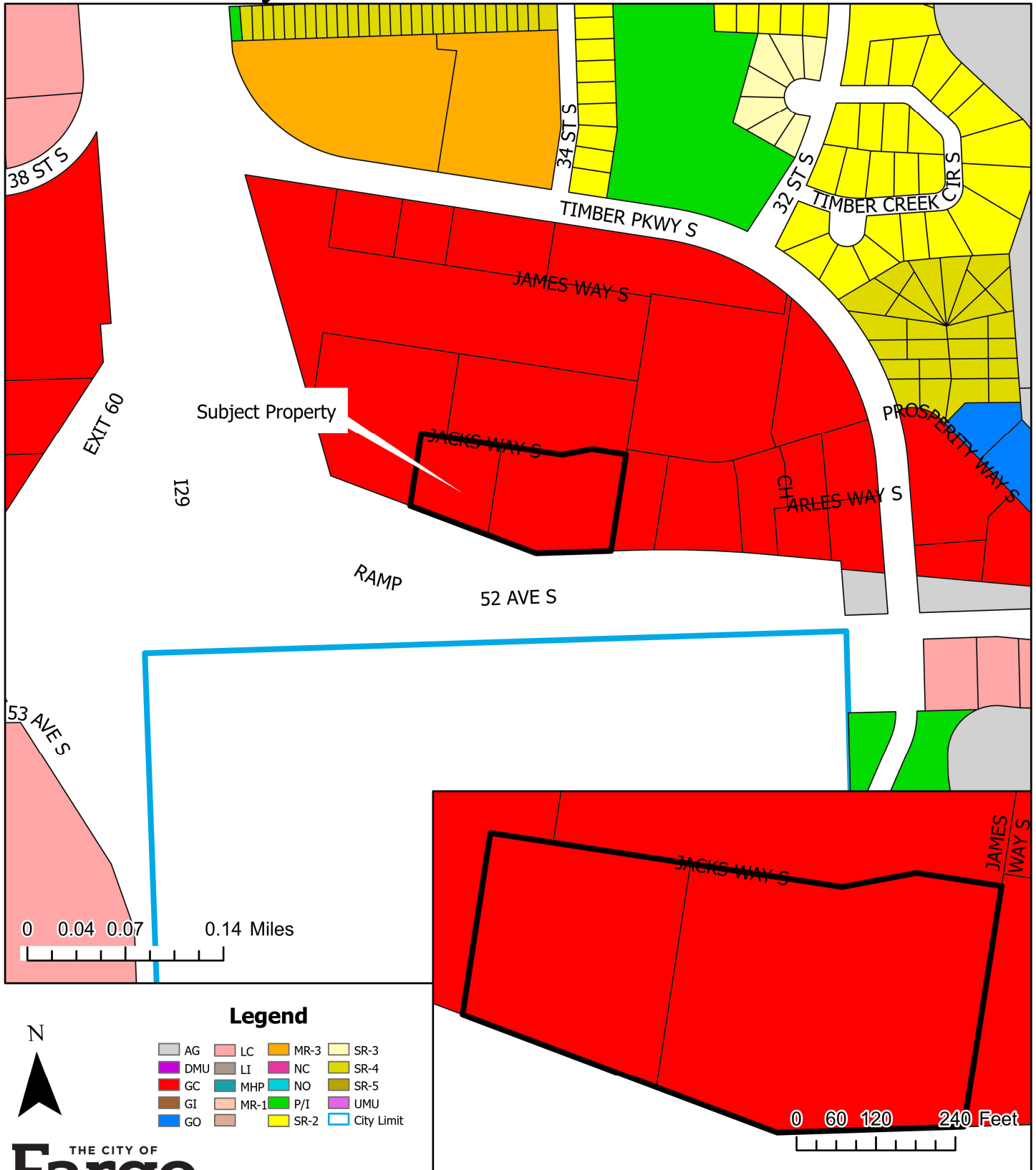
Attachments:

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

Minor Subdivision

Timber Parkway Twelfth Addition

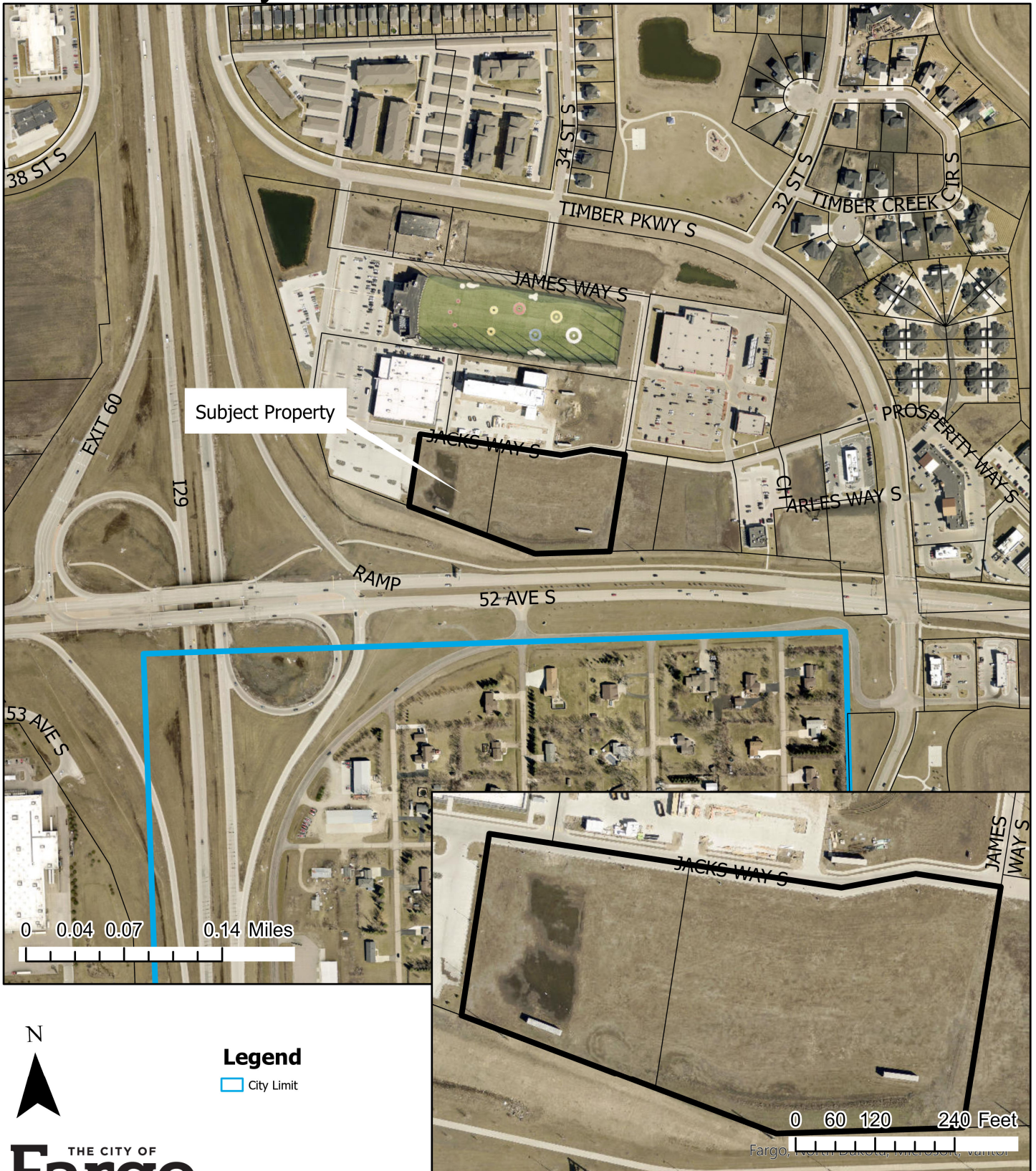
3430 and 3360 Jacks Way South



Minor Subdivision

Timber Parkway Twelfth Addition

3430 and 3360 Jacks Way South



TIMBER PARKWAY TWELFTH ADDITION

A REPLAT OF ALL OF LOTS 6 AND 7, BLOCK 1, TIMBER PARKWAY FOURTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SMART SIDES RE, LLC, a North Dakota limited liability company, and PLC INVESTMENTS, LLC, a North Dakota limited liability company, being owners of a parcel of land located in that part of the Southwest Quarter of Section 35, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 6 and 7, Block 1, Timber Parkway Fourth Addition, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota. Said tract contains 6.18 acres, more or less, and is subject to all easements, reservations, restrictions, and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "TIMBER PARKWAY TWELFTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: SMART SIDES RE, LLC

Lot 1, Block 1

Dan Bryant, President

State of North Dakota

County of Cass

On this _____ day of _____, 2026, before me, a notary public within and for said County and State, personally appeared Dan Bryant, President, SMART SIDES RE, 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 they executed the same on behalf of SMART SIDES RE, LLC.

Notary Public

MORTGAGE HOLDER:

Kodabank

By: _____

Its: _____

State of _____

County of _____

On this _____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Brian Hagen, East Market President, First International Bank & Trust, and acknowledged to me that they executed the same on behalf of Kodabank.

Notary Public

MORTGAGE HOLDER:

First International Bank & Trust

By: _____

Its: _____

State of _____

County of _____

On this _____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Brian Hagen, East Market President, First International Bank & Trust, and acknowledged to me that they executed the same on behalf of PLC INVESTMENTS, LLC.

Notary Public

MORTGAGE HOLDER:

First International Bank & Trust

By: _____

Its: _____

State of _____

County of _____

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Notary Public

OWNERS DESCRIPTION AND DEDICATION

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Said owners have caused the above described parcel of land to be surveyed and platted as "TIMBER PARKWAY TWELFTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: SMART SIDES RE, LLC

Lot 1, Block 1

Dan Bryant, President

State of North Dakota

County of Cass

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Notary Public

MORTGAGE HOLDER:

Kodabank

By: _____

Its: _____

State of _____

County of _____

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Notary Public

MORTGAGE HOLDER:

First International Bank & Trust

By: _____

Its: _____

State of _____

County of _____

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Notary Public

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Its: _____

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Notary Public

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Its: _____

State of _____

County of _____

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Notary Public

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First International Bank & Trust

By: _____

Its: _____

State of _____

County of _____

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Notary Public

MORTGAGE HOLDER:

First International Bank & Trust

By: _____

Its: _____

State of _____

County of _____

On this _____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Brian Hagen, East Market President, First International Bank & Trust, and acknowledged to me that they executed the same on behalf of PLC INVESTMENTS, LLC.

Notary Public

DOCUMENTS OF RECORD

1. EASEMENT ENCROACHMENT AGREEMENT RECORDED AS DOCUMENT NO. 1730781, MARCH 20, 2025.

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

LEGEND
○ 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
● 5/8" DIAMETER REBAR FOUND
--- EXISTING PROPERTY LINE
- - - EXISTING CONTOUR LINE PER CITY OF FARGO LDMR CONTOUR DRAWINGS NAVD88 DATED 2017
- - - EXISTING CONTOUR LINE PER CITY OF FARGO LDMR CONTOUR DRAWINGS NAVD88 DATED 2017
- - - EXISTING CONTOUR LINE PER CITY OF FARGO LDMR CONTOUR DRAWINGS NAVD88 DATED 2017
- - - AREA NOT WITHIN 100 YEAR FLOODPLAIN

SCALE IN FEET
0 30 60
Basis of Bearing:
Plat of Timber Parkway Fourth Addition



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

Shawn M. Thomasson, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same.

On this _____ day of _____, 2026, before me, a notary public within and for said County and State, personally appeared the within instrument, and acknowledged to me that they executed the same.

Notary Public

State of North Dakota

County of Cass

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

Timothy J. Mahoney, Mayor

Attest:

Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota

County of Cass

Notary Public

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

Tom Kraknuths, P.E., City Engineer

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Kraknuths, P.E., City Engineer

Notary Public

State of North Dakota

County of Cass

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

Timothy J. Mahoney, Mayor

Attest:

Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota

County of Cass

Notary Public

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

Tom Kraknuths, P.E., City Engineer

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

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

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

Notary Public

State of North Dakota

County of Cass

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

Notary Public

State of North Dakota

County of Cass

Approved

City of Fargo Staff Report			
Title:	South Ridge First Addition	Date:	4/28/2026
Location:	2131 65 Avenue South	Staff Contact:	Maegin Elshaug, Planning Coordinator
Legal Description:	Lot 1, Block 3, South Ridge First Addition		
Owner(s)/Applicant:	BSI Fargo24 Land LLC / Beyond Shelter, Inc	Engineer:	N/A
Entitlements Requested:	Conditional Use Permit for an Alternative Access Plan for a parking reduction on Lot 1, Block 3, South Ridge First Addition .		
Status:	Planning Commission Public Hearing: May 5, 2026		

Existing	Proposed
Land Use: undeveloped	Land Use: 62+ senior multi-dwelling residential
Zoning: MR-3, Multi-Dwelling Residential	Zoning: no change
Uses Allowed: MR-3 allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, and basic utilities.	Uses Allowed: no change
Maximum Density Allowed: MR-3 allows a maximum of 24 units per acre	Maximum Density Allowed: No change

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. Conditional Use Permit (CUP) for an Alternative Access Plan for a parking reduction. <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: Across 64th Avenue South is P/I, Public and Institutional with a Park owned by the Fargo Park District; • East: Across 21st Street South is SR-4, Single-Dwelling Residential with attached housing; • South: Across 65th Avenue South is SR-4 with detached housing; • West: MR-3, undeveloped. <p><i>Continued next page</i></p>

Area Plans:

Fargo’s Growth Plan 2024 was adopted in August 2024. This project is consistent with the place type designation of Suburban Neighborhood for this property. The current zoning is MR-3, Multi-Dwelling Residential and no change is proposed.

Context:

Neighborhood: Davies

Schools: The subject property is located within the Fargo Public School District, specifically the Bennet elementary, Discovery middle, and Davies high schools.

Parks: Legacy Park (6297 22nd Street South) is located across 64th Avenue South and provides amenities of a basketball court, grill, picnic tables, playground, recreational trails and a shelter

Pedestrian / Bicycle: A shared-use path is located on the north side of 64th Avenue North and connects to the metro area path system.

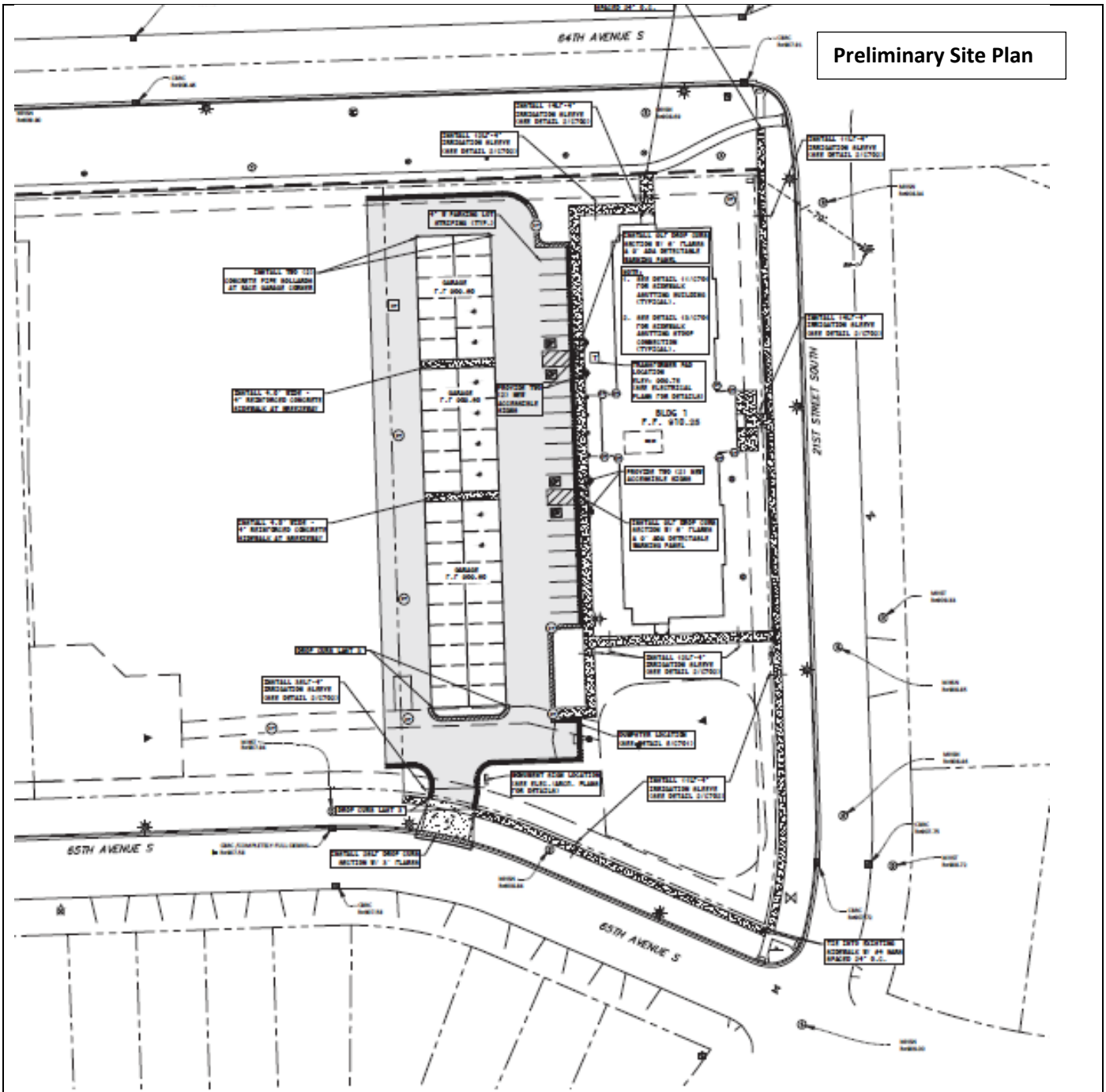
Transit / MATBUS: No routes are currently located near the subject property.

Staff Analysis:

Current Proposal

The applicant, Beyond Shelter, Inc. proposes to build a new 39-unit multi-dwelling apartment building for senior residents aged 62 and older. The applicant has requested a parking reduction in the parking requirement to allow for 1.5 parking spaces per unit, instead of the Land Development Code requirement of 2.25 parking spaces per unit for multi-dwelling residential use. The applicant has provided a narrative (attached) that details the request and provides information related to parking needs and utilization of several other of their facilities. The next page includes a preliminary site plan of the layout of the building and parking for the site.

Continued on next page



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.

Approval and Appeal

The Planning Commission is the final decision maker for CUP’s. Any appeal of the Planning Commission’s decision goes to the City Commission. Pursuant to LDC Section 20-0903(B), appeals of final decisions must be filed within 10 days of the date of the decision.

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. Staff believes this proposal is in keeping with adopted plans and policies of the City. The applicant is requesting a parking reduction from the Land Development Code (LDC) standard requirement to provide 1.5 parking spaces per unit instead of 2.25 parking space per unit. A parking narrative was provided by the applicant which states that a parking ratio of 1.5 parking space per unit is sufficient for the senior housing use and that the vehicles to units at senior developments are typically less than 100%. Also included is parking utilization counts of several of their locations, which show rates below 1.5 spaces per unit. The new building will need to go through the building permit process where it will be reviewed for compliance with the Land Development Code and other departments respective codes. 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 believes that the location of the proposed conditional use will contribute and promote the welfare and convenience of the public. The requesting a parking reduction specific to the land use and user of the site, and the parking study demonstrates the proposed parking ratio, supported by national and local studies, will meet on-site needs. The shared agreement will allow for any event or overflow parking needs. Staff is proposing conditions which would address potential negative impacts of the proposed parking reduction. **(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 that 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 CUP were sent out to property owners within 300 feet of the subject property. To date, staff has received and responded to one call of inquiry. **(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.

Staff does not believe that the location, size, nature or intensity of the shared parking and reduction will prevent development and use of neighboring properties in accordance with applicable zoning districts. The parking study provided by the applicant indicates that the parking provided is sufficient to account for needs of the facility. Fargo's Traffic Engineer has reviewed the proposal and determined that the request will provide sufficient parking based on the parking study findings. **(Criteria Satisfied)**

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

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. In addition, the requested CUP has been reviewed by staff from other applicable departments and no concerns have been raised. Based on this information, staff finds that 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 has had an opportunity to review the proposal and no comments or concerns have been forthcoming to indicate that there is a deficiency with the access roads or entrances and exit drives. Based on the site plan, access will be taken off 65th Avenue South. To that end, staff finds that the proposed conditional use will not create traffic hazards or traffic congestion in the public streets. **(Criteria Satisfied)**

Recommended Conditions:

1. Provide 1.5 parking spots per residential unit.
2. Future permits are generally consistent with the site plan provided in the May 5, 2026 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby move to approve the Conditional Use Permit to allow for an Alternative Access Plan for parking reduction in the MR-3, Multi-Dwelling Residential zoning district on Lot 1, Block 3, South Ridge First Addition, as presented, as the proposal complies with the 2024 Fargo Growth Plan, Standards of Section 20-0909.D (1-6) and all other requirements of the LDC, with the following conditions:

1. Provide 1.5 parking spots per residential unit.

2. Future permits are generally consistent with the site plan provided in the May 5, 2026 Planning Commission packet. Changes may require review by the Planning Commission as determined by Planning staff.

Planning Commission Recommendation:

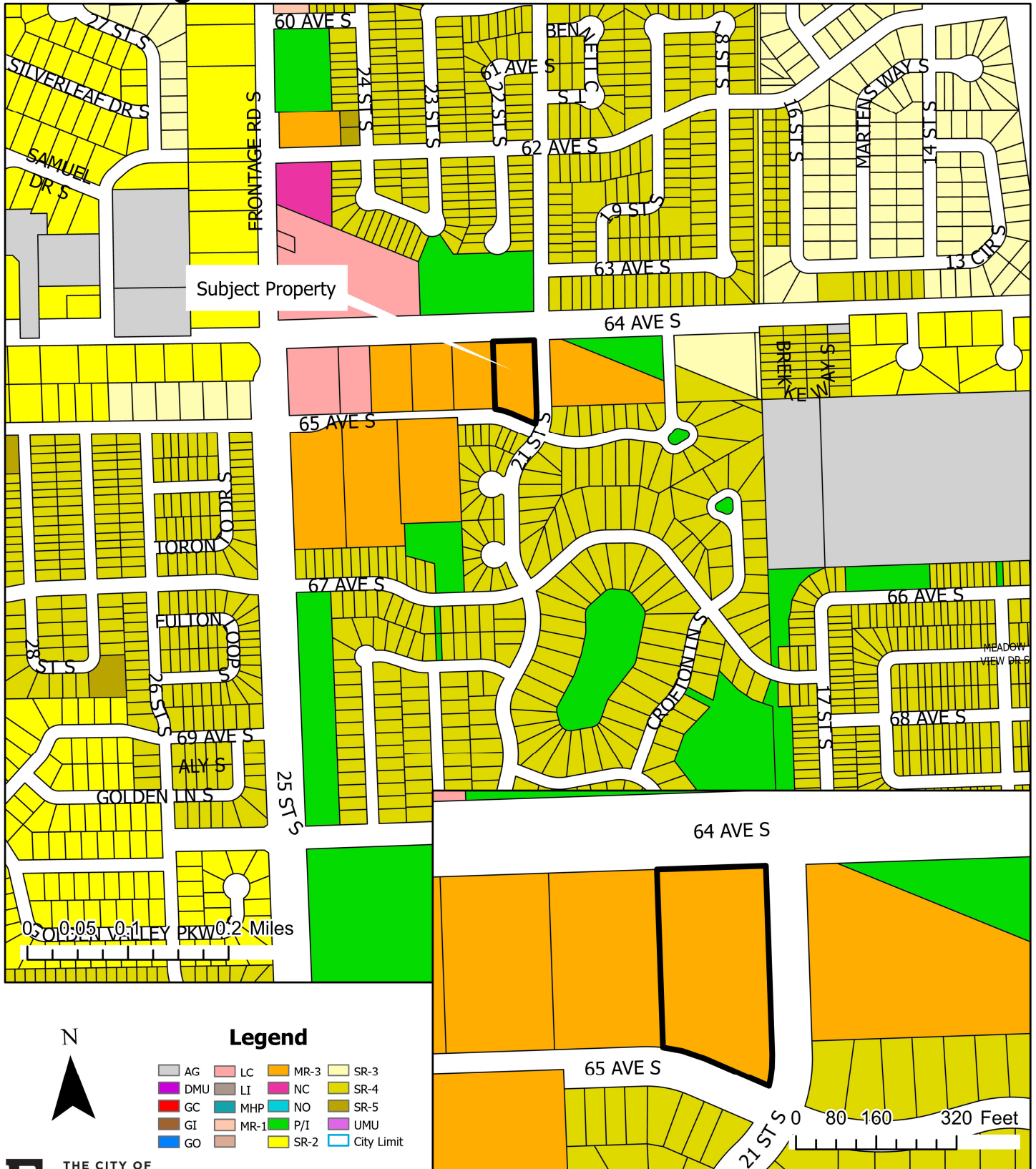
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Site Plan
4. Parking Narrative

CUP, Conditional Use Permit

South Ridge First Addition

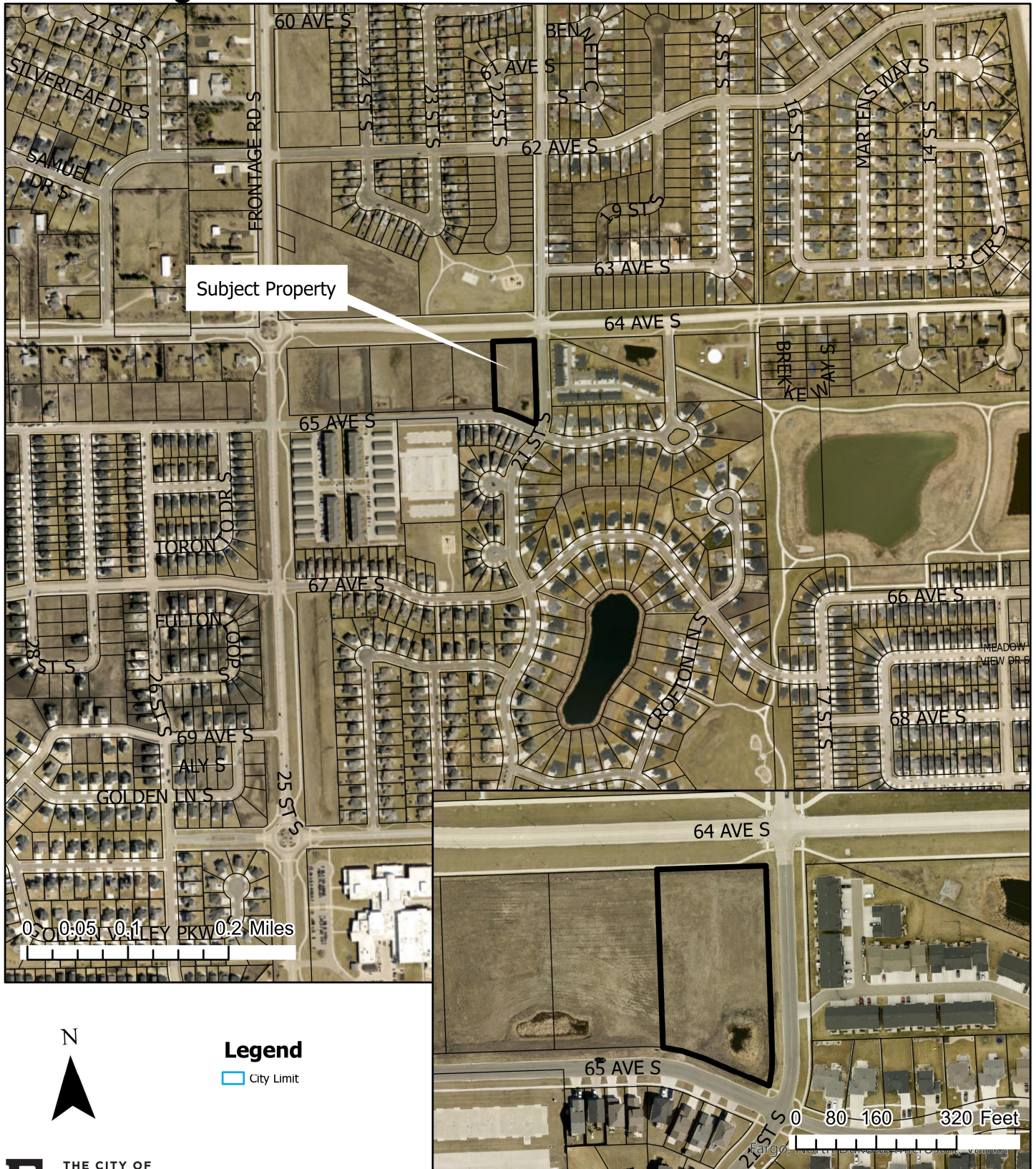
2131 65th Avenue South



CUP, Conditional Use Permit

South Ridge First Addition

2131 65th Avenue South



March 16, 2026

City of Fargo Planning and Zoning
225 4th Street N.
Fargo, ND 58102

RE: Harvest Acres Apartments 1- Parking Reduction CUP Request

Harvest Acres Apartments 1 will be a 39-unit multifamily apartment building for senior residents aged 62 and older. It is part of a 2-phase development located at 2131 and 2185 65th Ave S.

Beyond Shelter, Inc. is applying for a Conditional Use Permit to request a reduction in the parking requirement to 1.5 spaces per unit. We are confident that 1.5 spaces per unit will be more than adequate for the parking needs of this senior apartment development.

We believe that if we put it the full 2.25 space per unit, a large portion of the parking would go unused. Lowering the parking to 1.5 spaces allows for lower construction costs and increased unit count to be able to provide more affordable units for the Fargo Community and at a lower cost so that we can be good stewards of the state and federal dollars being allocated to this project.

Beyond Shelter, Inc. has a long and successful track record of developing similar projects in the City of Fargo, as well as across the state and in neighboring states. As a mission driven non-profit developer dedicated to housing people of all income levels, we have the experience and data from our portfolio to show that 1.5 spaces per unit is more than sufficient for the Harvest Acres Apartments 1 Project.

From our experience operating a portfolio of similar developments in the City of Fargo, we consistently see a ratio of vehicles to units at senior developments of less than 100%. Compared to non-age restricted multifamily properties in the portfolio, senior apartment residents require far fewer parking spaces. In our portfolio, we typically see approximately 76% of senior building households have a vehicle.

As support for this application, we conducted two parking counts, one in March 2022 and one in January 2023, to show that the proposed 1.5 spaces per unit is appropriate and sufficient for the parking needs of Harvest Acres Apartments 1. The data tables submitted with this letter show parking utilization of less than 1 space per unit in many cases and less than 1.5 spaces across the board, even for properties with requirements of 2-2.25 spaces per unit. It is our belief that installing parking in excess of 1.5 spaces per unit results in unnecessary cost and no real benefits for the project, its residents, and the community overall.

We appreciate your time and consideration. Please contact me with any questions at 701-551-0496 or jjones@beyondshelterinc.com.

Sincerely,



Daniel P. Madler,
CEO
Beyond Shelter, Inc.

Parking Data - Comparable BSI Properties in Fargo, ND

Property Information							
<u>Property</u>	<u>Property Type</u>	<u>Units</u>	<u>Conditional Use Permit for Parking Reduction? (Yes/No)</u>	<u>Required Spaces/Unit</u>	<u>Assigned Garage Spaces (Assumed Occupied)</u>	<u>Surface Lot Spaces (Unassigned)</u>	<u>Total Parking Spaces</u>
Homefield Senior Apartments (Phases 1-3)	Senior Apts ¹	117	Yes	2.00	118	118	236
North Sky Senior Apartments (Phases 1-3)	Senior Apts ¹	84	No	2.25	84	102	186
Crossroads Senior Apartments (Phases 1-2)	Senior Apts ¹	81	Yes	1.50	51	69	120
Sunrise North Senior Apartments	Senior Apts ¹	43	Yes	1.50	26 ²	21	64
Harvest Acres Apartments 1	Senior Apts¹	39	Requested	1.50³	40	19³	59³

¹ "Senior Apts" means independent living apartments for seniors aged 55 and older or 62 and older.

² Sunrise North has two shared garages in which Residents are assigned spaces if they have a vehicle. The rest of the parking spaces are unassigned and available to residents and guests. At the time of the March 2022 count, only 26 of the 43 households had a vehicle and had been assigned parking spaces. For this reason, only 26 spaces are assumed occupied the purpose of calculating the parking utilization.

³ Parking information shown for Harvest Acres Apartments 1 assumes the parking reduction CUP is approved.

Parking Utilization - March 2022 Parking Count¹							
<u>Property</u>	<u>Occupied Surface Lot Spaces</u>	<u>Assigned Garage Spaces (Assumed Occupied)</u>	<u>Total Occupied Spaces</u>	<u>Total Parking Spaces</u>	<u>Parking Utilization (%)</u>	<u>Parking Utilization (Spcs/Unit)</u>	<u>Parking Requirement (Spcs/Unit)</u>
North Sky Senior Apartments (Phases 1-3)	36	84	120	186	65%	1.43	2.25
Crossroads Senior Apartments (Phases 1-2)	24	51	75	120	63%	0.93	1.50
Sunrise North Senior Apartments	8	26 ²	34	64	53%	0.79	1.50
Homefield Senior Apartments (Phases 1-3)	34	118	152	236	64%	1.30	2.00

¹ Parking count was performed on March 3, 2022 between 2pm and 4pm.

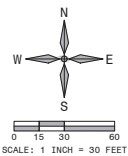
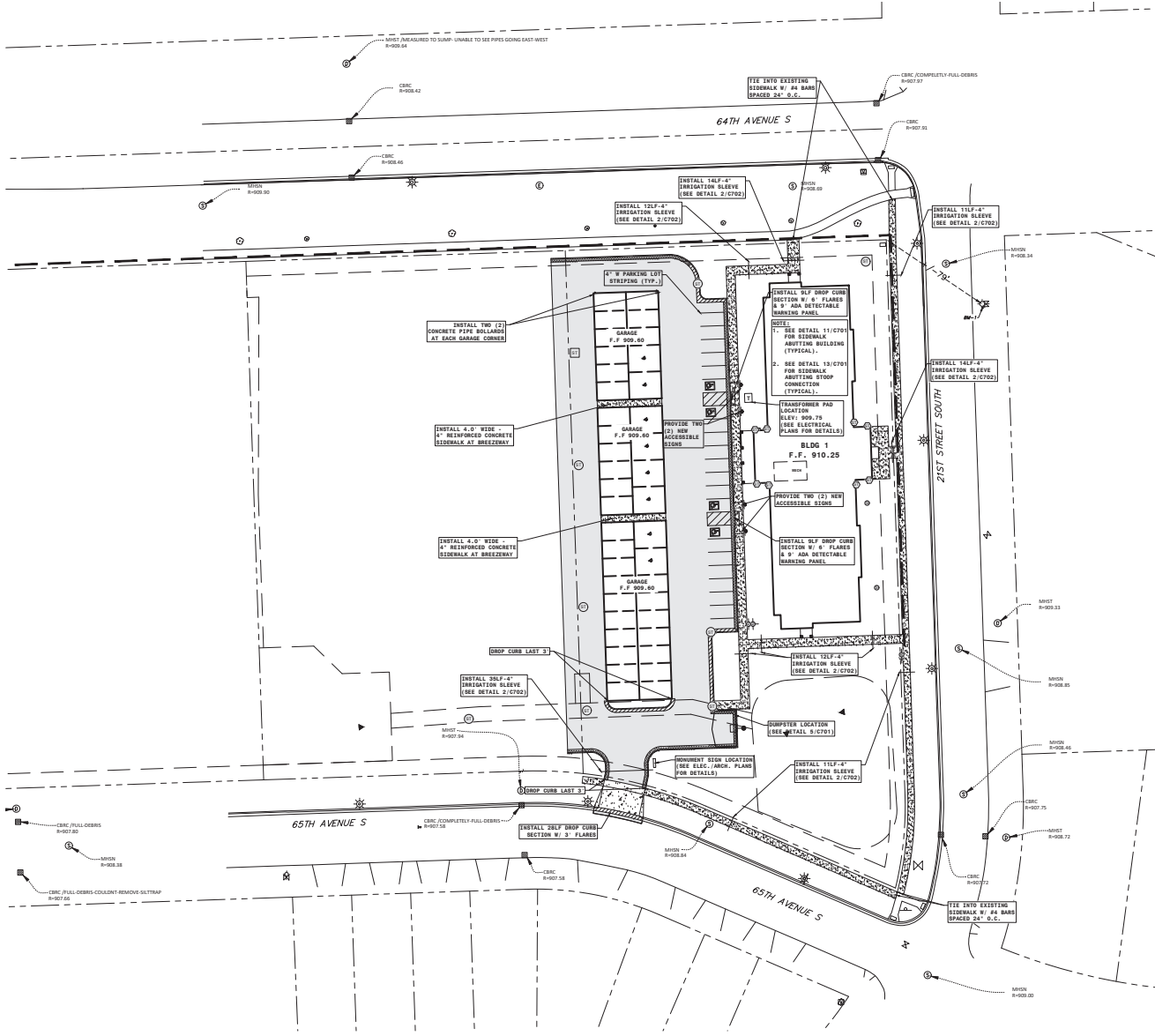
² Sunrise North has two shared garages in which Residents are assigned spaces if they have a vehicle. The rest of the parking spaces are unassigned and available to residents and guests. At the time of the March 2022 count, only 26 of the 43 households had a vehicle and had been assigned parking spaces. For this reason, only 26 spaces are assumed occupied the purpose of calculating the parking utilization.

Parking Utilization - January 2023 Parking Count¹							
<u>Property</u>	<u>Occupied Surface Lot Spaces</u>	<u>Assigned Garage Spaces (Assumed Occupied)</u>	<u>Total Occupied Spaces</u>	<u>Total Parking Spaces</u>	<u>Parking Utilization (%)</u>	<u>Parking Utilization (Spcs/Unit)</u>	<u>Parking Requirement (Spcs/Unit)</u>
North Sky Senior Apartments (Phases 1-3)	16	84	100	186	45%	1.19	2.25
Crossroads Senior Apartments (Phases 1-2)	13	51	64	120	43%	0.79	1.50
Sunrise North Senior Apartments	2	43 ²	45	64	53%	1.05	1.50
Homefield Senior Apartments (Phases 1-3)	Not Available ³	117	Not Available ³	235	Not Available ³	Not Available ³	2.00

¹ Parking count was performed on January 24, 2023 between 2pm and 3pm.

² The number of assigned garage spaces at Sunrise North was not available as of the second parking account. To be as conservative as possible, all 43 spaces are assumed occupied.

³ No January 2023 parking count was available for HomeField Senior Apartments.



SYMBOL LEGEND:

---	EXISTING PROPERTY LINE
- - -	EXISTING EASEMENT LINE
---	EXISTING CONTOUR LINE
---	EXISTING Easement
M	EXISTING GATE VALVE
+	EXISTING FIRE HYDRANT
+	EXISTING STORM INLET
+	EXISTING STORM MANHOLE
+	EXISTING SANITARY MANHOLE
+	EXISTING FIBER VAULT
+	EXISTING ELECTRIC MANHOLE
+	EXISTING LIGHT POLE
+	EXISTING TREE
+	EXISTING SIGN
+	NEW GATE VALVE
+	NEW CURB STOP
+	NEW STORM MANHOLE
+	NEW STORM INLET
+	NEW PVC STORM INLET
+	NEW SANITARY CLEANOUT
+	NEW FLARE END SECTION (F.E.S.)
+	NEW SIGN
+	NEW LIGHTPOLE LOCATION (SEE ELEC. PLANS)
+	NEW 4" REINFORCED CONCRETE SIDEWALK
+	NEW 7" REINFORCED CONCRETE PAVEMENT
+	NEW 5" REINFORCED CONCRETE PAVEMENT
+	NEW 6" ASPHALT PAVEMENT
+	NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER
+	NEW TYPE 2 STANDARD CONCRETE CURB & GUTTER

- PLAN NOTES:**
- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
 - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-790-0555.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
 - IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL 701-241-1425.
 - THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
 - ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
 - A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR COMPACTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: [HTTPS://FARGO.ND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/ROAD-Work-Management/](https://fargo.nd.gov/city-government/departments/engineering/engineering-services/road-work-management/). IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT CITY OF FARGO ENGINEERING DEPARTMENT AT 701-241-1545.
 - EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.
 - IF A STREETLIGHT REQUIRES TEMPORARY OR PERMANENT RELOCATION, CONTACT CITY OF FARGO TRAFFIC ENGINEERING AT 701-241-1545.

BENCHMARKS:

BM-11: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED SOUTHWEST OF THE INTERSECTION BETWEEN 64TH AVENUE SOUTH AND 21ST STREET SOUTH.
 ELEVATION = 911.19 (NAVD88)

CLIENT
BEYOND SHELTER, INC.

PROJECT DESCRIPTION
HARVEST ACRES

CITY FARGO
 STATE NORTH DAKOTA

ISSUE DATES

PRELIMINARY -
 NOT FOR
 CONSTRUCTION

CD 10% REVIEW SUBMITTAL	1/12/2026
MARK RECEPTION	DATE

PROJECT NO: 20245211
 DRAWN BY: AWS
 CHECKED BY: AKE

Comments:
 All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC and MBN are the property of EAPC and MBN. EAPC and MBN shall retain all common law, statutory and other reserved rights, including the copyright therein.

STAMP

DRAWING TITLE
PAVING PLAN

C500

City of Fargo Staff Report			
Title:	Lost Creek First Addition	Date:	4/30/2026
Location:	6685 57 th Street South; 5120 64 th Avenue South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Portion of the Northwest Quarter of Section 9, T138N, R49W of the Fifth Principal Meridian, Cass County, North Dakota.		
Owner(s)/Applicant :	JB Real Estate Investments, LLC; Tones, LLC; City of Fargo / EagleRidge Development	Engineer:	Bolton & Menk
Entitlements Requested:	Major Subdivision (plat of portion of Northwest Quarter of Section 9, T138N, R49W of the Fifth Principal Meridian, Cass County, North Dakota) Zone Change (from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay and P/I, Public and Institutional)		
Status:	Planning Commission Public Hearing: May 5 th , 2026		

Existing	Proposed
Land Use: Undeveloped	Land Use: Undeveloped, Single-Dwelling Residential; Multi-Dwelling Residential; Stormwater Facility, Public Park
Zoning: AG, Agricultural;	Zoning: SR-4, Single Dwelling Residential; SR-5, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential with Conditional Overlay; P/I, Public/Institutional
Uses Allowed: AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, crop production, and certain telecommunications facilities.	Uses Allowed: SR-4, Single Dwelling Residential Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities; SR-5 Single Dwelling Residential Allows detached houses, attached houses and duplexes, daycare centers, parks and open space, religious institutions, safety services and basic utilities. MR-3, Multi-Dwelling allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, and basic utilities, and certain telecommunications facilities with conditional overlay that provides additional development standards P/I, Public 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, major entertainment events, basic utilities, and certain telecommunications facilities.
--	--

Maximum Density Allowed (Residential): AG --1 dwelling unit per 10 acres.	Maximum Density Allowed: SR-4-- 12.1 dwelling units per acre. SR-5 14.5 dwelling units per acre MR-3—24 dwelling units per acre Residential uses are not allowed in the P/I zone.
---	--

Proposal:

PROJECT HISTORY NOTE: A large-scale concept of this project was presented to the Planning Commission at their February 3rd, 2026 meeting as an informational (non-hearing) item. The specific plat and zone change were not discussed. Staff made a presentation and responded to questions from the Commission. The applicant addressed the Commission and responded to questions from the Commission. Neither staff nor the Commission made a recommendation.

ZONING NOTE: This project was advertised as including a zone change from AG, Agricultural to AG, Agricultural. An earlier version of this plat included an AG-zoned lot, but no AG-zoned lots are included in this version of the plat.

- The applicant requests two entitlements:
1. A major subdivision, entitled **Lost Creek First Addition**, plat of a portion of Northwest Quarter of Section 9, T138N, R49W, of the Fifth Principal Meridian, Cass County, North Dakota; and
 2. A zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional

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

- Surrounding Land Uses and Zoning Districts:**
- North: AG; City of Fargo-owned stormwater facility
 - East: AG; City of Fargo-owned stormwater facility and privately owned undeveloped
 - South: AG; undeveloped
 - West: across 57th Avenue South is City of Horace

Context:

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

Neighborhood: The subject property is not located in a named neighborhood.

Parks: There are no Fargo Parks within a half-mile of the subject property. The developer will convey two lots to the Fargo Park District:

Block	Lot	Purpose
4	2	Connect to shared use path in Lot 14, Block 4
4	13	Public park

Pedestrian / Bicycle: See “SHARED USE PATH CONNECTIVITY” below.

Transit/MATBUS: The subject property is not on a MATBUS route.

Staff Analysis:

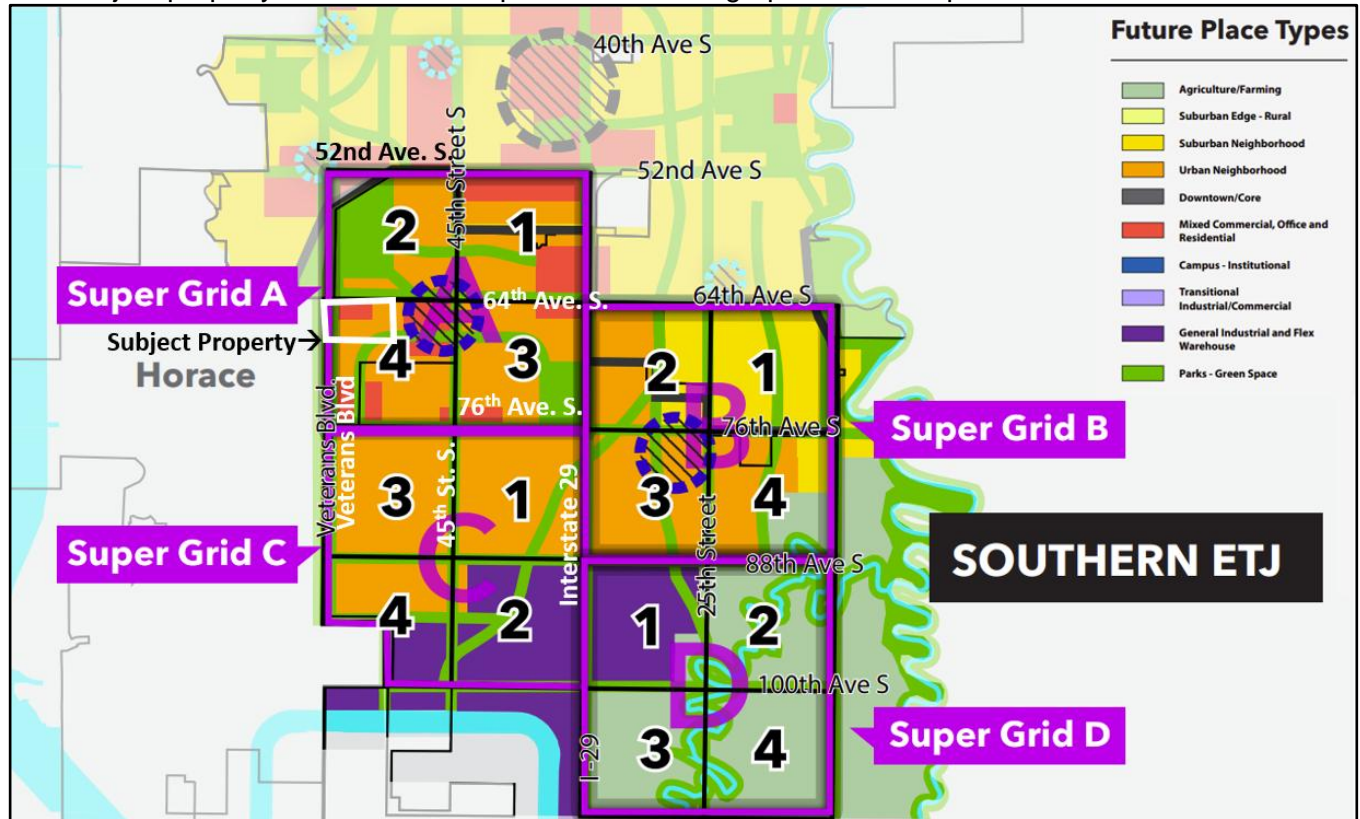
The applicant proposes a 104.84 acre, 193 lot subdivision of a portion of the Northwest Quarter of Section 9, Township 138 North, Range 49 West. This property was annexed into the City in 2006 as part of a larger annexation for the purpose of defining regional growth limits when negotiating with West Fargo. No paved streets or City services were extended to this property at that time.

The subject property is located along the south side of 64th Avenue South and the east side of Veterans Boulevard (formerly known as 57th Street South). Zoning will allow both single-family and multi-family housing types. The applicant’s narrative describing the project is attached.

This development is part of a larger plan to develop the entire west half of Section 9, from 64th Avenue South to 76th Avenue South. The concept master plan is attached for the Commission’s reference; the Commission is not taking action on the master plan.

GROWTH PLAN 2024—DEVELOPMENT GRID

The subject property is in Grid 4 of Super Grid A. The graphic below depicts this location.



NOTE: Though this map is labeled “Southern ETJ,” in the Growth Plan, much of Super Grid A, including the subject property, is already within city limits,

GROWTH PLAN 2024—TIMING OF DEVELOPMENT

The chart below identifies the existing and proposed development in the four Growth Grids of Super Grid A, and the percentage of each Growth Grid that has been developed.

- “Proposed Development” means a development for which the City has reviewed a proposed development plan of subdivision, zoning, and, if necessary, annexation.
- Percentages calculated based on acres developed / total acres in Growth Grid

GROWTH GRID	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT	APPROXIMATE PERCENT DEVELOPED
1	Sports Center; multi-family residential; retail, restaurant, office along and south of 52 nd Avenue South	None at this time	50
2	"Lake Fargo" stormwater facility	None at this time	20 (stormwater facility only-no residential or commercial)
3	North Dakota State College of Science; Capstone Academy	Covey Ranch Third Addition--- single-family, multi-family, and commercial development	10
4	None	Lost Creek First Addition	0

Only Growth Grid 1 in Super Grid A has achieved even 50 percent development. This development, which is proposed in Growth Grid 4, is on the opposite side of Super Grid A from the development in Growth Grid 1, and is not contiguous with Growth Grid 1. Thus, this development is considered premature based on the Growth Grid process of preferred geographic sequencing for orderly growth described in the Growth Plan (pages 78-80).

GROWTH PLAN 2024—FUTURE PLACE TYPE

Fargo Growth Plan 2024 designates the future place type of the area of the proposed development as "Urban Neighborhood" and "Mixed Commercial, Office, and Residential." Primary and secondary uses within these place types are shown in the excerpt from the Growth Plan below:

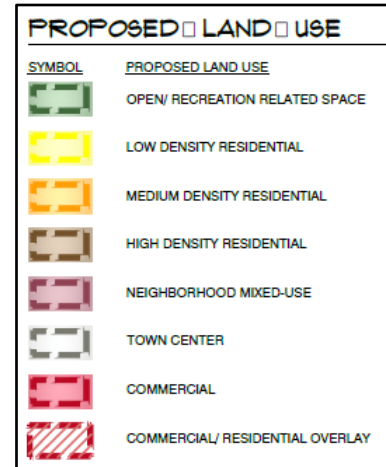
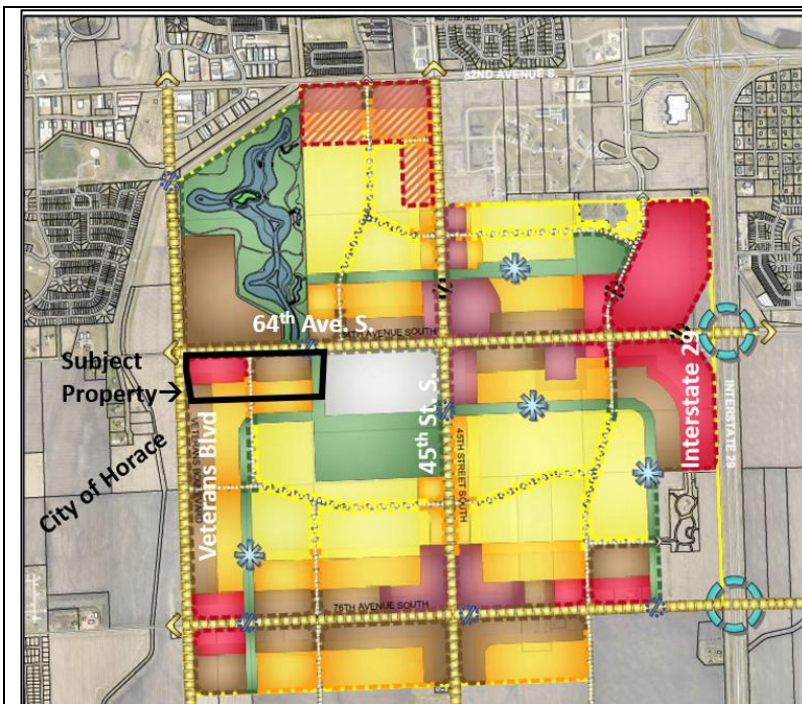
	PRIMARY USES	SECONDARY USES
Urban Neighborhood	Small lot single-family detached housing, duplex	Triplex, quadplex, townhomes (with limited massing up to ten units per building), pockets of multi-family structures, places of worship, schools, daycare centers, home offices, neighborhood-scale retail and services
Mixed Commercial, Office, and Residential	Commercial/retail, distribution, warehousing, wholesaling, offices, flex buildings	Flex Warehouse, Multi-family residential

The proposed zoning and development for this development are generally consistent with these place type designations.

SOUTHWEST METRO REGIONAL STORM WATER POND LAND USE AMENDMENT

The subject property is included in the Southwest Metro Regional Storm Water Pond Land Use Amendment (2021). That plan designates the proposed land uses on the subject property as Open Recreation Related Space, Medium Density Residential, High Density Residential, and Commercial.

(continued on next page)



The proposed zoning and land uses for this development are generally consistent with these place type designations.

SUBDIVISION AND ZONE CHANGE

The subdivision covers 104.84 acres and will create 193 lots, to be zoned as shown in the chart below.

BLOCK	LOTS	ZONING	LAND USE	COMMENT
1	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
2	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
2	2-11	SR-4	Single-Dwelling Residential (detached)	
3	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
3	2-13	SR-4	Single-Dwelling Residential (detached)	
4	1	MR-3	Multi-Dwelling Residential	With Conditional Overlay
4	2	P/I	Public Park	Developer to convey to Fargo Park District
4	3-12	SR-4	Single-Dwelling Residential (detached)	
4	13	P/I	Public Park	Developer to convey to Fargo Park District
4	14	P/I	Stormwater facility	This lot is owned by City of Fargo
5	1-18	SR-4	Single-Dwelling Residential (detached)	
6	1-20	SR-4	Single-Dwelling Residential (detached)	
7	1-5 and 7-31	SR-4	Single-Dwelling Residential (detached)	
7	6	P/I	Park/Shared Use Path Connection	
8	1-5 and 7-30	SR-4	Single-Dwelling Residential (detached)	
8	6	P/I	Park/Shared Use Path Connection	

9	1-26	SR-4	Single-Dwelling Residential (detached)	
10	1-26	SR-4	Single-Dwelling Residential (detached)	
11	1-3	SR-5	Single-Dwelling Residential	May be attached townhomes

SR-4 Zoned Lots The 181 SR-4 zoned lots range in size from 6,000 square feet to over 27,000 square feet. Most lots are in the 6,200 to 8,500 square foot range. Lot widths range from 48 to over 80 feet, with most widths in the 50-70 foot range. All SR-4 zoned lots meet the minimum required lot area of the SR-4 zone of 3,600 square feet and minimum lot width of 34 feet. The developer intends these lots for detached single dwelling residences.

SR-5 Zoned Lots The lot size and maximum number of units for the three SR-5 zoned lots are shown in the chart below. A maximum of 36 units could be developed. Residences may be attached townhomes.

BLOCK	LOT	AREA (Acres)	SR-5 MAX DENSITY	MAXIMUM UNITS
11	1	1.01	14.5 dwelling units per acre	14
11	2	0.85	14.5 dwelling units per acre	12
11	3	0.74	14.5 dwelling units per acre	10

MR-3 Zoned Lots and Conditional Overlay The lot size and maximum number of units for the four MR-3 zoned lot are shown in the chart below. A maximum of 482 units could be developed. . These lots are intended for multi-dwelling development

BLOCK	LOT	AREA (Acres)	MR-3 MAX DENSITY	MAXIMUM UNITS
1	1	6.79	24 dwelling units per acre	162
2	1	3.92	24 dwelling units per acre	94
3	1	3.82	24 dwelling units per acre	91
4	1	5.63	24 dwelling units per acre	135

The conditional overlay (C-O) on the MR-3 zoned lot provides development standards consistent with other recently-adopted conditional overlays for MR-3 zoned properties. A copy of the draft C-O is attached.

P/I Zoned Lots. The five P/I zoned lots are intended for a public park and stormwater detention facility, These lots will be owned by government entities, as noted in chart above.

ACCESS: The lots will be accessed by way of dedicated public streets. Necessary rights of way will be dedicated with the plat, as shown in the chart below.

STREET	CLASSIFICATION	COMMENT
51 st Street South	Local	
52 nd Street South	Local	
53 rd Street South	Local	
Lost Creek Boulevard South	Collector	
55 th Street South	Local	
55 th Street South	Local	
56 th Street South	Local	
Veterans Boulevard South	Arterial	100-foot right of way dedication depicted on the subdivision plat. This street was formerly identified as 57 th Street South.
64 th Avenue South	Arterial	100-foot right of way dedication depicted on the subdivision plat
65 th Avenue South	Local	
66 th Avenue South	Local	
68 th Avenue South	Local	

NEGATIVE ACCESS EASEMENTS: The negative access easements (NAE's) depicted on the plat are intended to manage access to lots from arterial streets and from access to lot being too close to an intersection with an arterial street. These NAE's reinforce the City's access spacing regulations.

SHARED USE PATH CONNECTIVITY: Three shared use path routes are part of this development:

- A 10-foot wide off-road shared use path will be installed along the 64th Avenue South and Veterans Boulevard rights of way, as is the City's practice along arterial streets.
- A shared use path is planned for Lot 14, Block 4 adjacent to the drainage channel. A connection to this path from 51st Street South will be by way of a 60-foot wide access, Lot 2, Block 4, which will be owned and maintained by the Park District. (Lot 14, Block 4 is owned by the City).
- A shared use path along 66th Avenue South, crossing Blocks 7 and 8 by way of easements, will connect the west side of the subdivision to the path along the drainage channel.

Future phases of this development are intended to include additional shared use path connections.

EXTENSION OF 64th AVENUE SOUTH AND CITY UTILITIES: 64th Avenue South as a paved street, and the City water and sewer lines within that street right of way, currently terminate at 45th Street South, which is one-half mile east of the development.

In order to service the development, 64th Avenue will have to be extended through that half-mile of undeveloped area. The north side of this undeveloped half-mile is not annexed into the City.

Cass Rural Water has a water line in Veterans Boulevard; a City water line would need to be extended along 64th Avenue South to the subject property to create a water line loop.

A sanitary sewer line would also need to be extended along 64th Avenue South to the development. An easement for a sanitary sewer lift station is provided in Lot 1, Block 4. The project master plan is the basis for an overall sanitary sewer master plan.

Storm sewer is provided to the subject property as part of the Southwest Metro Regional Storm Water Pond

TIMING INFRASTRUCTURE INSTALLATION: Infrastructure cannot be installed in 64th Avenue and Veterans Boulevard until 2027, at the earliest. Currently there are no definitive timelines for improving either 64th Avenue South or Veterans Boulevard. Infrastructure can be installed in the subdivision concurrently or after 64th Avenue and Veterans Boulevard construction.

SIDEWALK AND BOULEVARD MAINTENANCE: Sidewalk and boulevard maintenance along arterial streets will be the responsibility of the adjacent property owners, not the City of Fargo.

RELATIONSHIP WITH CITY OF HORACE REGARDING VETERANS BOULEVARD: The City of Fargo and City of Horace are currently negotiating a memorandum of understanding regarding the construction, maintenance, and operation of Veterans Boulevard (previously identified as 57th Street South). To become effective, this MOU will need to be approved by both the Fargo City Commission and the Horace City Council. Staff recommends that the Lost Creek First Addition not go forward to the City Commission for final hearing until the memorandum of understanding (MOU) between Fargo and Horace regarding Veterans Boulevard has been approved by the governing bodies of both cities.

RESIDENTIAL CONSTRUCTION: Infrastructure must be in place prior to residential construction. The City does not grant early building permits for residential construction. Home construction could start after the substantial completion of the neighborhood infrastructure, which could be as soon as late fall 2027. Residences will not be completed until 2028

(continued on next page)

CONSIDERATIONS REGARDING SERVICING THIS AREA

The subject property was annexed into the City in 2006 as part of a larger annexation along the western boundary of Fargo's extra-territorial jurisdiction, and this area has since been in the city limits though somewhat remote from the main area of Fargo. No City utilities or paved streets were provided to this area at the time of annexation, and no development was undertaken. This is a different process from what the City generally does today, which is to annex property only when it is contiguous to the City; where City utilities and paved roads can be extended into the annexed area from existing utility lines and roads; and when the property to be annexed is ready to develop and development has been proposed.

As a result of this premature annexation, some services cannot be provided at this time to the area of the subject property, as noted below:

PLOWING SNOW ON PUBLIC STREETS: At this time, the Public Works department is not staffed or funded to expand their area of responsibility for plowing snow while still meeting a 24-hour time frame for snow removal response. This time frame is an adopted protocol based on City Commission expectations. Additional allocations of staff and funding for the Public Works Department are not currently planned. The public works budget items will be discussed as the project proceeds through the platting and city budgeting process. Staff recommends that if the City Commission should decide to approve this project, a budget adjustment to provide Public Works with the necessary resources to handle this development should be approved along with the project.

POLICE RESPONSE: At this time, the police department's ratio of officers per thousand population is 1.4. The police department is targeting a ratio of 1.6 officer per thousand population. The Police Department does not believe the Department can catch up until expansion is slowed or sufficient budgetary funding is provided. Additional allocations of staff and funding to improve the officers-per-thousand-residents ratio, or to build a police substation on the south side are not currently planned.

CAPACITY OF WEST FARGO PUBLIC SCHOOLS: The subject property is within the West Fargo Public School District. The district's administration stated to Planning staff that the area of the subject property has not yet been included in their analysis of future student population, so capacity to accommodate a large number of students at all grade levels in this area is not yet built into the school district's population modeling and facility master plans. The school district reminded the city staff that part of the High School feeder system that this school would be located in includes a proposed school in Horace city limits. Recently the bond required to approve that school failed to receive a supportive public ballot vote. A letter from the district's administration with more detailed comments is attached.

SOUTHERN VALLEY FIRE DISTRICT LAWSUIT: There is a pending lawsuit against the City of Fargo from Southern Valley Fire District. The outcome of this lawsuit could impact whether the properties within the area of this lawsuit, including the this development, will be served by Fargo Fire or Southern Valley Fire. Property taxes and response times could be affected.

FINDINGS:

Zone Change:

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

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

The property is currently zoned AG, Agricultural. The proposed zoning of SR-4, SR-5, and MR-3 with conditional overlay will allow the proposed single-family and multi-family development. The conditional overlay for the MR-3 zoned properties will provide building and site design standards. The proposed P/I zoning will accommodate the proposed public park and trail connection lots as well as the City of Fargo owned lot for the drainage course. The P/I zoned lots will be owned by government entities. The proposed zoning aligns with the area plan and growth plan related to future land use designations.

(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 and at this time are unable to provide the necessary public services, facilities, and programs to serve the development. Specifically, the City's Public Works and Police Departments cannot provide the required level of service at this time or in the foreseeable future to this area, and public school capacity for students who would live in this area has not yet been established by West Fargo Public School. Developing that capacity will take some time and more information about the future related public agency budgets status as related to general fund growth limitations will need to be explored during the remainder of 2026. Additionally, response time for fire protection faces an uncertain future based on the pending lawsuit noted above.

Staff has spent much attention on future budgeting needs as it relates to budget growth limitations due to rising costs of construction and maintenance. Staffing growth and resources has remained the same or been reduced over recent years without the increase to serve and build to accommodate growth. The 2024 Growth Plan lays out the Future Place Types, Growth Centers and Growth Grid, and the supporting guidance for financial resource analysis specifically in pages 112-121 of the plan. In staff's perspective there are too many uncertainties to future revenues. Staff recognizes the developer's needs and the housing market and supply challenges our region faces. But that at this time the future remains too uncertain as the city explores new development tools and forecasts constraints.

While there is already considerable investment in the area with regional stormwater improvements, there are other resource development and investments not yet accumulated to assemble for deployment in this area.

(Criteria NOT 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 to suggest that this zoning change would adversely affect the condition or value of the property in the vicinity. Based on typical development patterns, the surrounding value would increase in condition and value and spur more development. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received no comments or inquiries about the project. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

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

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." The proposed development is considered premature based on the Growth Grid process of preferred geographic sequencing for orderly growth described in the Growth Plan. The proposed development is not consistent with the City's policies concerning providing adequate street maintenance, police protection, and public school capacity to any new subdivision. Additionally, response time for fire protection faces an uncertain future based on the pending lawsuit noted above. The inability to provide these services may negatively affect the public's health, safety, and welfare. Focusing resources on these proposed growth patterns will detract resources or growth needed in existing already-developed areas of the city. **(Criteria NOT satisfied)**

Subdivision

The LDC stipulates that the following criteria are 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 proposed development is not consistent with the Growth Plan as the development is considered premature based on the Growth Grid process of preferred geographic sequencing for orderly growth described in the Growth Plan. As noted in the Zone Change findings above, changing this property from the current zoning of AG, Agricultural to zones which would allow entitlements and development is not supported at this time. 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 citizen comments or inquiries about the project. **(Criteria NOT Satisfied)**

2. Section 20-0907.B.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 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. However, as noted in the Zone Change findings above, changing this property from the current zoning of AG, Agricultural to zones which would allow development and require deployment of resources that are not yet acquired is not supported. **(Criteria NOT 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.

Any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. A corresponding Capital Improvement Plan (CIP) and budget adjustment for Public Works would be needed to support this development to the standards that are required. The development of the agreement with the City of Horace and confidence with the West Fargo School District would need to be confirmed.

During this plat development and coordination with the developer with the development layout, there were scenarios and schematics explored. Staff is seeing a minimization of amenities and neighborhood scale improvements that can be financially supported either publicly or privately. This shows up through boulevard improvements for double fronted lots, small parks and open spaces for the multi-family and access to the parks/trails, and other defining factors for open space. The developer and staff have done a good job balancing the regulations against the layout preferences to develop and create a neighborhood that will be a positive addition to the city. Many of these details are affirmed in the amenities plan, Conditional-Overlay zoning, developers agreement and private covenants.

City staff has developed an amenities plan to define certain aspects of the development, including stormwater, utility connections, and access. This amenities plan will be reviewed and signed by the applicant and reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final City Commission hearing for this subdivision, definitions and details are still being developed. If approval is proposed by the Planning Commission, staff would seek conditional approval based on these documents being finalized. A draft amenities plan, which staff and the applicant are reviewing, is attached. **(Criteria NOT Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend **denial** to the City Commission of the proposed: 1) zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional; and 2) plat of **Lost Creek First Addition**, as outlined in the staff report; as the proposal **does not** comply with Fargo Growth Plan 2024, Sections 20-0906.F (1-4) and 20-0907 of the Land Development Code."

Planning Commission Recommendation: May 5th, 2026

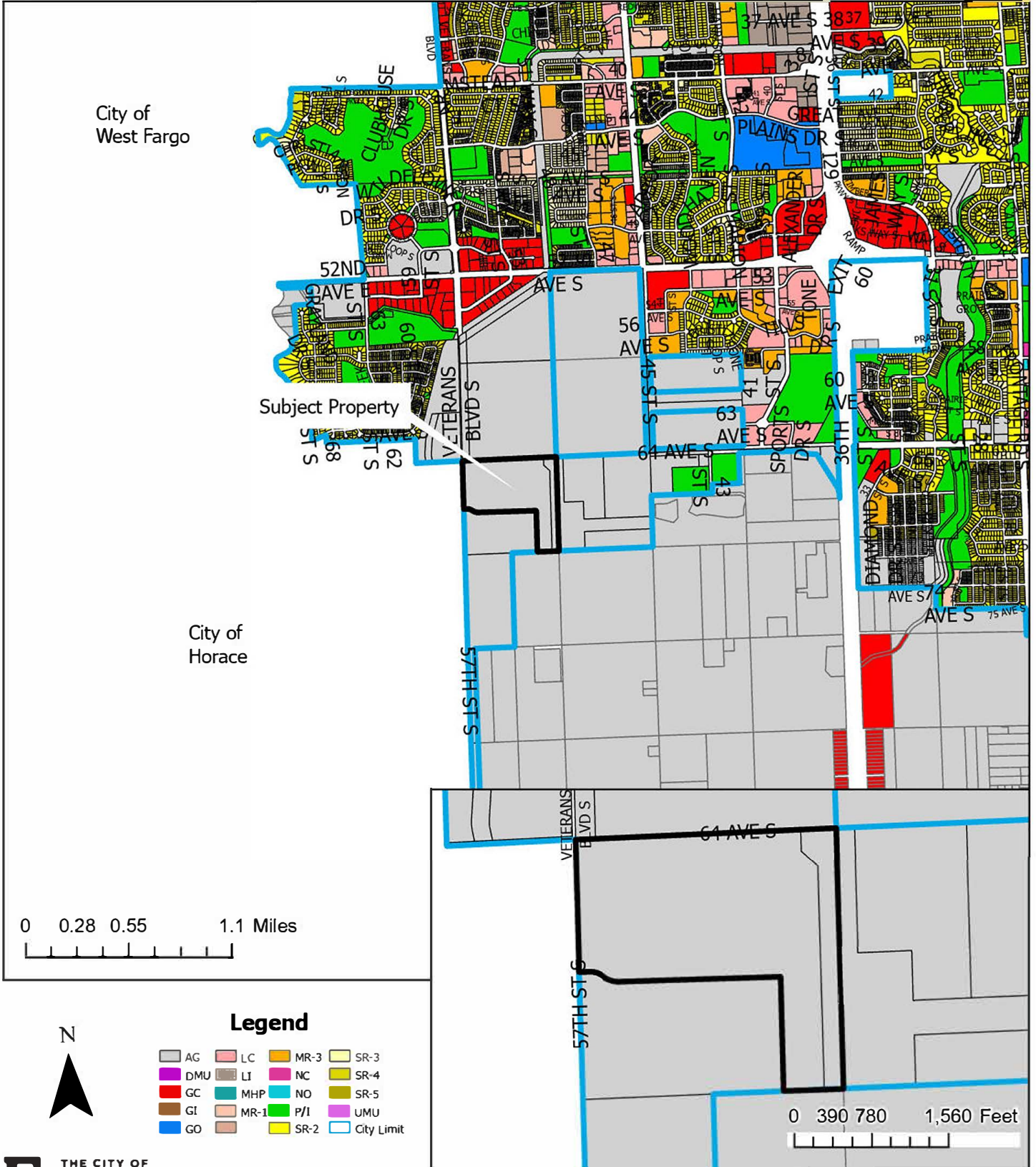
Attachments:

1. Zoning Map
2. Location Map
3. Zoning Exhibit (provided by applicant)
4. Draft Conditional Overlay
5. Preliminary Plat
6. Project narrative
7. Master plan (for reference only)
8. Draft amenities plan
9. Letter from West Fargo Public School's administration

Major Subdivision & Zone Change from AG, Agricultural to SR-4, Single-Dwelling, Residential, SR-5 Single-Dwelling Residential, MR-3 Multi-Dwelling Residential with a C-O, Conditional Overlay; and P/I, Public/Institutional

Lost Creek First Addition

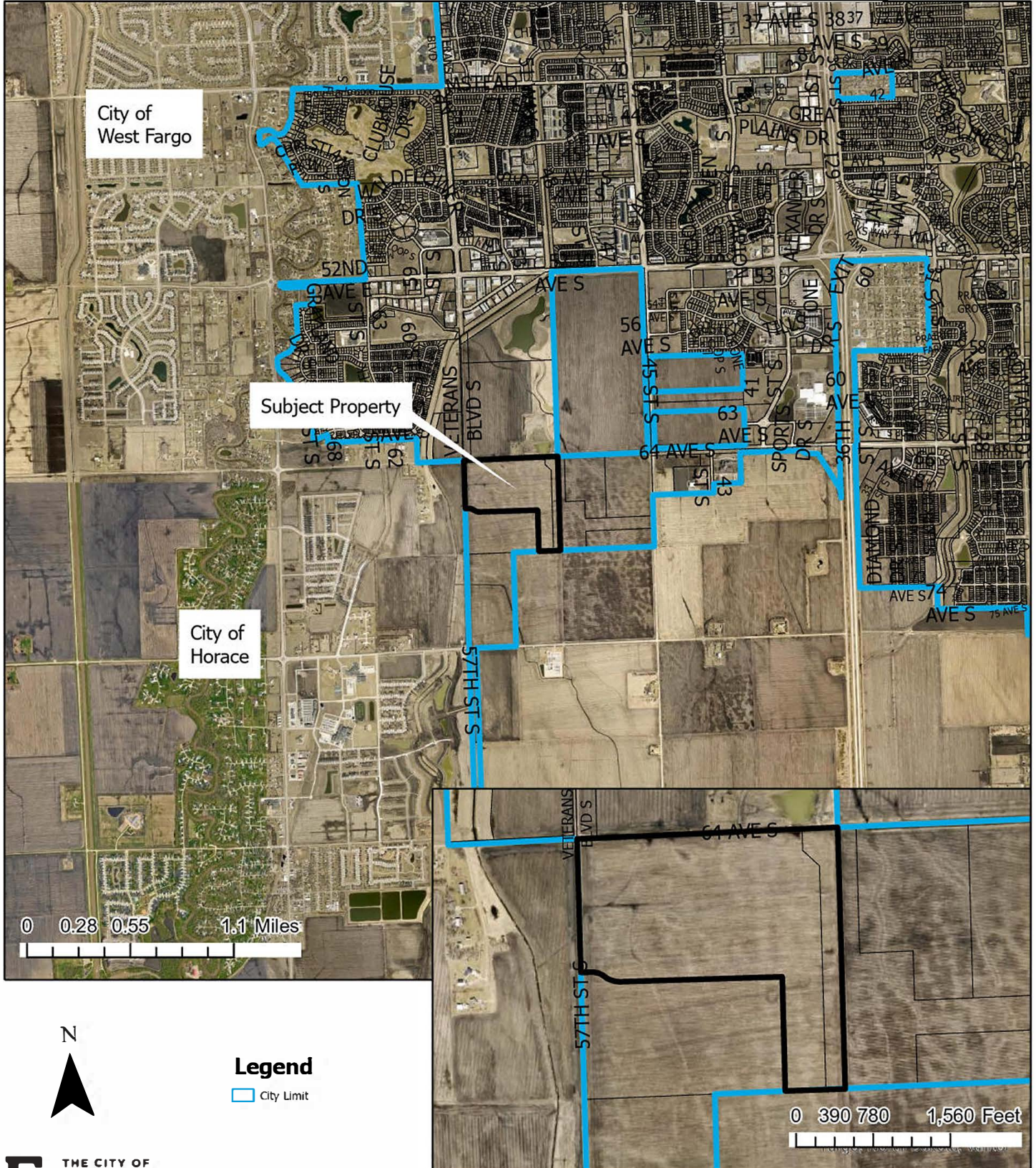
6685 Veterans Boulevard South & 5120 64th Avenue South



Major Subdivision & Zone Change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5 Single-Dwelling Residential, MR-3 Multi-Dwelling Residential with a C-O, Conditional Overlay; and P/I, Public/Institutional

Lost Creek First Addition

6685 Veterans Boulevard South & 5120 64th Avenue South



Lost Creek

An EagleRidge Community



EAGLERIDGE
DEVELOPMENT



LEGEND

- SR-4
- SR-5
- MR-3
- P/I

LOST CREEK FIRST ADDITION
DRAFT CONDITIONAL OVERLAY FOR MR-3
APRIL 30, 2026

A. Residential Developments

1. Building Form and Style.

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

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

1.3. The cumulative total building footprint for all accessory buildings shall be a maximum of 40 percent of the primary building coverage.

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

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

2. Site Design

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

2.2. Separate vehicular and pedestrian circulation systems shall be provided. Adjacent properties may share pedestrian circulation systems that connect to public sidewalks with Zoning Administrator approval. An on-site system of pedestrian walkways shall be provided between building entrances and the following:

2.1.1. Parking lots;

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

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

3. Prohibited Uses. The following uses are prohibited:

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

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

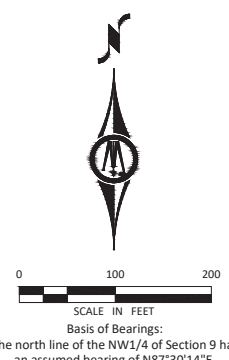
LOST CREEK FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION

NE CORNER OF THE NW1/4 SECTION 9-138-49 DOC. NO. C104088

preliminary

POINT OF BEGINNING
NW CORNER OF THE NW1/4 SECTION 9-138-49 DOC. NO. C104088



- LEGEND**
- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
 - 5/8" DIAMETER REBAR FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - QUARTER SECTION LINE
 - - - EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD83 DATED 2017
 - ▨ AREA NOT WITHIN SPECIAL FLOOD HAZARD AREA (ZONE X)
 - ▨ 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."

- NOTES**
- THE SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 3801C0767H, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2026.
- BASE FLOOD ELEVATION: 905.7
- Public utility easements are shown thus:
- LOT
- STREET
- AVENUE
- Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

BENCHMARK

"FMM05" (ALUMINUM ROD INSIDE SLEEVE) 720" NORTH OF INTERSECTION OF CO. RD 17 AND 760TH AVE. S., ELEVATION= 908.75 (NAVD 88 DATUM)

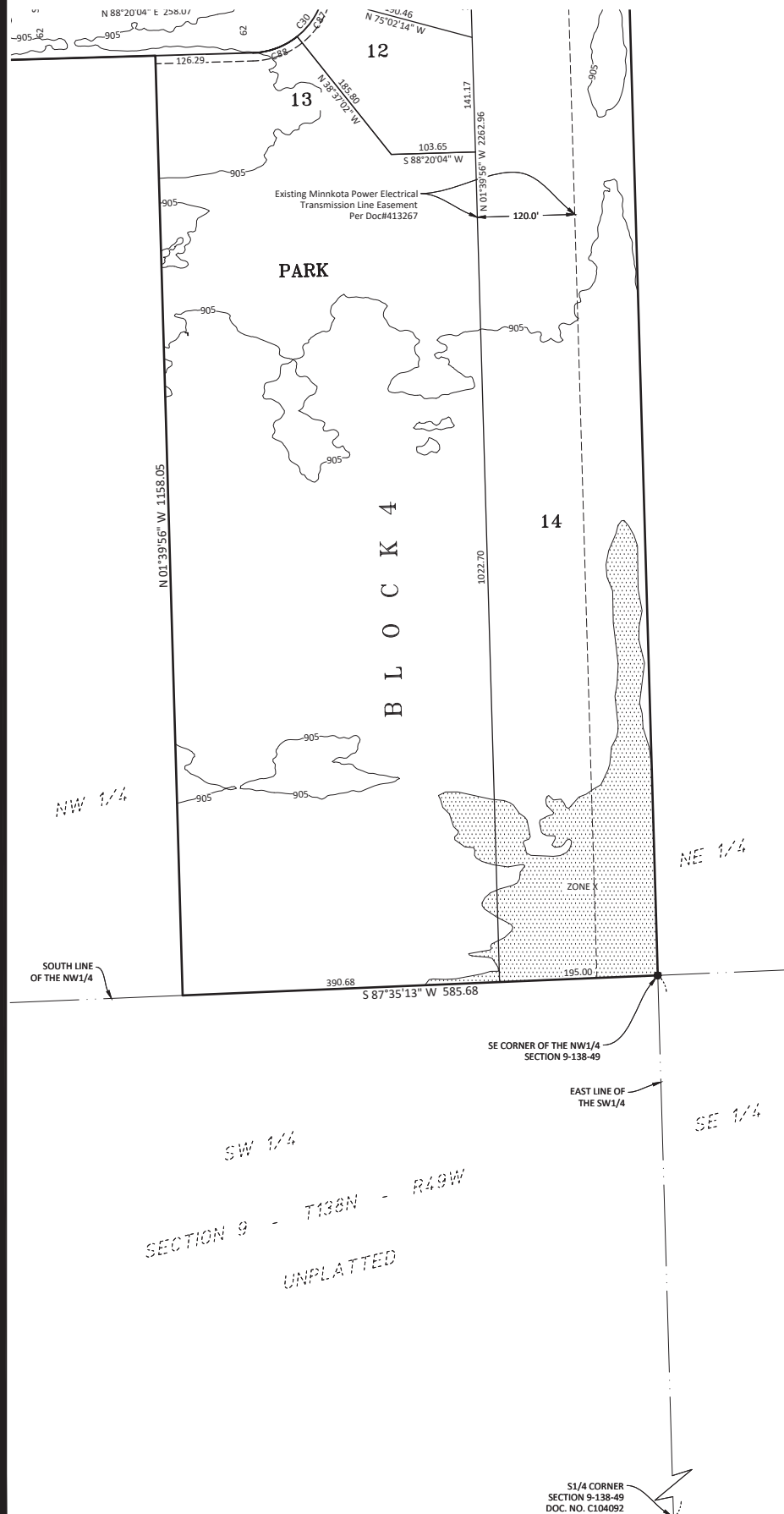
- DOCUMENTS OF RECORD**
1. Permanent Drainage Easement to City of Fargo, Southeast Cass Water Resource Board and the State of North Dakota, recorded as Document No. 599750.
 2. Easement Release Agreement recorded as Document No. 1195415.
 3. Partial Release of Easement, recorded as Document No. 1354392.

SW CORNER OF THE NW1/4 SECTION 9-138-49 DOC. NO. C104088



LOST CREEK FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION



BLOCK 1	
LOT #	SQ. FT.
1	295788

BLOCK 2	
LOT #	SQ. FT.
1	170969
2	7150
3	7150
4	7150
5	7150
6	7150
7	7150
8	7150
9	7150
10	7150
11	7571

BLOCK 3	
LOT #	SQ. FT.
1	166549
2	7420
3	6539
4	6500
5	6500
6	6500
7	6500
8	6300
9	6300
10	6300
11	6300
12	6300
13	6300

BLOCK 4	
LOT #	SQ. FT.
1	245406
2	537429
3	9101
4	9140
5	9927
6	9843
7	10375
8	10908
9	11440
10	11973
11	15013
12	27919
13	431933
14	529088

BLOCK 5	
LOT #	SQ. FT.
1	10660
2	9104
3	9383
4	9645
5	9865
6	10085
7	10309
8	10404
9	11143
10	10680
11	10335
12	10300
13	10085
14	9865
15	9545
16	8863
17	9175
18	10467

BLOCK 6	
LOT #	SQ. FT.
1	9100.0
2	8281
3	8246
4	8263
5	8267
6	8272
7	8277
8	8328
9	8318
10	8548
11	8612
12	8319
13	8252
14	8277
15	8272
16	8267
17	8263
18	8290
19	8347
20	9100

BLOCK 7	
LOT #	SQ. FT.
1	8186
2	7800
3	7150
4	7150
5	7150
6	15600
7	7379
8	7852
9	7714
10	7737
11	7777
12	7816
13	7855
14	7940
15	7976
16	8863
17	8817
18	7881
19	7857
20	7855
21	7816
22	7777
23	7737
24	7767
25	7767
26	8379
27	7150
28	7150
29	7150
30	7800
31	8231

BLOCK 8	
LOT #	SQ. FT.
1	8008
2	7150
3	7150
4	7150
5	7150
6	22750
7	8379
8	8923
9	8019
10	8026
11	7987
12	7947
13	7908
14	7937
15	7955
16	6213
17	8840
18	7902
19	7855
20	7908
21	7947
22	7957
23	8026
24	8078
25	7997
26	8379
27	7150
28	7150
29	7150
30	8440

BLOCK 9	
LOT #	SQ. FT.
1	6600
2	6600
3	6555
4	6535
5	6489
6	6439
7	6389
8	6339
9	6289
10	6249
11	6277
12	6250
13	6000
14	6000
15	6250
16	6213
17	6235
18	6289
19	6339
20	6389
21	6439
22	6489
23	6543
24	6618
25	6600
26	6600

BLOCK 10	
LOT #	SQ. FT.
1	6250
2	6250
3	6222
4	6248
5	6246
6	6243
7	6240
8	6237
9	6235
10	6233
11	6277
12	6250
13	6000
14	6000
15	6250
16	6213
17	6230
18	6235
19	6237
20	6240
21	6243
22	6246
23	6250
24	6285
25	6250
26	6250

BLOCK 11	
LOT #	SQ. FT.
1	44159
2	37169
3	32286

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S2°15'55"W	50.12'
L2	S7°21'33"W	50.63'
L3	S7°19'46"W	50.62'
L4	S2°22'21"W	50.12'
L5	N2°22'24"E	50.12'
L6	N8°08'38"E	50.74'
L7	N8°22'36"E	50.78'
L8	N2°20'40"E	50.12'
L9	N0°40'23"E	61.05'
L10	N8°48'43"E	62.03'
L11	N7°46'44"E	61.84'
L12	N0°29'08"W	61.01'
L13	N8°04'35"E	61.89'
L14	N8°13'20"E	61.92'
L15	N0°56'58"E	61.06'
L16	N0°04'21"W	64.02'
L17	N8°36'31"E	65.04'
L18	N7°58'10"E	64.92'
L19	N0°25'46"E	64.04'
L20	S1°39'56"E	76.00'
L21	N2°53'24"E	70.22'
L22	N6°57'26"E	70.80'
L24	N0°05'29"E	70.03'
L25	N1°39'56"W	82.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	47.13	300.00	9°00'06"	47.08	N2°50'07"E
C2	56.87	362.00	9°00'06"	56.81	N2°50'07"E
C3	56.87	362.00	9°00'06"	56.81	S2°50'07"W
C4	47.13	300.00	9°00'06"	47.08	S2°50'07"W
C5	57.69	362.00	9°07'51"	57.63	S2°54'00"W
C6	47.81	300.00	9°07'51"	47.76	S2°54'00"W
C7	47.81	300.00	9°07'51"	47.76	N2°54'00"E
C8	57.69	362.00	9°07'51"	57.63	N2°54'00"E
C9	59.42	300.00	11°20'56"	59.33	N4°00'32"E
C10	71.70	362.00	11°20'56"	71.59	S4°00'32"W
C11	59.42	300.00	11°20'56"	59.33	S4°00'32"W
C12	71.70	362.00	11°20'56"	71.59	N4°00'32"E
C13	143.18	92.00	89°10'10"	129.16	S42°55'09"W
C14	46.69	30.00	89°10'10"	42.12	S42°55'09"W
C15	47.56	30.00	90°49'50"	42.73	N47°04'51"W
C16	145.85	92.00	90°49'50"	131.05	N47°04'51"W
C17	59.42	300.00	11°20'56"	59.33	N4°00'32"E
C18	71.70	362.00	11°20'56"	71.59	N4°00'32"E
C19	71.70	362.00	11°20'56"	71.59	S4°00'32"W
C20	59.42	300.00	11°20'56"	59.33	S4°00'32"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C21	70.92	362.00	11°13'31"	70.81	S3°56'50"W
C22	58.78	300.00	11°13'31"	58.68	S3°56'50"W
C23	58.78	300.00	11°13'31"	58.68	N3°56'50"E
C24	70.92	362.00	11°13'31"	70.81	N3°56'50"E
C25	47.12	30.00	90°00'00"	42.43	N46°39'56"W
C26	157.08	100.00	90°00'00"	141.42	N46°39'56"W
C27	43.30	400.00	6°12'07"	43.28	N1°26'08"E
C28	50.01	462.00	6°12'07"	49.98	N1°26'08"E
C29	43.88	30.00	83°47'53"	40.07	N46°26'08"E
C30	134.55	92.00	83°47'53"	122.88	N46°26'08"E
C31	65.46	300.00	12°30'09"	65.33	N4°35'08"E
C32	82.92	380.00	12°30'09"	82.76	N4°35'08"E
C33	82.92	380.00	12°30'09"	82.76	S4°35'08"W
C34	65.46	300.00	12°30'09"	65.33	S4°35'08"W
C35	50.16	362.00	7°56'21"	50.12	N2°18'14"E
C36	6.71	362.00	1°03'45"	6.71	N6°48'17"E
C37	48.14	362.00	7°37'11"	48.11	S2°08'39"W
C38	9.55	362.00	1°30'41"	9.55	S6°42'35"W
C39	2.59	300.00	0°29'40"	2.59	N7°13'05"E
C40	45.22	300.00	8°38'11"	45.18	N2°39'10"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C41	45.17	362.00	7°08'55"	45.14	N1°54'32"E
C42	12.52	362.00	1°58'56"	12.52	N6°28'27"E
C43	48.14	362.00	7°37'11"	48.11	S2°08'39"W
C44	23.56	362.00	3°43'45"	23.56	S7°49'07"W
C45	9.19	300.00	1°45'17"	9.19	N8°48'21"E
C46	50.23	300.00	9°35'39"	50.18	N3°07'53"E
C47	5.02	105.09	2°44'20"	5.02	S0°06'04"E
C48	60.37	92.00	37°35'40"	59.29	S20°15'37"W
C49	77.79	92.00	48°26'47"	75.49	S63°16'51"W
C50	53.19	362.00	8°25'08"	53.14	N2°32'38"E
C51	18.51	362.00	2°55'48"	18.51	N8°13'06"E
C52	30.38	300.00	5°48'06"	30.36	S6°46'57"W
C53	29.05	300.00	5°32'50"	29.03	S1°06'29"W
C54	29.03	380.00	4°22'37"	29.02	S0°31'22"W
C55	53.89	380.00	8°07'32"	53.85	S6°46'27"W
C56	29.05	300.00	5°32'50"	29.03	S1°06'29"W
C57	36.42	300.00	6°57'19"	36.40	S7°21'34"W
C58	39.98	300.00	7°38'09"	39.95	N7°01'09"E
C59	25.48	300.00	4°52'00"	25.47	N0°46'04"E
C60	57.45	380.00	8°39'44"	57.39	N6°30'21"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C61	25.47	380.00	3°50'25"	25.47	N0°15'17"E
C62	54.26	92.00	33°47'25"	53.47	N75°36'04"W
C63	63.98	92.00	39°50'54"	62.70	N88°46'54"W
C64	27.61	92.00	17°11'31"	27.50	N10°15'42"W
C65	53.28	300.00	10°10'32"	53.21	N3°25'20"E
C66	6.14	300.00	1°10'23"	6.14	N9°05'48"E
C67	34.05	362.00	5°23'22"	34.04	N1°01'45"E
C68	37.65	362.00	5°57'34"	37.64	N6°42'13"E
C69	42.67	362.00	6°45'14"	42.65	S6°18'23"W
C70	29.03	362.00	4°35'42"	29.02	S0°37'55"W
C71	30.05	300.00	5°44'21"	30.04	S1°12'15"W
C72	29.37	300.00	5°36'35"	29.36	S6°52'42"W
C73	30.03	362.00	4°45'13"	30.03	S0°42'41"W
C74	40.89	362.00	6°28'18"	40.87	S6°19'26"W
C75	46.18	300.00	8°49'13"	46.14	S2°44'40"W
C76	12.59	300.00	2°24'19"	12.59	S8°21'26"W
C77	55.81	362.00	8°50'03"	55.76	N2°45'05"E
C78	15.11	362.00	2°23'29"	15.11	N8°21'51"E
C79	1.71	333.46	0°17'37"	1.71	S1°39'56"E
C80	41.59	404.35	5°53'35"	41.57	N1°33'46"E

LOST CREEK FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Tones, LLC, a North Dakota limited liability company, JB Real Estate Investments, LLC, a North Dakota limited liability company, The City of Fargo, and Bank Forward, as Mortgage, being owners of a parcel of land located in that part of the Northwest Quarter of Section 9, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 87 degrees 30 minutes 14 seconds East on an assumed bearing along the north line of said Northwest Quarter for a distance of 2637.35 feet to the northeast corner of said Northwest Quarter; thence South 01 degree 39 minutes 56 seconds East along the east line of said Northwest Quarter for a distance of 2644.47 feet to the southeast corner of said Northwest Quarter; thence South 87 degrees 35 minutes 13 seconds West along the south line of said Northwest Quarter for a distance of 585.68 feet; thence North 01 degree 39 minutes 56 seconds West for a distance of 1158.05 feet; thence South 88 degrees 20 minutes 04 seconds West for a distance of 2032.56 feet to the west line of said Northwest Quarter; thence North 01 degree 37 minutes 16 seconds West along said west line for a distance of 1456.09 feet to the point of beginning.

Said tract contains 104.84 acres, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "LOST CREEK FIRST ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public, for public use forever, the streets, and the utility easements as shown on this plat.

OWNER: JB Real Estate Investments, LLC
Lots 5-13, Block 3; Lots 1-13, Block 4; All of Blocks 5 & 6;
Lots 3-10 & 14-31, Block 7

By: James Bullis, President

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared James Bullis, President, JB Real Estate Investments, 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 JB Real Estate Investments, LLC.

Notary Public

OWNER: Tones, LLC
All of Blocks 1 & 2; Lots 1-4, Block 3;
Lots 1-2 & 11-13, Block 7; All of Blocks 8, 9, 10 & 11

By: _____

Its: _____

State of _____ }
County of _____ }SS

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared _____, Tones, 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 they executed the same on behalf of Tones, LLC.

Notary Public

MORTGAGE HOLDER:
Bank Forward

By: _____

Its: _____

State of _____ }
County of _____ }SS

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared _____, Bank Forward, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Bank Forward.

Notary Public

OWNER: CITY OF FARGO
Lot 14, Block 4

By: Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, Auditor, 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

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

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

State of North Dakota }
County of Cass }SS

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

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }SS

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

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

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

Notary Public

FARGO CITY COMMISSION APPROVAL

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

Timothy J. Mahoney, Mayor

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

State of North Dakota }
County of Cass }SS

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

Notary Public

preliminary



December 15, 2025

Fargo City Planning and Development
Attn: Donald Kress
225 4th Street North
Fargo, ND 58102

RE: Lost Creek First Addition

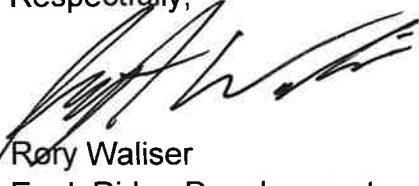
Dear Mr. Kress:

EagleRidge Companies respectfully submits this application for Lost Creek First Addition. Enclosed for your review are the following completed materials:

- Lost Creek – Master Development Narrative
- Application for Approval of Subdivision, including the following related materials:
 - Preliminary Plat
 - Title Opinion
 - Receipt of Taxes Paid
 - Legal Description
 - Acknowledgment of Special Assessments
- Application for Zoning Map Amendment, including the following related materials:
 - Title Opinion
 - Legal Description
- Check for the application fee in the amount of \$900.
- ***Amenities Plan to be submitted at a later date.*

Thank you for your time and consideration. Please do not hesitate to contact us if you have any questions or require additional information.

Respectfully,



Rory Waliser
EagleRidge Development



LOST CREEK MASTER DEVELOPMENT NARRATIVE

1. Introduction to Lost Creek

Lost Creek is the next major neighborhood in south Fargo. The master plan establishes a balanced mix of housing, parks, trail systems, and neighborhood-serving commercial nodes, all consistent with the City of Fargo's 2024 Growth Plan for Quadrant 4, Super Grid A.

Lost Creek development is proposed to be built in phases over the course of 8–10 years. The goal of this community is to deliver long-term value through housing, public greenway connections, walkability, tax base growth, and sustained construction and operating employment. This project fully supports Fargo's growth intentions to build a more urban, connected, mixed-housing neighborhood, as outlined in the Fargo Growth Plan 2024.

2. Housing Needs

Lost Creek provides a variety of housing that supports Fargo's ongoing need for attainable ownership opportunities and move-up product. The Fargo-Moorhead Housing Needs Analysis (2023) identifies three crisis-level conditions:

1. Insufficient supply vs job growth: Lost Creek delivers an estimated 1,800 homes for approximately 4,300 residents across all phases.
2. Need for entry-level + move-up ownership: Lost creek provides a variety of lot sizes, ranging from 50' to 70' wide. This variability will provide both entry-level and move-up opportunities within the same neighborhood.
3. Growing Demand for Rental Housing: Lost Creek will provide a variety of rental housing options ranging from traditional apartments, enhanced apartments, and townhomes. This allows for a complete housing life cycle within the neighborhood.

The Lost Creek neighborhood meaningfully reduces the current housing imbalance by bringing on a smart and comprehensive housing supply over the next decade.

This distribution reflects the Urban Neighborhood intent of the Growth Plan — higher intensity uses placed along collector corridors, transitioning inward to single-family homes, while still offering choice in price point and lifestyle.

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

Lost Creek is uniquely positioned as the southern greenway connection to the currently being constructed “Lake Fargo”. This 80-acre recreational lake and regional retention system is planned to serve 2,300 acres of future growth area located west of I-29 and south of 52nd Avenue South.

Lost Creek directly connects trails to Lake Fargo and adds additional park frontage on the channel and adjacent secondary ponds. These additions help bring to life the City of Fargo’s vision for more integrated recreational spaces. This also reflects the City’s preferred model of stormwater-linked parks and linear recreation corridors, elevating natural systems beyond utility use into daily public amenities.

4. Smart Land Planning and Efficient Infrastructure Framework.

Lost Creek applies deliberate urban-planning principals that reduce upfront infrastructure cost while lowering the City’s long-term maintenance burden.

Key efficiencies include:

- **Efficient Grid Street Network:** A connected grid minimizes total roadway and utility length per unit of housing, allowing streets, water, sewer, and storm systems to be built in straight, cost-efficient runs rather than curvilinear or cul-de-sac patterns. This design reduces construction cost, long-range snow removal hours, repair surfaces, and life-cycle maintenance costs for the City and its residents.
- **Consistent, Standardized Block Lengths:** Regular blocks improve development efficiency, simplify lot creation, and avoid irregular parcels that require excess pavement, utility jogs, or multiple access points. Predictable geometry lowers survey, grading, and future reconstruction costs for the City.
- **High-Utilization Infrastructure Through Mixed Housing Density:** Utilities, roadway capacity, and public services are shared across ±1,800 units and future 4,300 residents, increasing the return on public investment. More residents per linear foot of infrastructure means lower per-household cost exposure for the City over its life cycle.
- **Multi-Purpose Stormwater + Greenway System:** Stormwater corridors double as park and trail infrastructure, eliminating the need for separate detention ponds, trail corridors, and park nodes. This reduces both installation cost and ongoing operational maintenance for both the City of Fargo and Fargo Park District while providing a higher public amenity.

Lost Creek delivers long-term fiscal efficiency — less infrastructure per household, shared systems across density tiers, and public assets that serve multiple functions. This supports the City’s goal of growing in a cost-efficient, maintainable pattern as outlined in the Fargo Growth Plan.

5. Financial Impact

Lost Creek represents a generational scale expansion of Fargo’s housing inventory, tax base, and local economic impact. Upon completion of all phases, the neighborhood is projected to support approximately 4,300 new residents across an estimated 1,800 dwellings.

Reflecting today’s construction economics, escalated to completion, Lost Creek is projected to generate:

Economic Metric	Estimated Impact
Stabilized Taxable Valuation	≈ \$1.1 Billion
Annual Property Tax Revenue	≈ \$13.2 Million/Year
30-Year Property Tax Total	≈ \$400 Million
30-Year Local Spending Circulation	≈ \$6.3 Billion
Municipal Development Fees (Design, Permitting, Construction, etc)	≈ \$15 Million

Lost Creek has a sizeable impact on the overall financial health of the City both short term, during the development and construction, and long term through property taxes and life-cycle local spending from the 4,300 residents.

Lost Creek becomes a permanent tax base engine, not a one-cycle subdivision.

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

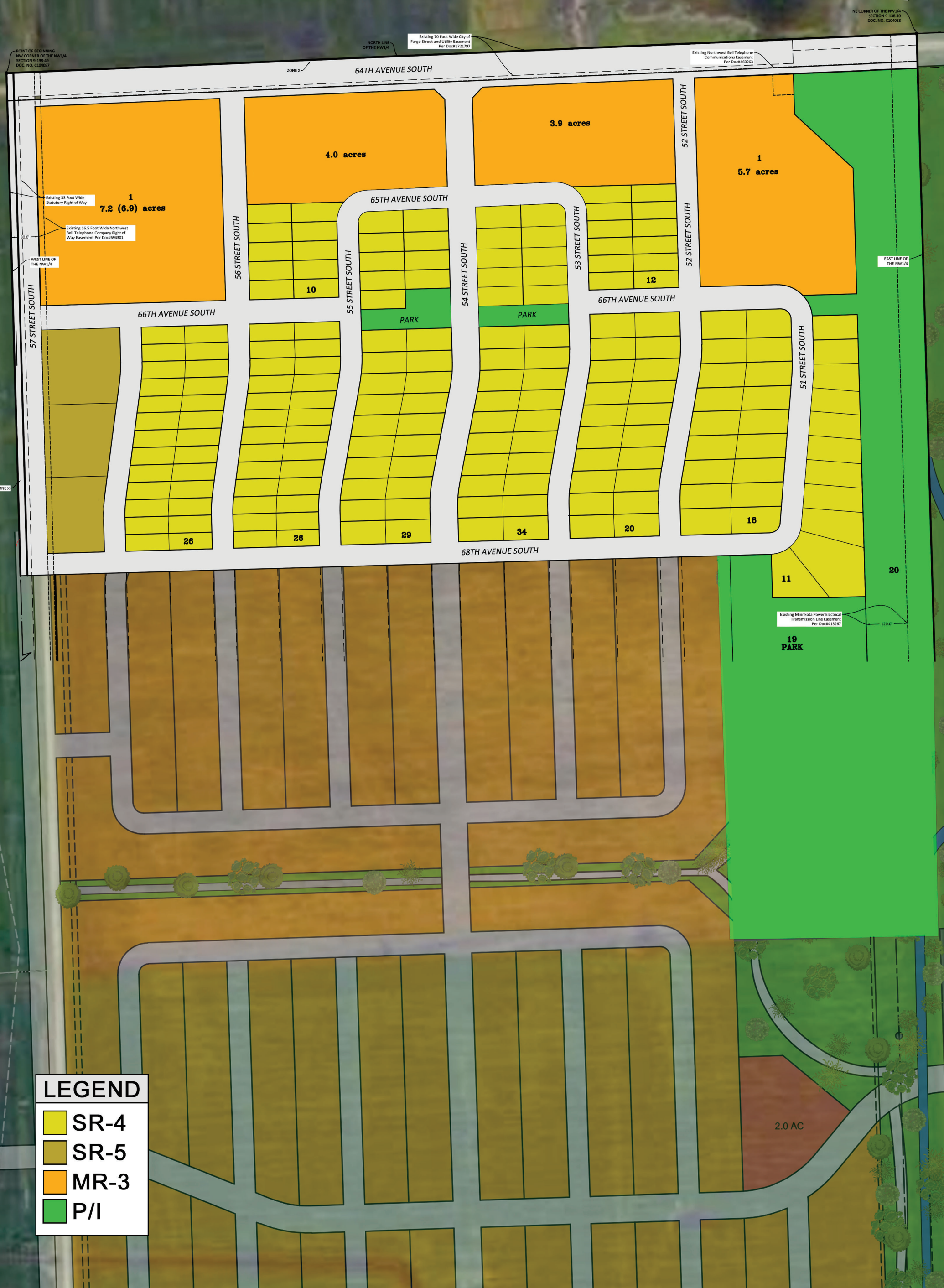
Lost Creek is not just another subdivision. It is a complete, thoughtfully planned neighborhood that addresses the housing needs as identified in the Fargo Moorhead Housing Study. It also aligns directly with the Fargo Growth Plan 2024. Finally, it provides a sustained positive financial impact for the City, County, State, and Park District.

Lost Creek First Addition

An EagleRidge Community



EAGLERIDGE
DEVELOPMENT



LEGEND

- SR-4
- SR-5
- MR-3
- P/I

**Site Amenities and Project Plan
Lost Creek First Addition
April 29, 2026**

Location: The subject property is located in Super Grid A, in the west half of quadrant 4. This is generally South of 64th Ave and East of 57th Street South. It is adjacent to developments in the City of Horace and will be legally described as Lost Creek First Addition Lot 1 of Block 1; Lots 1-11 of Block 2; Lots 1-13 of Block 3; Lots 1-14 of Block 4; Lots 1-18 of Block 5; Lots 1-20 of Block 6; Lots 1-31 of Block 7; Lots 1-30 of Block 8; Lots 1-26 of Block 9; Lots 1-26 of Block 10; and Lots 1-3 of Block 11 a part of the plat in the Northwest Quarter of Section 9, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota.

Details: The project is residential in nature and includes about One Hundred Eighty-One (181) single family, SR-4, zoned lots, (3) townhome, SR-5, zoned lots, (4) multi-family, MR-3, zoned lots, and (5) public, PI, zoned lots. As approved, the project is intended to be developed as single family, attached single family, multi-family and public park and City lots, pursuant to the LDC.

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

52nd Street South from 64th Avenue South to 66th Avenue South; 55th Street South from 64th Avenue South to 66th Avenue South; 56th Street South from 66th Avenue South to 68th Avenue South; and all of 66th Avenue South. This segment of roadway has been designated as a *local* roadway pursuant to §20.0702 with street widths and ROW based on §20.0611 with Single Family (SR) Zoning.

- ROW dedication shall be 70 feet;
- Street width shall be 32 feet with parking allowed on both sides of the street;
- Street lighting shall be determined by the City Engineering Department and installed per City standards;
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611 unless noted below.
- 10' bike trail shall be incorporated into the south boulevard of 66th Avenue South. This trail shall be continuous between 57th Street South and Lot 14 Block 4.

51st Street South from 66th Avenue South to 68th Avenue South; 52nd Street South from 66th Avenue South to 68th Avenue South; 53rd Street South from 65th Avenue South to 68th Avenue South; 54th Street South from 65th Avenue South to 68th Avenue South; 55th Street South from 66th Avenue South to 68th Avenue South; 65th Avenue South from 54th Street South to 53rd Street South; and 68th Avenue South from 57th Street South to 51st Street South. These segments of roadway have been designated as a *local* roadway pursuant to §20.0702 with street widths and ROW based on §20.0611 with Single Family (SR) Zoning.

- ROW dedication shall be 62 feet.
- Street width shall be 28 feet with parking allowed on one side of the street.
- Street lighting shall be determined by the City Engineering Department and installed per City standards.
- 4.5-foot sidewalks shall be incorporated into the boulevards as required by §20.0611.

Lost Creek Boulevard South: This segment of roadway has been designated as a *residential collector* roadway pursuant to §20.0702 with street widths and ROW based on §20.0611 with Single Family (SR) Zoning.

- ROW dedication shall be 80 feet;
- Street width shall be 40 feet with parking allowed on both sides of the street;
- Street lighting shall be determined by the City Engineering Department and installed per City standards;
- 4.5-foot sidewalk shall be incorporated into the east and west boulevards as required by §20.0611.

64th Avenue South: This segment of roadway has been designated as an *arterial* roadway pursuant to §20.0702 with street widths and ROW based on §20.0611 with Single Family (SR) Zoning.

- ROW dedication south of the quarter section line shall be 100 feet;
- Pavement section shall be rural asphalt per City specifications until such time as traffic warrants a full urban section. We anticipate this need will be many years in the future.
- 10' wide bike trail shall be incorporated into the south boulevard and shall connect to the bike trail network associated with Lake Fargo.
- Maintenance of the boulevard and trail, including snow removal, shall be the responsibility of the City until such time that the lots adjacent to 64th Avenue South are fully developed. Once developed, these lots shall assume maintenance responsibility.
- It is anticipated that a roundabout will be constructed at the 54th Street South and 57th Street South intersections. It is the request of the developer that these roundabouts be constructed with the initial paving of 64th Avenue South.

57th Street South: This segment of roadway has been designated as a *minor arterial* roadway pursuant to §20.0702 with street widths and ROW based on §20.0611 with Single Family (SR) Zoning.

- ROW dedication east of the quarter section line shall be 100 feet;
- Pavement section shall remain a gravel surface until such time as traffic warrants a rural asphalt pavement section per City specifications.
- 10' wide bike trail shall be incorporated into the east boulevard and shall connect to the bike trail network associated with Lake Fargo.
- Maintenance of the boulevard and trail, including snow removal, shall be the responsibility of the City until such time that the lots adjacent to 57th Street South are fully developed. Once developed, these lots shall assume maintenance responsibility.

Other:

- The placement of group mailboxes, parking signage (where applicable), and street lighting shall be coordinated between the Developer and the City of Fargo Engineering Department. Final locations shall be reviewed and approved prior to construction of any public improvements.
- As part of the initial assessment district, the City of Fargo shall include the design and construction of a 10-foot-wide bike trail on the west side of the existing storm sewer channel within Lot 14, Block 4. In addition, the City shall include the design and installation of approximately 200 trees along the trail corridor.
- Developer is dedicating a 60'x60' sanitary sewer easement to provide the City of Fargo a location for a regional sanitary sewer lift station. In lieu of compensation for this property, the City of Fargo will forego charging monthly storm water fees to the undeveloped lots for the lesser of; a period of 24 months from the completion of municipal improvements, or a permit has been issued for the construction on a lot.

Storm Water Management: The City of Fargo has constructed regional storm sewer and detention infrastructure to serve the subject property. As a result, no on-site stormwater detention is required or proposed as part of this plat.

Storm sewer stubs to Lot 1 Block 1; Lot 1 Block 2; Lot 1 Block 3; Lot 1 Block 4; and Lots 1-3 Block 11 shall be designed to accommodate un-detained runoff at 75% impervious.

Flood Protection: Portions of Lost Creek First Addition fall within the existing FEMA Floodplain and/or the 41' Water Surface Elevation Inundation Area. It is acknowledged by the Developer that construction of structures shall comply with the City of Fargo's Floodproofing Construction Requirements when applicable, including removing any structure from the FEMA Special Flood Hazard Area by a Letter of Map Revision via fill (LOMR-F). Upon certification of the FM Metro Diversion, both LOMR and Floodproofing of foundations shall not be required.

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

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

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

- Public improvements shall be assessed to the benefitting properties, pursuant to the City's Infrastructure Funding Policy. This shall not restrict the use of other public funding sources to defray or offset the cost of construction.

Park Dedication: Lost Creek First Addition shall include the dedication of Lots 2 and 13 Block 4; Lot 6 Block 7; and Lot 6 Block 8 to the Fargo Park District. The total area of this dedication is estimated at approximately 11.08 acres. The final dedicated acreage and any applicable cash dedication requirements shall be coordinated directly with the Fargo Park District.

The Developer acknowledges that the dedicated park lot is anticipated to extend south in the future and connect to the east–west residential collector contemplated in the overall Master Plan.

The Developer shall not be responsible for any park land dedication or cash dedication requirements associated with the platting or development of Lot 13, Block 4.

This Amenities Plan is hereby approved.

Kick Properties, LLC, Owner

_____ date _____
James Bullis, President

Tones, LLC, Owner

Donald A Dabbert Jr, President

_____ date _____
Tom Knakmuhs, City Engineer

Monday, April 27, 2006

Fargo City Commission

225 4th Street North

Fargo, ND 58102

Dear Members of the Fargo City Commission:

West Fargo Public Schools respectfully submits this letter in advance of the City of Fargo's upcoming commission meeting regarding the proposed Lost Creek 1st Addition that is currently under review. This correspondence is not intended to express support for or opposition to the proposed development. Rather, it is intended to provide information regarding school district capacity and facility planning considerations that may be relevant as the City evaluates the pace and timing of future residential growth.

West Fargo Public Schools serve students residing in multiple communities, including areas within the City of Fargo. As the district plans for continued enrollment growth, school capacity must be aligned with long-range facility planning, voter authorization, and the time required to design and construct additional learning space.

For our most recent bond referendum in February 2025, the school district identified three separate questions. Question 2 including a new elementary school, among other projects, anticipated to be needed in 6 to 10 years. Unfortunately, that question fell short of the required 60% supermajority and failed.

As a result of the bond election, the school district does not have voter-approved funding to construct an additional elementary school. As a result, the district must continue to manage growth within existing elementary capacity unless and until additional planning, community support, and funding are secured.

Given these conditions, West Fargo Public Schools request that the City carefully consider the pace of any near-term development in this area. The district's concern is not with development itself, but with whether residential growth may proceed more quickly than current school capacity and approved facility planning can reasonably support. Additional master planning, including continued coordination among the city, developers, and the school district, would help ensure that future growth is aligned with available school infrastructure and the educational needs of incoming families.

Thank you for your consideration of these planning factors and for your continued partnership in supporting thoughtful, sustainable community growth.

Sincerely,

A handwritten signature in black ink that reads "Liz Mackowick".

Liz Mackowick

Business Manager

West Fargo Public Schools

City of Fargo Staff Report			
Title:	45th Street Park Second Addition and 45th Street Park Sixth Addition	Date:	4/30/26
Location:	300, 330 & 350 45 th Street South (see project note)	Staff Contact:	Maegin Elshaug, planning coordinator
Legal Description:	Lot 4, Block 1, 45 th Street Park Second Addition and Lot 1, Block 1, 45 th Street Park Sixth Addition		
Owner(s)/Applicant:	West 45 th Business Center LLC / Dovetail Development, LLC	Engineer :	n/a
Entitlements Requested:	Planned Unit Development Final Plan on Lot 4, Block 1, 45 th Street Park Second Addition and Lot 1, Block 1, 45 th Street Park Sixth Addition		
Status:	Planning Commission Review: May 5, 2026		

Existing	Proposed
Land Use: Commercial and Industrial	Land Use: Mixed-Use
Zoning: GC, General Commercial with a PUD, Planned Unit Development Overlay	Zoning: GC, General Commercial with a PUD, Planned Unit Development Overlay
Uses Allowed: Colleges, community service, daycare centers of unlimited size, detention facilities , health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment , offices, off-premise advertising , commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, some telecommunication facilities, aviation and surface transportation , and portable signs And residential and industrial uses, along with site and building design standards through the PUD.	Uses Allowed: no change
Minimum Density Allowed: 13 units per acre	Minimum Density Allowed: no change
Maximum Lot Coverage Allowed: 85% maximum building coverage	Maximum Lot Coverage Allowed: no change

Proposal:

The applicant requests one entitlements:

- 1. **Planned Unit Development Final Plan** on Lot 4, Block 1, 45th Street Park Second Addition and Lot 1, Block 1, 45th Street Park Sixth Addition

Project Note: Since the approval of the entitlements, the subject property address has changed and the new addresses are reflected in this staff report.

In December 2025, the City Commission approved the PUD Master Plan, zoning change, and subdivision plat for the development. The applicant is bringing forward the first phase of the development, which is a PUD Final Plan, for review.

The PUD accommodates redevelopment of the site for an innovation center, named COVE, Center of Innovative Ventures and Entrepreneurs, providing residential living, entrepreneurial workspaces, and community services in a campus-like setting. According to the statement of intent provided by the developer, the project will provide approximately 225 residential units (229 units are provided), over 200,000 square feet of “innovation-oriented uses” such as business incubator and office space, laboratories, light manufacturing, and supportive community amenities, such as food service, daycare, fitness and wellness facilities, and gathering spaces, in an interconnected campus design, supporting a highly walkable, community-oriented environment.

Note that the applicant will also need to submit for building permits, where all review departments will review the plans for compliance with their respective codes. The Planning Commission is the decision-making body for PUD Final Plans.

Surrounding Land Uses and Zoning Districts:

- North: Across 24th Avenue North is GC, General Commercial with C-O, Conditional Overlay and undeveloped;
- East: P/I and the remainder of the Anderson Softball Complex;
- South: LC, Limited Commercial and MR-2, Multi-Dwelling Residential with uses of commercial and apartments;
- West: Across 45th Street South is GC with commercial use.

Area Plans:

The 2024 Growth Plan designates this area as the Transitional (or Flex) Industrial/Commercial placetype, a live-work, light industrial, and makerspace with secondary uses of multi-family residential, and mixed commercial/retail uses.

Context:

Neighborhood: Village West

Schools: The subject property is located within the West Fargo School District, specifically within

the L E Berger Elementary, Cheney Middle and West Fargo High schools.

Parks: The subject property is located within a third mile of Village West Park and Dog Park (4415 9 Avenue Circle South) which provides amenities of basketball courts, picnic areas, playground, paths, skate park, warming house, and dog park and also Viola Eid Park (901 47 Street South) which provides amenities of playground and picnic areas.

Pedestrian / Bicycle: A shared use facility is located on the west side of 45th Street South and connects to the metro area trail system.

Transit: MATBUS Route 20 runs along 9th Avenue South (bus stop near 44th Street South) and 7th Avenue South (bus stop along 23rd Street East and 21st Street East in West Fargo). All stops described are within one half of a mile from the subject property.

Staff Analysis:

Proposed Final Plan consistency with Master Land Use Plan

The graphics below provide a comparison of the master land use plan (next page) and the proposed final plans (following pages). The proposal includes the building expansion to the west, closer to 45th Street South, as well as entry areas on the north, south and east. The buildings and associated pedestrian connectivity shown on the Master Plan on the far east side are not proposed at this time and will need a Final Plan review prior to development. Copies of these plans are also attached.

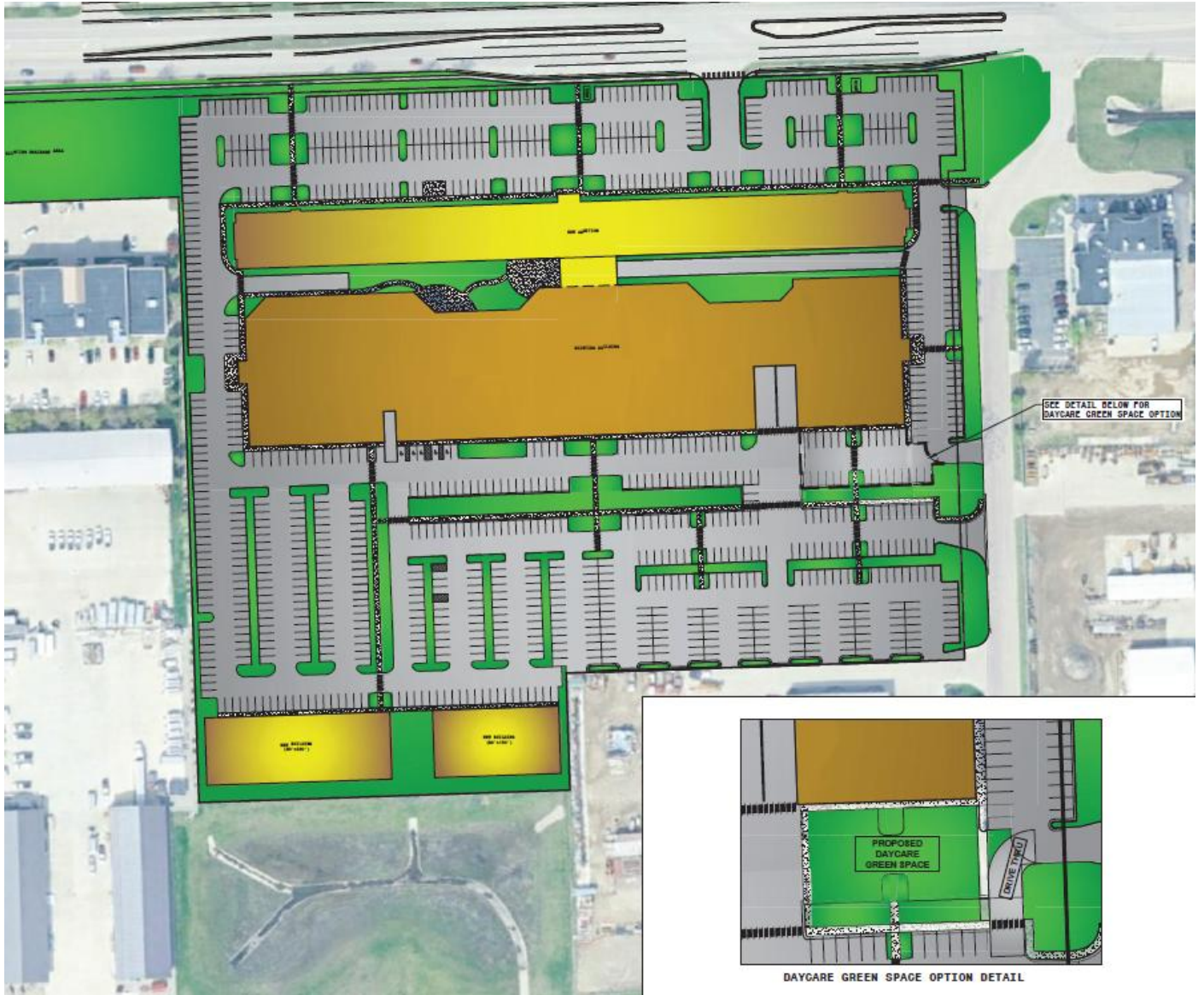
Staff has reviewed the plans submitted for the PUD Final Plan review and note several changes from the PUD Master Plan. Resulting from a geotechnical analysis, the developer has modified the interior of the new structure on the west by removing the underground parking and providing parking on the main level. The parking would be accessed from either side of the building. Because of this, residential apartments are no longer included on the main level, which will now consist of parking and commercial uses. The applicant has provided a narrative that explains the reasoning for the change in further detail, which is attached.

Additionally, because the parking interior to the building will now be accessed from the south side, the applicant provides some design changes. Pedestrians will be at sidewalk grade, approximately 15 feet from the building. Parking is removed in this area to provide enough space for the pedestrian sidewalk as well as east-west vehicular circulation to the rear of the property.

Lastly, the addition for the north entrance is no longer planned due to an existing easement. The entrance will, however remain. The civil site plan, which currently still shows the addition, will be updated and reviewed at the time of permitting.

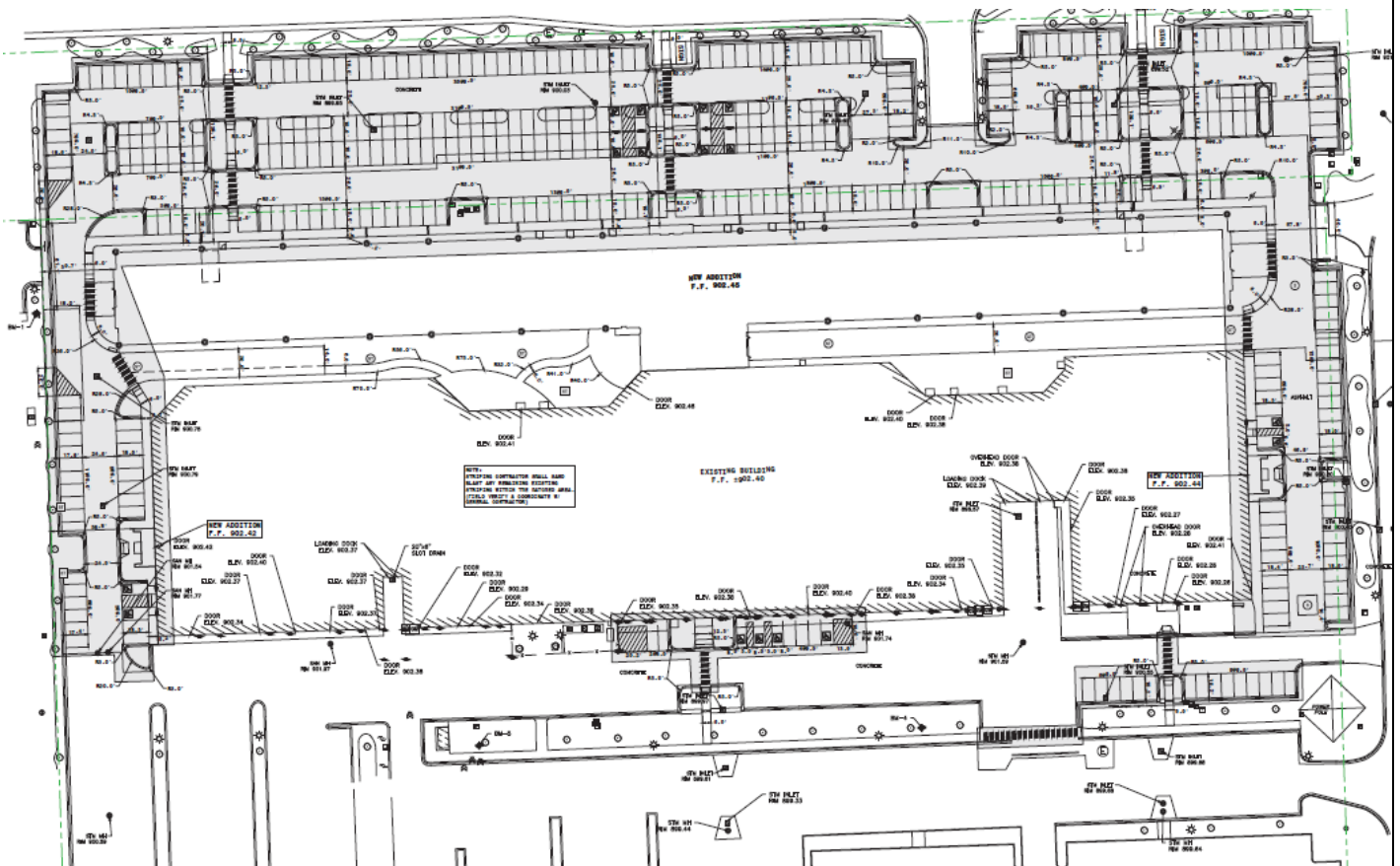
Continued on next page

PUD Master Land Use Plan



Continued on next page

Proposed PUD Final Plan – civil



PUD Final Plan Section 20-0908.D:

The LDC stipulates that the Planning Commission shall approve the PUD Final plan if it is determined to be in substantial compliance with the approved PUD Master Land Use Plan. The PUD Final Plan shall be deemed to be in compliance so long as, when compared with the PUD Master Land Use Plan, it does not result in:

- **An increase in project density or intensity, including the number of housing units per acre or the amount of nonresidential floor area per acre;**
There has been no change in project density or intensity. **(Criteria Satisfied)**
- **A change in the mix of housing types or the amount of land area devoted to nonresidential uses;**
There has been no change in the mix of housing types or the amount of land devoted to nonresidential uses. **(Criteria Satisfied)**

- **A reduction in the amount of open space;**
There has been no change in the amount of open space. **(Criteria Satisfied)**
- **Any change to the vehicular system that results in a significant change in the amount or location of streets, common parking areas, and access to the PUD;**
The Final Plans show a change in the internal parking location, which has changed from underground parking to parking on the main level, and includes a new vehicular access point into the structure. The applicant has made changes to the site plan to provide a safer environment for pedestrians, by removing parking in the area in order to allow more separation between pedestrians and the building facade (approximately 15 feet). **(Criteria Satisfied)**
- **Any change within 50 feet of any SR or MR zoning district;**
There has been no change within 50 feet of any SR or MR zoning district. **(Criteria Satisfied)**
- **Any change determined by the Planning Commission to represent an increase in development intensity;**
There has been no increase in development intensity. **(Criteria Satisfied)**
- **A substantial change in the layout of buildings.**
There has been no change in the layout of the building. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: “To accept the findings and recommendations of staff and hereby approve the Planned Unit Development Final Plan for the proposed Lot 4, Block 1, 45th Street Park Second Addition and Lot 1, Block 1, 45th Street Park Sixth Addition as presented, as the proposal complies with the PUD Master Land Use Plan, Section 20-0908.D of the LDC, and all other requirements of the LDC.”

Planning Commission Recommendation:

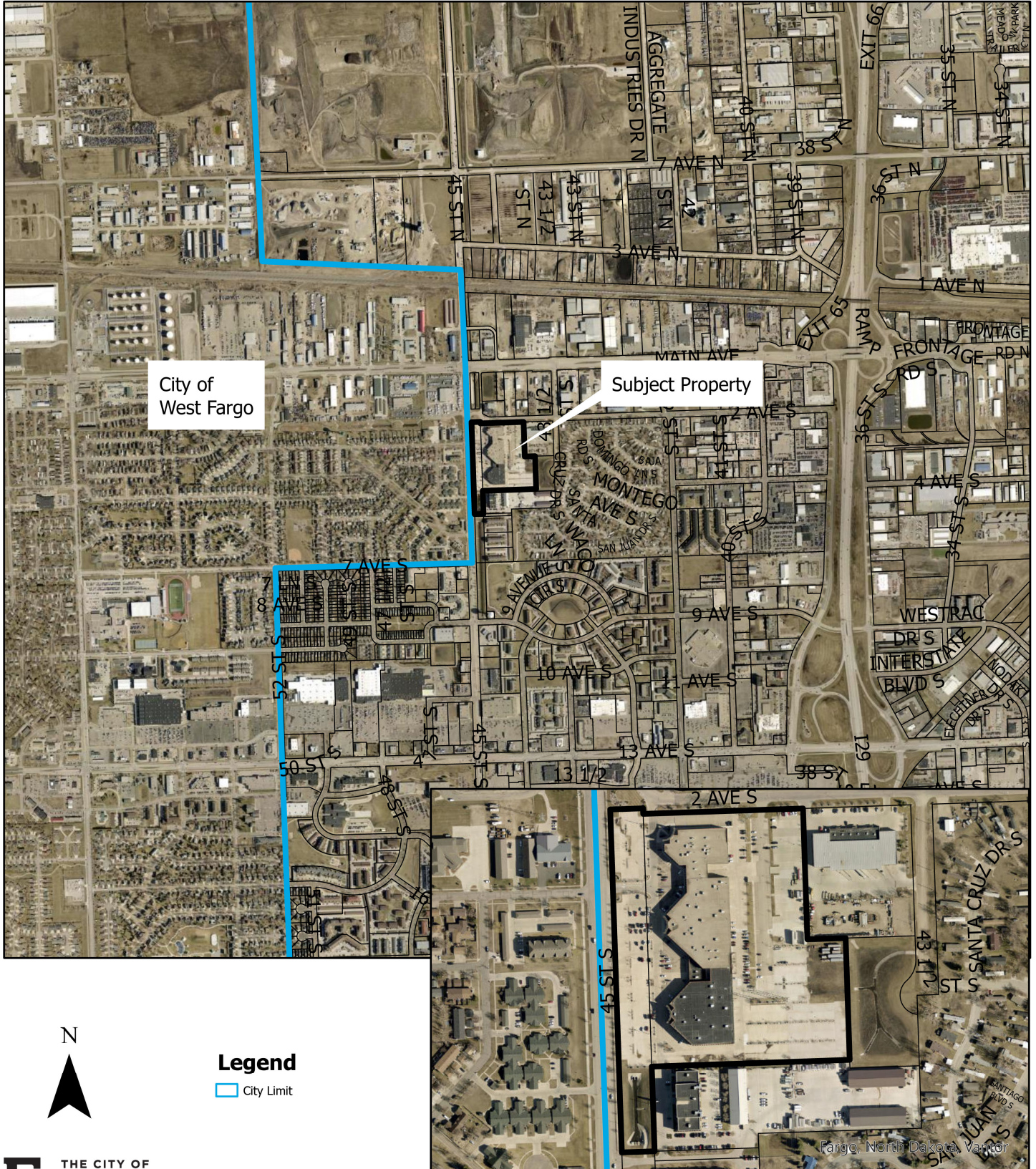
Attachments:

1. Zoning Map
2. Location Map
3. Narrative from Applicant
4. PUD Master Plan
5. PUD Final Plans (architectural and civil)
6. Elevation Plans
7. Floor Plans
8. Renderings

PUD, Planned Unit Development Final Plan

45th Street Park Sixth Addition and 45th Street Park Second Addition

300, 330 and 350 45th Street South





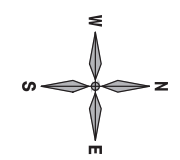
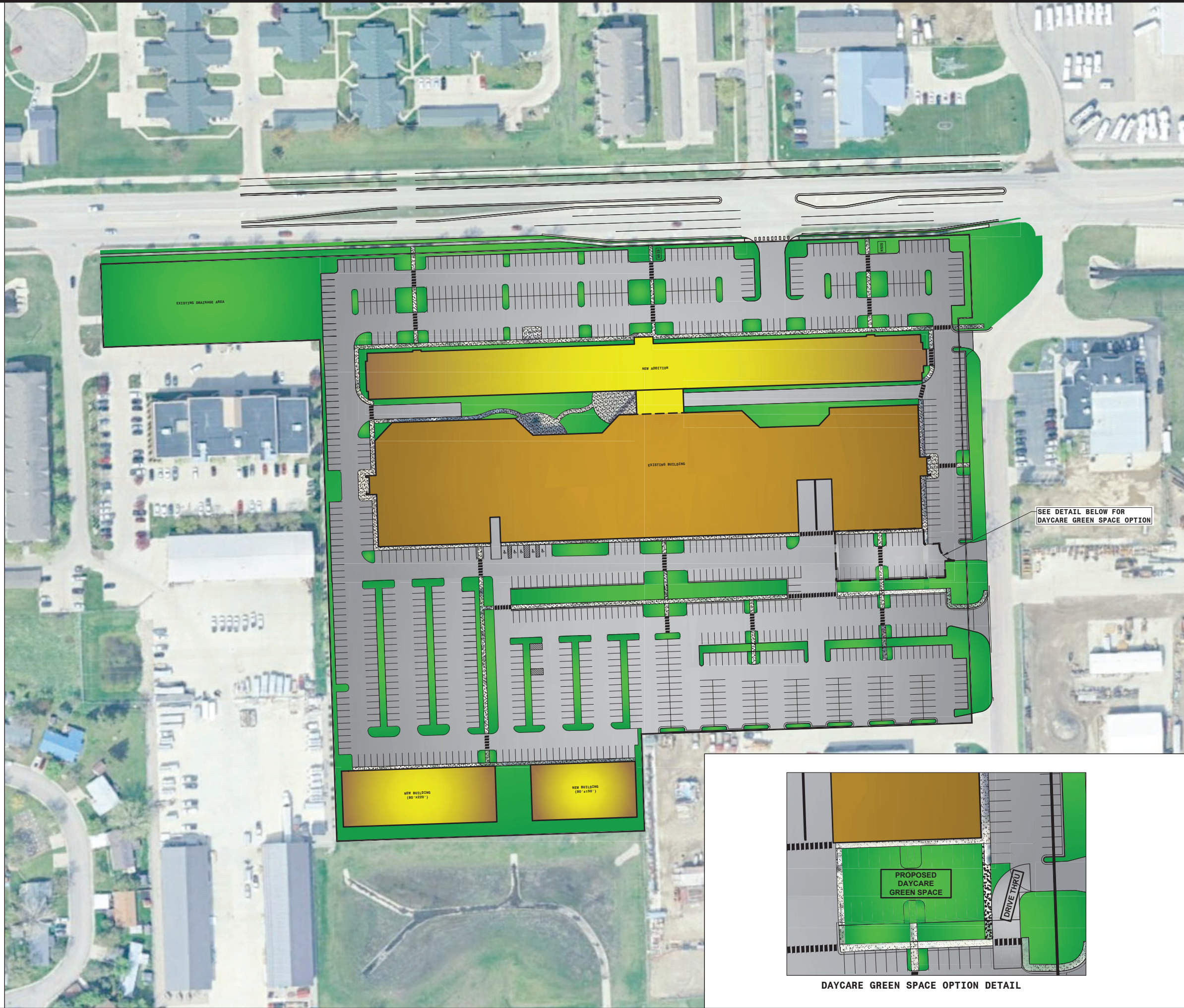
Urban site redevelopment presents a unique set of challenges that require a careful balance of design intent, constructability, and long-term community benefit. Existing site conditions—particularly subsurface soils and aging infrastructure—often limit the feasibility of conventional development approaches. For this project, geotechnical analysis determined that the native soils are not capable of supporting the structural loads associated with a multi-level mixed-use building and underground parking without extensive and cost-prohibitive soil correction measures. In response, the development team thoughtfully revised the design to eliminate basement-level parking in favor of a first-level parking configuration integrated with ground-floor commercial uses. This approach not only mitigates significant construction risks and costs but also enhances the functionality and activation of the street level by creating a more engaging, pedestrian-oriented environment.

This Planned Unit Development (PUD) is envisioned as a vibrant, mixed-use community that seamlessly integrates residential living, commercial activity, and public gathering spaces into a cohesive, walkable setting. The development will include 229 residential units above an active commercial corridor, with retail spaces focused on food and beverage establishments, boutique retail, and service-oriented businesses, complemented by professional office suites and flexible co-working environments. The team is also working with a childcare provider to bring childcare on-site. By incorporating structured parking at grade alongside these uses, the project maintains an active streetscape while supporting a diverse mix of daily needs and modern work lifestyles.

A defining feature of the development is its interconnected network of sidewalks, pedestrian pathways, and landscaped corridors that link buildings and shared spaces across the site. These pedestrian-friendly connections enhance accessibility, promote walkability, and encourage social interaction among residents, visitors, and employees. Carefully designed landscaping—including street trees, seating areas, planted buffers, and seasonal plantings—will contribute to a welcoming, human-scaled environment while supporting sustainability through stormwater management and the reduction of existing impervious surfaces.

The redevelopment also requires the relocation and upgrading of major site utilities to accommodate increased density and modern building systems. While this introduces additional coordination during construction, it ultimately allows the site to better utilize existing municipal infrastructure. By adding 229 residential units within an already serviced urban area, the project supports infill development and helps reduce the long-term public costs associated with outward sprawl. This efficient use of infrastructure promotes sustainable growth while enhancing the economic vitality of the surrounding area.

The project embraces live/work principles by offering a balanced mix of uses that reduce reliance on automobiles and support a more convenient, connected lifestyle. Residents will have immediate access to dining, shopping, and workspaces, while amenities such as co-working areas, bike storage, fitness spaces, communal lounge, rooftop patio, and outdoor plaza will enhance quality of life. Opportunities for public art, small events, and community gathering spaces further reinforce a strong sense of place. Altogether, this PUD is designed to create a dynamic, inclusive environment that integrates living, working, and social engagement—serving as a model for modern, walkable urban redevelopment that maximizes existing infrastructure while fostering long-term community value.



COLOR RENDERING LEGEND:

	PUD BOUNDARY LINE
	NEW BUILDING
	NEW PAVEMENT
	NEW SIDEWALK PAVEMENT
	EXISTING BUILDING
	NEW GREEN SPACE AREA

**ROERS COMPANIES
WEST 45TH BUSINESS
CENTER DEVELOPMENT**

200 & 400 45TH ST S,
FARGO, NORTH DAKOTA 58103

NOT FOR CONSTRUCTION

MBN JOB #: 25-054 DATE: 08-20-25

PUD MASTER PLAN

COVE LIVING MIXED-USE FARGO, NORTH DAKOTA

PROJECT TEAM

CONTRACTOR:
ROERS CONSTRUCTION
200 45TH ST SOUTH
FARGO, ND 58103
PH 701.356.5050
CONTACT: DALTON OLSON
E-MAIL: DOLSON@ROERS.COM

ARCHITECT:
DOVETAIL DEVELOPMENT, LLC
PO BOX 335
FARGO, ND 58107
PH 701.356.3506
CONTACT: ELISSA NOVOTNY
E-MAIL: ELISSA@DOVETAIL-DVPT.COM

CIVIL ENGINEER:
MBN ENGINEERING
701 MAIN AVE
FARGO, ND 58103
CONTACT: TONY ELKEL
E-MAIL: TONY.ELKEL@MBNENGR.COM

STRUCTURAL ENGINEER:
SANDMAN STRUCTURAL ENGINEERS
1557 30TH AVENUE SOUTH
MOORHEAD, MN 56560
PH 218.227.0022
CONTACT: TRAVIS OLSON
E-MAIL: TRAVIS.OLSON@SANDMANSE.COM



PO Box 335
Fargo, North Dakota 58107
Ph. 701-866-3506

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 Architect under the laws of the State of North Dakota.
Signature: *Elissa Novotny*
Date: 4/29/2026 Reg. No. 1967

DRAWING INDEX

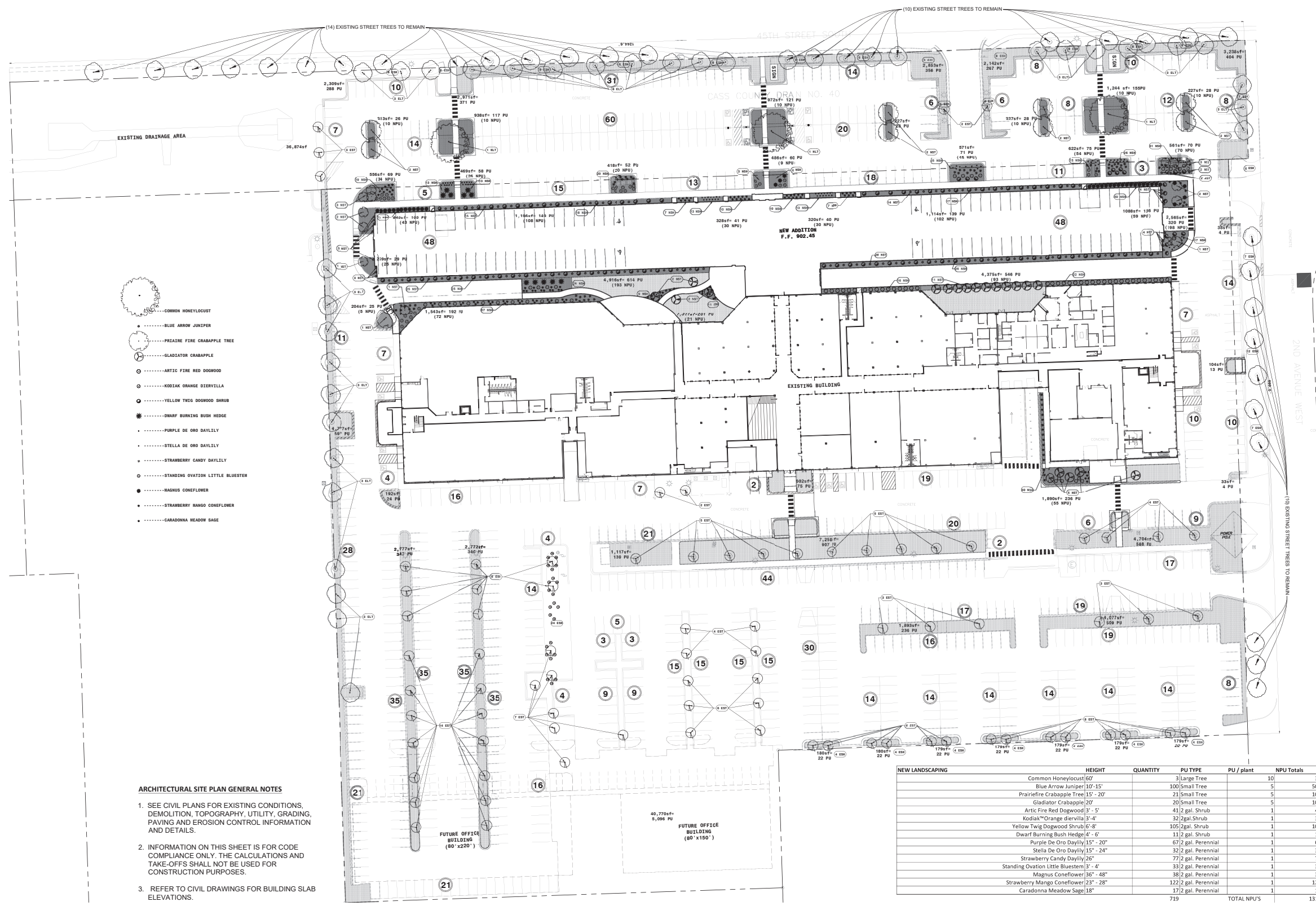
- CIVIL**
- C1.0 PAVING DEMOLITION / EXISTING CONDITIONS PLAN
 - C1.1 UTILITY DEMOLITION / EXISTING CONDITIONS PLAN
 - C2.0 EROSION CONTROL PLAN
 - C2.1 LANDSCAPING PLAN
 - C3.0 UTILITY PLAN - WATERMAIN & SANITARY SEWER
 - C3.1 UTILITY PLAN - STORM SEWER
 - C4.0 GRADING PLAN - SPOT ELEVATIONS
 - C4.1 GRADING PLAN - CONTOURS & SLOPES
 - C5.0 PAVING PLAN
 - C5.1 STRIPING / DIMENSIONING PLAN
 - C5.2 JOINTING PLAN
 - C6.0 DETAILS
 - C6.1 SPECIFICATIONS
 - C6.2 SPECIFICATIONS
 - C6.3 SPECIFICATIONS
 - C6.4 SPECIFICATIONS
- STRUCTURAL**
- S001 STRUCTURAL NOTES
 - S002 STRUCTURAL NOTES
 - S003 SPECIAL INSPECTIONS
 - S101A FOUNDATION PLAN - AREA A
 - S101B FOUNDATION PLAN - AREA B
 - S101C FOUNDATION PLAN - AREA C
 - S201A SECOND FLOOR FRAMING PLAN AREA A
 - S201B SECOND FLOOR FRAMING PLAN AREA B
 - S201C SECOND FLOOR FRAMING PLAN AREA C
 - S202A THIRD FLOOR FRAMING PLAN - AREA A
 - S202B THIRD FLOOR FRAMING PLAN - AREA B
 - S202C THIRD FLOOR FRAMING PLAN - AREA C
 - S203A FOURTH FLOOR FRAMING PLAN - AREA A
 - S203B FOURTH FLOOR FRAMING PLAN - AREA B
 - S203C FOURTH FLOOR FRAMING PLAN - AREA C
 - S204A FIFTH FLOOR FRAMING PLAN - AREA A
 - S204B FIFTH FLOOR FRAMING PLAN - AREA B
 - S204C FIFTH FLOOR FRAMING PLAN - AREA C
 - S205A SIXTH FLOOR FRAMING PLAN - AREA A
 - S205B SIXTH FLOOR FRAMING PLAN - AREA B
 - S205C SIXTH FLOOR FRAMING PLAN - AREA C
 - S206A MEZZANINE FRAMING PLAN - AREA A
 - S206B MEZZANINE FRAMING PLAN - AREA B
 - S206C MEZZANINE FRAMING PLAN - AREA C
 - S207A ROOF FRAMING PLAN - AREA A
 - S207B ROOF FRAMING PLAN - AREA B
 - S207C ROOF FRAMING PLAN - AREA C
 - S220 PRECAST LOADING PLAN
 - S230 SHEAR WALL PLAN
 - S231 SHEAR WALL SECTIONS
 - S301 FOUNDATION DETAILS
 - S401 FRAMING DETAILS
 - S402 FRAMING DETAILS
 - S411 FRAMING DETAILS
 - S412 FRAMING DETAILS
 - S413 FRAMING DETAILS
 - S421 FRAMING DETAILS

ARCHITECTURAL

- T1.0 TITLE SHEET / ARCHITECTURAL SITE PLAN
- A0.0 CODE PLAN
- A0.1 DOOR SCHEDULE / FINISH SCHEDULE / MATERIAL SPECIFICATION
- A3.0 OVERALL FLOOR PLANS
- A3.1 OVERALL FLOOR PLANS
- A3.2 1ST FLOOR PLAN
- A3.3 2ND FLOOR PLAN
- A3.4 3RD FLOOR PLAN (4TH FLOOR SIMILAR) / 5TH FLOOR PLAN
- A3.5 6TH FLOOR PLAN / 6TH FLOOR MEZZANINE PLAN
- A3.6 ROOF PLAN
- A4.0 EXTERIOR ELEVATIONS / WINDOW ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 BUILDING SECTION
- A4.3 BUILDING SECTION
- A4.4 STAIR / TRASH CHUTE / SHAFT SECTIONS
- A4.5 DEMISING WALL / ELEVATOR SECTIONS
- A5.0 ENLARGED UNIT PLANS
- A5.1 ENLARGED UNIT PLANS
- A5.2 ENLARGED UNIT PLANS
- A5.3 ENLARGED UNIT PLANS

ARCHITECTURAL SITE PLAN GENERAL NOTES

1. SEE CIVIL PLANS FOR EXISTING CONDITIONS, DEMOLITION, TOPOGRAPHY, UTILITY, GRADING, PAVING AND EROSION CONTROL INFORMATION AND DETAILS.
2. INFORMATION ON THIS SHEET IS FOR CODE COMPLIANCE ONLY. THE CALCULATIONS AND TAKE-OFFS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
3. REFER TO CIVIL DRAWINGS FOR BUILDING SLAB ELEVATIONS.



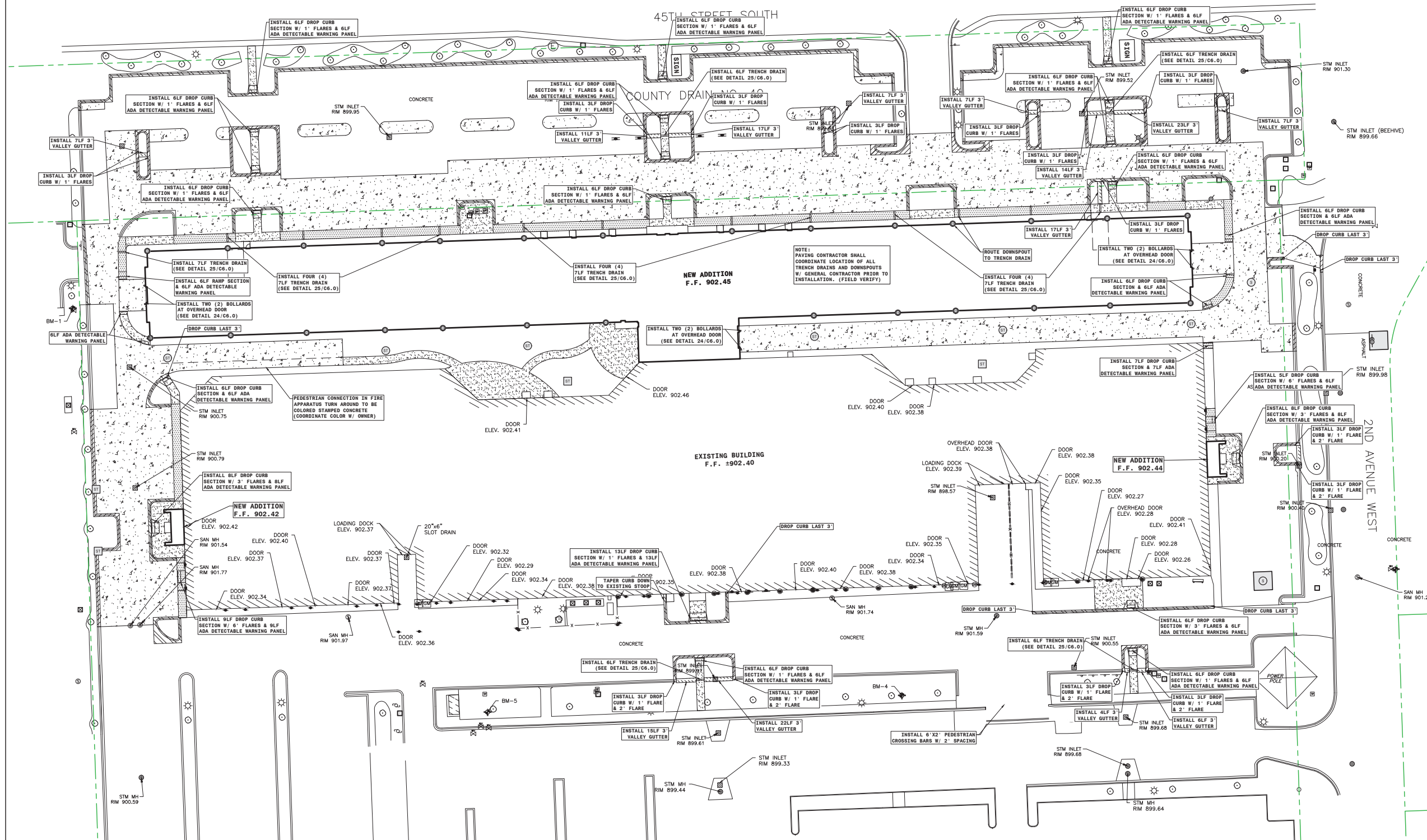
NEW LANDSCAPING	HEIGHT	QUANTITY	PU TYPE	PU / plant	NPU Totals
Common Honeylocust	60'	3	Large Tree	10	30
Blue Arrow Juniper	10'-15'	100	Small Tree	5	500
Prairie Fire Crabapple Tree	15'-20'	21	Small Tree	5	105
Gladicator Crabapple	20'	20	Small Tree	5	100
Artic Fire Red Dogwood	3'-5'	41	2 gal. Shrub	1	41
Kodiak™ Orange dierilla	3'-4'	32	2gal. Shrub	1	32
Yellow Twig Dogwood Shrub	6'-8'	105	2gal. Shrub	1	105
Dwarf Burning Bush Hedge	4'-6'	11	2 gal. Shrub	1	11
Purple De Oro Daylily	15" - 20"	67	2 gal. Perennial	1	67
Stella De Oro Daylily	15" - 24"	32	2 gal. Perennial	1	32
Strawberry Candy Daylily	25"	77	2 gal. Perennial	1	77
Standing Ovation Little Bluestem	3'-4'	33	2 gal. Perennial	1	33
Magnus Coneflower	36" - 48"	38	2 gal. Perennial	1	38
Strawberry Mango Coneflower	23" - 28"	122	2 gal. Perennial	1	122
Caradonna Meadow Sage	18"	17	2 gal. Perennial	1	17
		719		TOTAL NPUS	1310

COVE LIVING
45th Street W
Fargo, North Dakota

DATE: 4.29.2026

PROJECT NO.
DD# 26-001

T1.0
ARCHITECTURAL SITE PLAN



SYMBOL LEGEND:

<ul style="list-style-type: none"> ○ EXISTING PROPERTY LINE ⊕ EXISTING SET 5/8" REBAR CAP LS 27292 ⊕ EXISTING BENCHMARK/HYDRANT ⊕ EXISTING SANITARY SEWER MANHOLE ⊕ EXISTING STORM SEWER MANHOLE ⊕ EXISTING STORM SEWER INLET ⊕ EXISTING DOWNSPOUT ⊕ EXISTING WATER GATE VALVE ⊕ EXISTING GAS METER ⊕ EXISTING COMMUNICATIONS PEDESTAL ⊕ EXISTING COMMUNICATIONS VAULT ⊕ EXISTING ELECTRICAL PEDESTAL ⊕ EXISTING ELECTRIC TRANSFORMER ⊕ EXISTING ELECTRIC MANHOLE ⊕ EXISTING TRAFFIC SIGN ⊕ EXISTING BOLLARD/POST ⊕ EXISTING UTILITY POLE ⊕ EXISTING LIGHT POLE ⊕ EXISTING DECIDUOUS TREE ⊕ EXISTING BENCH ⊕ EXISTING MAILBOX ⊕ EXISTING FENCE LINE ⊕ EXISTING RETAINING WALL ⊕ NEW GATE VALVE (SEE DETAIL 11/C6.0) ⊕ NEW FIRE HYDRANT (SEE DETAIL 5/C6.0) ⊕ NEW SANITARY MANHOLE (SEE DETAIL 3/C6.0) ⊕ NEW STORM INLET (SEE DETAIL 2/C6.0) ⊕ NEW STORM MANHOLE (SEE DETAIL 1/C6.0) ⊕ NEW DOWNSPOUT (SEE DETAIL 12/C6.0) 	<ul style="list-style-type: none"> ▨ NEW SIGN ▨ NEW 4" REINFORCED CONCRETE SIDEWALK (SEE DETAIL 15/C6.0) ▨ NEW 6" REINFORCED CONCRETE PAVEMENT (SEE DETAIL 14/C6.0) ▨ NEW THICKENED EDGE SIDEWALK (SEE DETAIL 18/C6.0) ▨ NEW MATCH EXISTING ASPHALT PAVEMENT (SEE DETAIL 16/C6.0) ▨ NEW CONCRETE VALLEY GUTTER (SEE DETAIL 17/C6.0) ▨ NEW TYPE I MOUNTABLE CONCRETE CURB & GUTTER (SEE DETAIL 23/C6.0) ▨ NEW TYPE II MOUNTABLE CONCRETE CURB & GUTTER (SEE DETAIL 23/C6.0)
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PLAN NOTES:

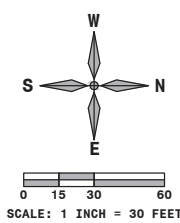
1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL 701-241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE SITE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: <https://fargond.gov/city-government/departments/engineering/engineering-services/right-of-way-management> IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701-241-1545.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

- BM-1. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±231' WEST AND ±81' SOUTH FROM SOUTHEAST CORNER OF EXISTING BUILDING. ELEVATION = 904.20 (NAVD88)
- BM-2. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±16' WEST AND ±343' NORTH FROM SOUTHWEST CORNER OF EXISTING BUILDING, TO BE REMOVED IN THIS PROJECT. ELEVATION = 903.85 (NAVD88)
- BM-3. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±16' WEST AND ±143' SOUTH FROM NORTHWEST CORNER OF EXISTING BUILDING, TO BE REMOVED IN THIS PROJECT. ELEVATION 903.13 (NAVD88)
- BM-4. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±83' EAST AND ±238' SOUTH FROM NORTHEAST CORNER OF EXISTING BUILDING. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED. ELEVATION = 902.99 (NAVD88)
- BM-5. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±85' EAST AND ±226' NORTH FROM SOUTHEAST CORNER OF EXISTING BUILDING. ELEVATION = 902.88 (NAVD88)
- BM-6. SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED AT THE NE CORNER OF THE INTERSECTION OF MAIN AVENUE AND 45TH STREET NORTH, CITY OF FARGO BM#17015. ELEVATION = 906.28 (NAVD88)

SITE NOTES:

- TOTAL LOT AREA: 591,519.272 S.F. (13.58 ACRE)
- EXISTING IMPERVIOUS AREA: 519,573.810 S.F. (11.93 ACRE)
- EXISTING GREEN SPACE: 71,927.112 S.F. (1.65 ACRE)
- NEW IMPERVIOUS AREA: 492,166.567 S.F. (11.30 ACRE)
- NEW GREEN SPACE: 99,352.705 S.F. (2.28 ACRE)
- TOTAL EXISTING PARKING STALLS: 1,199 STALLS
- TOTAL REQUIRED PARKING STALLS: 1,054 STALLS (23 ADA)
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ROERS COMPANIES COVE APARTMENTS

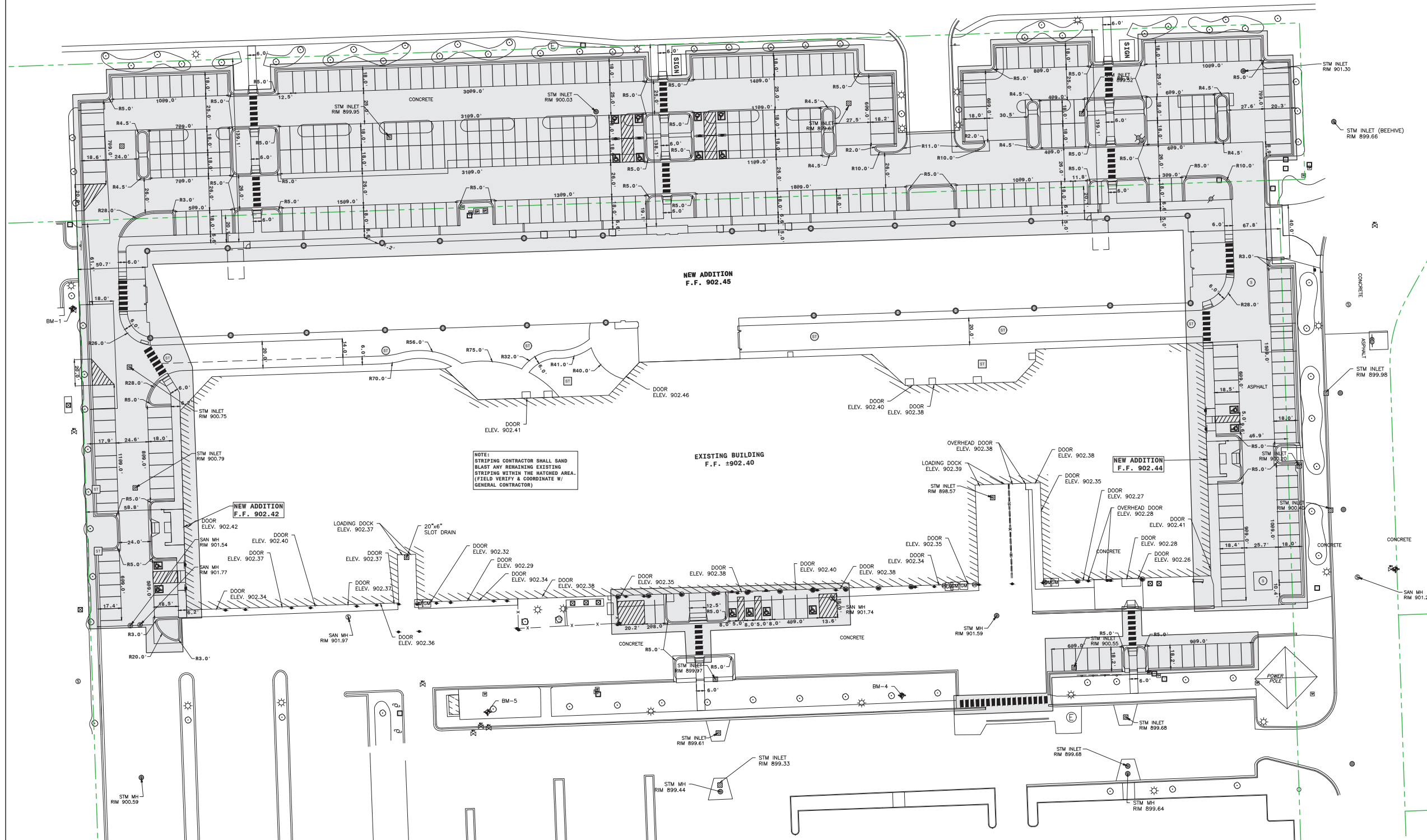
200 & 400 45TH ST S,
FARGO, NORTH DAKOTA 58103



MBN JOB #: 25-054 DATE: 04-27-26

PAVING PLAN

C5.0



SYMBOL LEGEND:

- | | |
|---|--|
| <ul style="list-style-type: none"> ⊙ EXISTING PROPERTY LINE ⊙ EXISTING SET 5/8" REBAR CAP LS 27292 ⊙ EXISTING BENCHMARK/HYDRANT ⊙ EXISTING SANITARY SEWER MANHOLE ⊙ EXISTING SANITARY CLEANOUT ⊙ EXISTING STORM SEWER MANHOLE ⊙ EXISTING STORM SEWER INLET ⊙ EXISTING DOWNSPOUT ⊙ EXISTING WATER GATE VALVE ⊙ EXISTING GAS METER ⊙ EXISTING COMMUNICATIONS PEDESTAL ⊙ EXISTING COMMUNICATIONS VAULT ⊙ EXISTING ELECTRICAL PEDESTAL ⊙ EXISTING ELECTRIC TRANSFORMER ⊙ EXISTING ELECTRIC MANHOLE ⊙ EXISTING TRAFFIC SIGN ⊙ EXISTING BOLLARD/POST ⊙ EXISTING UTILITY POLE ⊙ EXISTING LIGHT POLE ⊙ EXISTING DECIDUOUS TREE ⊙ EXISTING BENCH ⊙ EXISTING MAILBOX ⊙ EXISTING FENCE LINE ⊙ EXISTING RETAINING WALL ⊙ NEW GATE VALVE (SEE DETAIL 11/06.0) ⊙ NEW FIRE HYDRANT (SEE DETAIL 5/06.0) ⊙ NEW SANITARY MANHOLE (SEE DETAIL 3/06.0) ⊙ NEW STORM INLET (SEE DETAIL 2/06.0) ⊙ NEW STORM MANHOLE (SEE DETAIL 1/06.0) ⊙ NEW DOWNSPOUT (SEE DETAIL 12/06.0) | <ul style="list-style-type: none"> — NEW SIGN — NEW PAVEMENT STRIPING LIMITS |
|---|--|

PLAN NOTES:

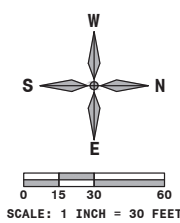
1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL 701-241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE SITE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: <https://fargond.gov/city-government/departments/engineering/engineering-services/right-of-way-management> IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701-241-1454.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

- BM-1. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±231' WEST AND ±81' SOUTH FROM SOUTHEAST CORNER OF EXISTING BUILDING. ELEVATION = 904.20 (NAVD88)
- BM-2. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±16' WEST AND ±343' NORTH FROM SOUTHWEST CORNER OF EXISTING BUILDING. TO BE REMOVED IN THIS PROJECT. ELEVATION = 903.85 (NAVD88)
- BM-3. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±16' WEST AND ±143' SOUTH FROM NORTHWEST CORNER OF EXISTING BUILDING. TO BE REMOVED IN THIS PROJECT. ELEVATION 903.13 (NAVD88)
- BM-4. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±83' EAST AND ±238' SOUTH FROM NORTHEAST CORNER OF EXISTING BUILDING. TO BE REMOVED IN THIS PROJECT. ELEVATION = 902.99 (NAVD88)
- BM-5. SOUTHEAST FLANGE BOLT OF HYDRANT, LOCATED ±85' EAST AND ±226' NORTH FROM SOUTHEAST CORNER OF EXISTING BUILDING. ELEVATION = 902.88 (NAVD88)
- BM-6. SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED AT THE NE CORNER OF THE INTERSECTION OF MAIN AVENUE AND 45TH STREET NORTH, CITY OF FARGO BHM17015. ELEVATION = 906.28 (NAVD88)

SITE NOTES:

- TOTAL LOT AREA: 591,519.272 S.F. (13.58 ACRE)
- EXISTING IMPERVIOUS AREA: 519,573.810 S.F. (11.93 ACRE)
- EXISTING GREEN SPACE: 71,927.112 S.F. (1.65 ACRE)
- NEW IMPERVIOUS AREA: 492,166.567 S.F. (11.30 ACRE)
- NEW GREEN SPACE: 99,352.705 S.F. (2.28 ACRE)
- TOTAL EXISTING PARKING STALLS: 1,199 STALLS
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**ROERS COMPANIES
COVE APARTMENTS**

200 & 400 45TH ST S,
FARGO, NORTH DAKOTA 58103



MBN JOB #: 25-054 DATE: 04-27-26

STRIPING / DIMENSIONING PLAN

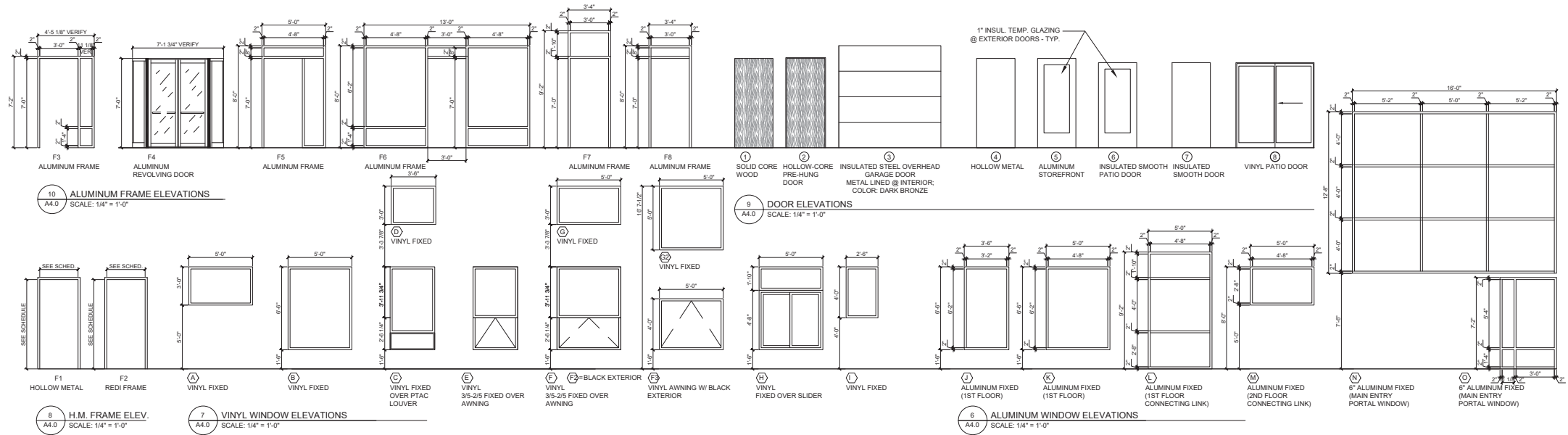
C5.1



**DOVETAIL
DEVELOPMENT**

PO Box 335
Fargo, North Dakota 58107
Ph. 701-865-3506

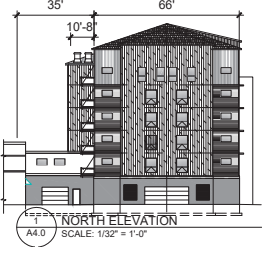
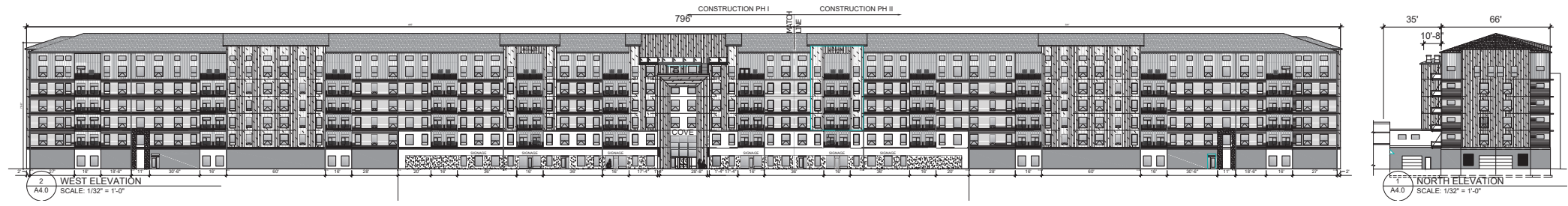
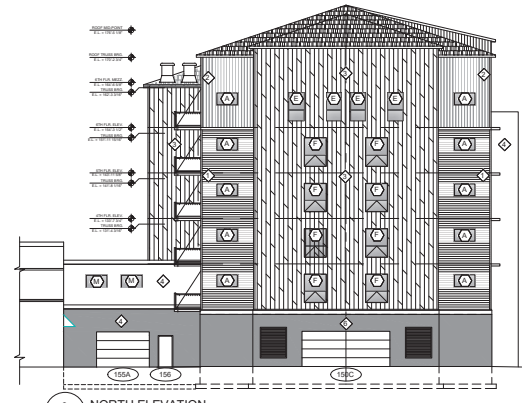
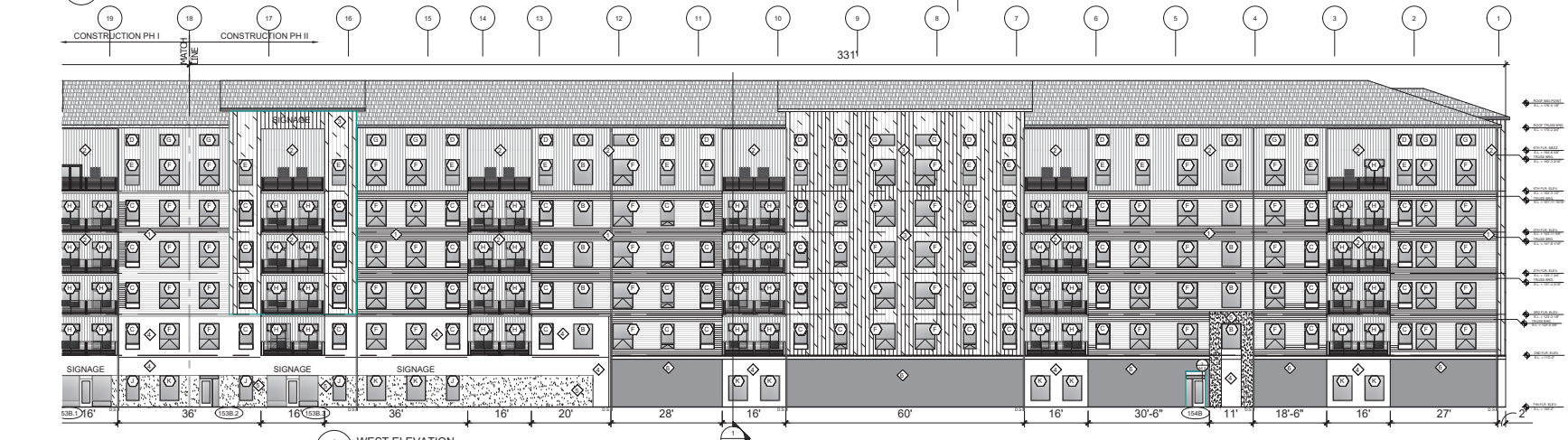
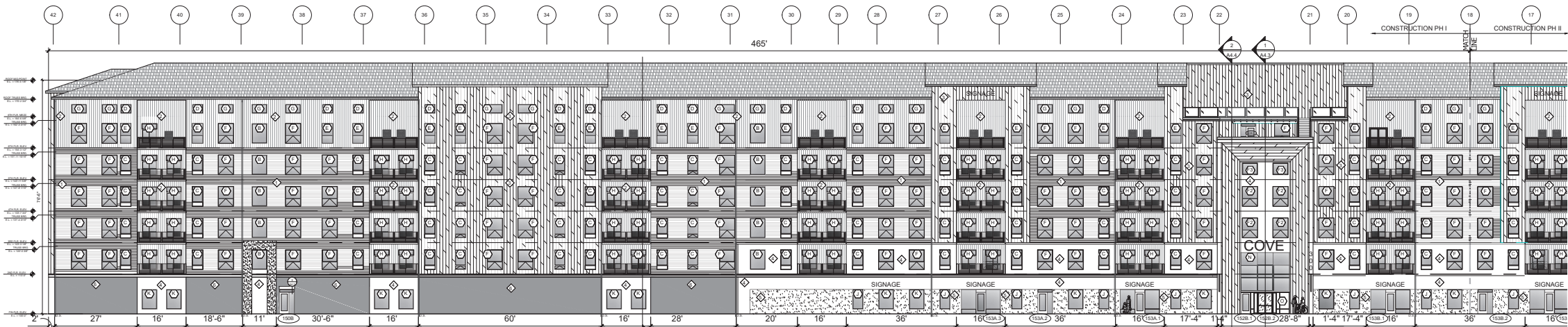
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the Laws of the State of North Dakota.
Signature: *[Signature]*
Date: 4/27/2026 Reg. No. 1067



GENERAL NOTES FINISH LEGEND

- ADD BLOCKING AT ALL WALL BRACKETS, AS REQUIRED.
- FLASHING COLOR TO MATCH SIDING COLOR, UNLESS OTHERWISE NOTED.

SIDING 1	[Symbol]
SIDING 2	[Symbol]
SIDING 3	[Symbol]
SIDING 4	[Symbol]
PRECASTE 1	[Symbol]
PRECASTE 2	[Symbol]



COVE LIVING
45th Street W
Fargo, North Dakota

DATE: 4.27.2026

PROJECT NO.
DD# 26-001

A4.0
ELEVATIONS



**DOVETAIL
DEVELOPMENT**

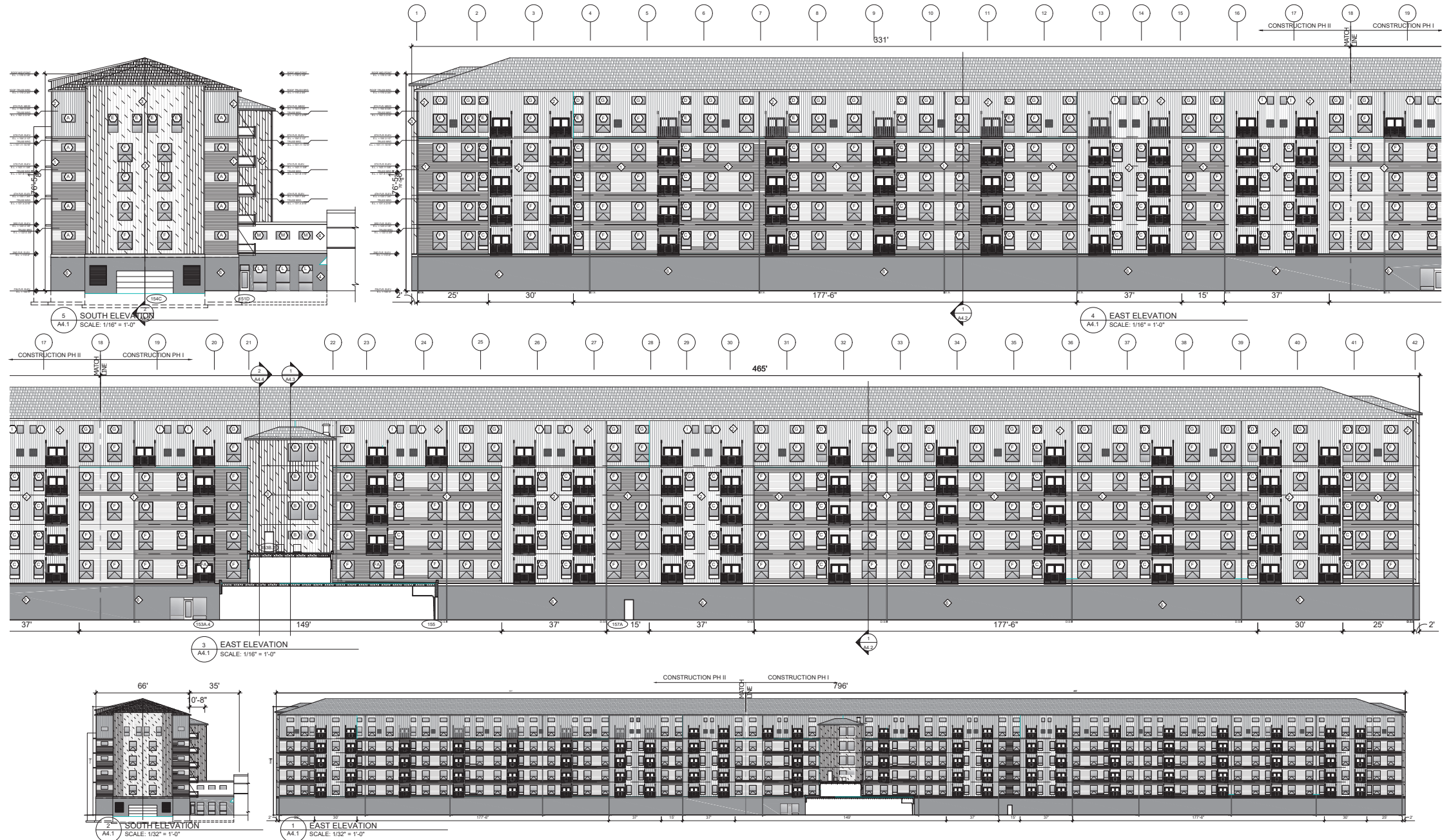
PO Box 335
Fargo, North Dakota 58107
Ph. 701-866-3506

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 Architect under the laws of the State of North Dakota.
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Date: 4/27/2026 Reg. No. 1067

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SIDING 1	
SIDING 2	
SIDING 3	
SIDING 4	
PRECASTE 1	
PRECASTE 2	



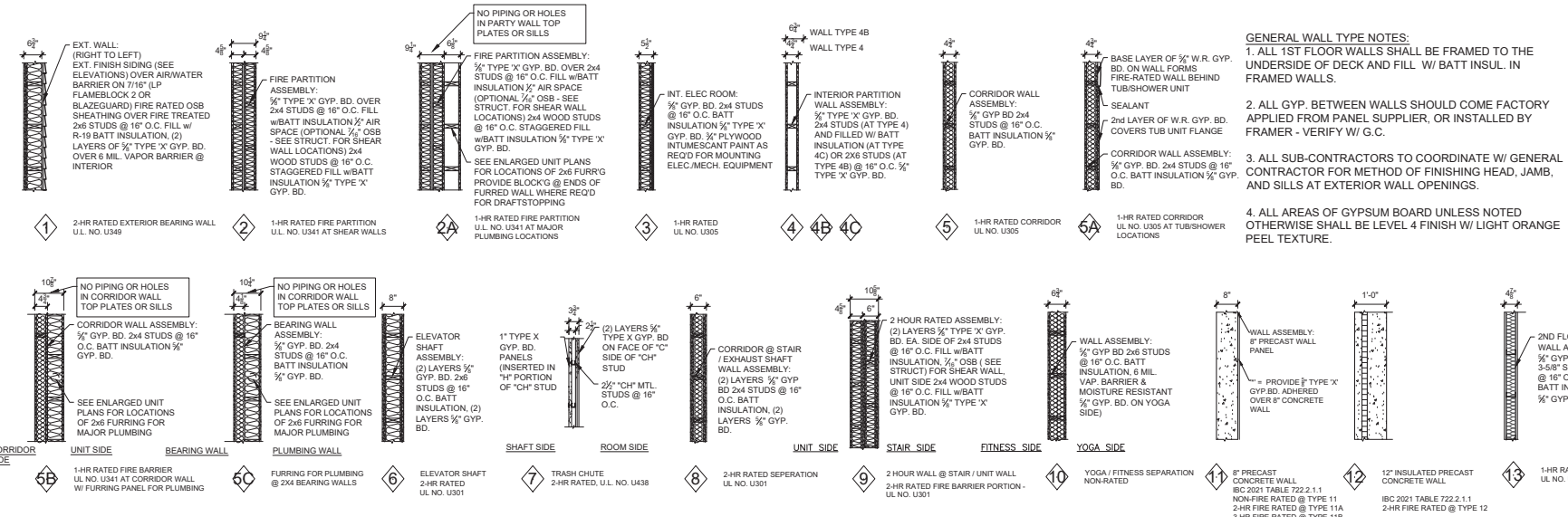
COVE LIVING
45th Street W
Fargo, North Dakota

DATE: 4.27.2026

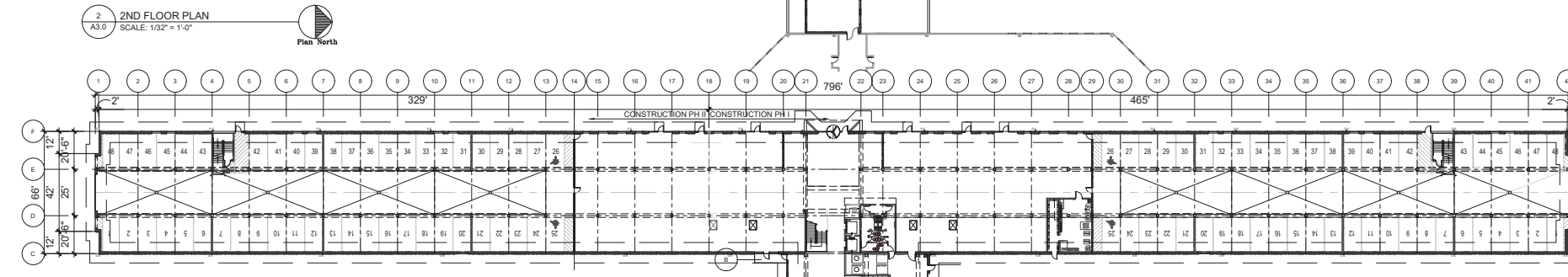
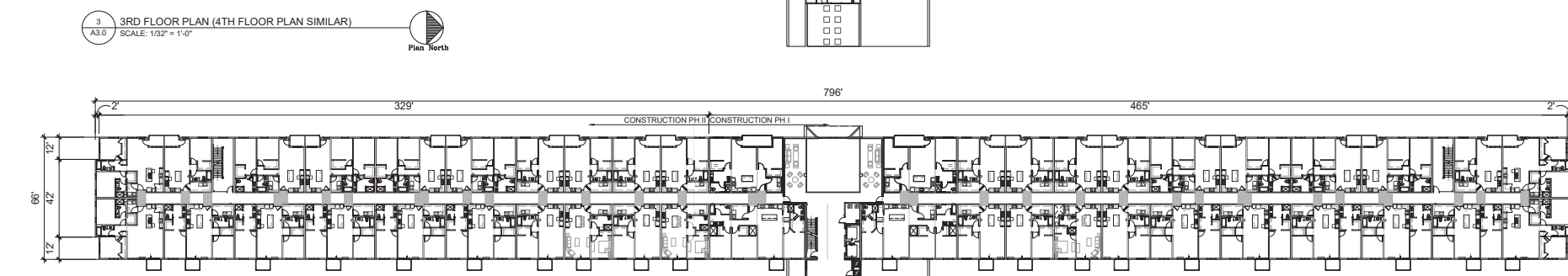
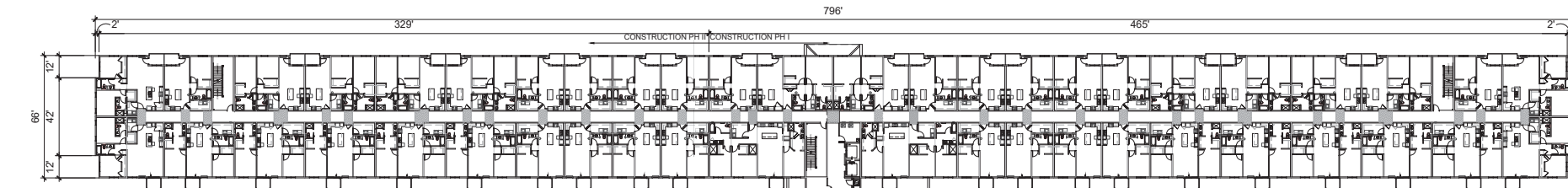
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DD# 26-001

A4.1
ELEVATIONS

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 Signature: *[Signature]*
 Date: 4/27/2026 Rev. No. 1067



4 WALL TYPES
 SCALE: 1/2" = 1'-0"





Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant



Rendering from Applicant

MEMORANDUM

TO: Planning Commission

FROM: Donald Kress, Current Planning Coordinator

DATE: April 30th, 2026

RE: Agenda item D.2: Petition for waiver of sidewalk in Adams Fifth, Seventh, and Ninth Additions; Sanders Addition; Interstate Business Park Addition. (Thunder Road South)

Planning and Engineering staff are currently evaluating this agenda item, and may bring more information forward to the Commission at the May 5, 2026 Planning Commission meeting. This is a non-hearing item.