

FARGO PLANNING COMMISSION AGENDA  
Tuesday, November 5, 2024 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of October 1, 2024

C: Public Hearing Items:

- 1a. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial with a C-O, Conditional Overlay on the proposed **Northdale First Addition**. (Located at 4300 County Highway 81 North) (Allstar Land Company/Christianson Companies, Inc.) (dk): CONTINUED TO FEBRUARY 4, 2025
- 1b. Continued hearing on an application requesting a Plat of **Northdale First Addition** (Major Subdivision) a plat of an unplatted portion of the Southeast Quarter of Section 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 4300 County Highway 81 North) (Allstar Land Company/Christianson Companies, Inc.) (dk): CONTINUED TO FEBRUARY 4, 2025
2. Continued hearing on an application requesting a Conditional Use Permit (CUP) to allow for industrial service use in the GC, General Commercial zoning district on Lot 3, Block 1, **Austin's Subdivision**. (Located at 5418 53rd Avenue South) (Lowry Engineering/JBJ Properties, LLC) (me)
- 3a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay on the proposed **Broadway Commons Addition**. (Located at 1004, 1014, and 1024 Broadway North; 1013 and 1017 7th Street North) (Silver Leaf Properties/MBN Engineering, Inc/Gleason Companies) (dk): CONTINUED TO DECEMBER 3, 2024
- 3b. Hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan on the proposed **Broadway Commons Addition**. (Located at 1004, 1014, and 1024 Broadway North; 1013 and 1017 7th Street North) (Silver Leaf Properties/MBN Engineering, Inc/Gleason Companies) (dk): CONTINUED TO DECEMBER 3, 2024
- 3c. Hearing on an application requesting a Plat of **Broadway Commons Addition** (Minor Subdivision) a replat of all of Lot 1, all of Auditor's Lots A, B, E, F, and G and a portion of Lot 6 of Marelius' Subdivision of Block 18 of Chapin's Addition and part of Auditor's Lot C of Block 17 of Chapin's Addition to the City of Fargo, Cass County, North Dakota. (Located at 1004, 1014, and 1024 Broadway North; 1013 and 1017 7th Street North) (Silver Leaf Properties/MBN Engineering, Inc/Gleason Companies) (dk): CONTINUED TO DECEMBER 3, 2024

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

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

Minutes are available on the City of Fargo Web site at [www.FargoND.gov/planningcommission](http://www.FargoND.gov/planningcommission).

D: Other Items:

1. Update on recent annexation of the Southwest Pond area.
2. Discussion of Future Growth Strategies.

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**BOARD OF PLANNING COMMISSIONERS  
MINUTES**

**Regular Meeting:**

**Tuesday, October 1, 2024**

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, October 1, 2024.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Art Rosenberg, Jennifer Holtz, Thomas Schmidt, Brett Shewey, Amy Hass, Tyler Mohs,

Absent: Joseph Cecil, Paul Gleye, Scott Stofferahn

Chair Tasa called the meeting to order.

**Business Items:**

**Item A: Approve Order of Agenda**

Chair Tasa noted Items 1a, 1b and 5 have been continued to November 5, 2024.

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

**Item B: Minutes: Regular Meeting of September 5, 2024**

Member Shewey moved the minutes of the September 5, 2024 Planning Commission meeting be approved. Second by Member Hass. All Members present voted aye and the motion was declared carried.

**Item C: Public Hearing Items:**

**Item 1: Northdale First Addition**

**1a. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial with a C-O, Conditional Overlay on the proposed Northdale First Addition. (Located at 4300 County Highway 81 North) (Allstar Land Company/Christianson Companies, Inc.): CONTINUED TO NOVEMBER 5, 2024**

**1b. Continued hearing on an application requesting a Plat of Northdale First Addition (Major Subdivision) a plat of an unplatted portion of the Southeast Quarter of Section 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 4300 County Highway 81 North) (Allstar Land Company/Christianson Companies, Inc.): CONTINUED TO NOVEMBER 5, 2024**

A Hearing had been set for September 5, 2024. At the September 5, 2024 meeting, the Hearing was continued to this date and time, however the applicant has requested this application be continued to November 5, 2024.

**Item 2: Selkirk Place Third Addition**

**2a. Hearing on an application requesting a Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential and P/I, Public and Institutional on the proposed Selkirk Place Third Addition. (Located at 3040 and 3200 67th Avenue South) (NICD, LLC/EagleRidge Development): APPROVED**

**2b. Hearing on an application requesting a Plat of Selkirk Place Third Addition (Major Subdivision) a plat of an unplatted portion of the Northwest Quarter and a portion of Auditor's Lot 2 in the Northeast Quarter of Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 3040 and 3200 67th Avenue South) (NICD, LLC/EagleRidge Development): APPROVED**

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

Discussion was held on the proposed retention pond.

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

Additional discussion was held on lot sizes, and providing affordable housing for the missing middle according to the Housing Study.

Applicant Representative Jon Youness, EagleRidge Development, spoke on behalf of the application.

Further discussion was held on the grid layout of the development, and easements.

Member Schmidt moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential and P/I, Public and Institutional, and 2) Subdivision Plat Selkirk Place Third Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Sections 20-0906.F (1-4) and 20-0907 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Rosenberg. On call of the roll Members Rosenberg, Holtz, Hass, Shewey, Mohs, Schmidt, and Tasa voted aye. Absent and not voting: Members Cecil, Gleye, and Stofferahn. The motion was declared carried.

**Item 3: HAL Addition**

**3a. Hearing on an application requesting a Zoning Change from DMU, Downtown Mixed-Use, MR-3, Multi-Dwelling Residential, and LC, Limited Commercial to DMU, Downtown Mixed-Use on the proposed HAL Addition. (Located at 602, 608, 612, and 616 3rd Street North; 601 and 617 4th Street North; 304 and 312 7th Avenue North) (J2SL Partners, LLP/Stephen Lyngstad): APPROVED**

**3b. Hearing on an application requesting a Plat of HAL Addition (Major Subdivision) a replat of Block 37, Keeney and Devitt's Second Addition, including vacation of the alley, to the City of Fargo, Cass County, North Dakota. (Located at 602, 608, 612, and 616 3rd Street North; 601 and 617 4th Street North; 304 and 312 7th Avenue North) (J2SL Partners, LLP/Stephen Lyngstad): APPROVED**

Mr. Kress presented the staff report stating all approval criteria have been met and staff is recommending approval. He noted a public informational meeting was held on September 12, 2024.

Discussion was held on residential protection standards, and access points.

Mr. Boerboom spoke on behalf of the Engineering Department.

Applicant Stephen Lyngstad, J2SL Partners, LLP, spoke on behalf of the application.

Additional discussion was held on the project timeline.

Member Rosenberg moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from DMU, Downtown Mixed Use, MR-3, Multi-Dwelling Residential, and LC, Limited Commercial to DMU, Downtown Mixed Use, and 2) Subdivision Plat HAL Addition, including vacation of Right-of-way, as outlined within the staff report, as the proposal complies with the Standards of Article 20-06, Sections 20-0907.C and 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code, the Downtown InFocus Plan, and of North Dakota Century Code Chapter 40-39. Second by Member Holtz. On call of the roll Members Schmidt, Hass, Mohs, Rosenberg, Holtz, Shewey, and Tasa voted aye. Absent and not voting: Members Gleye, Cecil, and Stofferahn. The motion was declared carried.

**Item 4: Village West Fourth Addition**

**Hearing on an application requesting a Conditional Use Permit (CUP) to allow for wholesale sales use in the GC, General Commercial zoning district, on Lot 1, Block 1, Village West Fourth Addition. (Located at 902 40th Street South) (902 40th, LLC/Christianson Companies): APPROVED**

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

Member Shewey moved the findings and recommendations for staff be accepted and the Conditional Use Permit to allow Wholesale Sales use in the GC, General Commercial zoning district be approved, as the proposal complies with Section 20-0909.D (1-6) of the Land Development Code, and all other applicable 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 an opaque fence, screen wall, or building extension.
- 3) No outdoor storage of equipment or supplies.
- 4) Off-street parking, loading, vehicular circulation areas, and outdoor yards shall have an all-weather surface, as defined by the Land Development Code.
- 5) The manufacturing, production, processing, or repackaging of food and/or animal products or hazardous chemicals shall not be permitted.
- 6) Any expansion of industrial uses from the site plan provided in the October 1st, 2024 Planning Commission packet shall require an amendment to the Conditional Use Permit with review and approval by the Planning Commission.
- 7) The Conditional Use Permit shall terminate if all industrial uses cease for a period of more than 12 consecutive months.

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

**Item 5: Austin's Subdivision**

**Hearing on an application requesting a Conditional Use Permit (CUP) to allow for industrial service use in the GC, General Commercial zoning district on Lot 3, Block 1, Austin's Subdivision. (Located at 5418 53rd Avenue South) (Lowry Engineering/JBJ Properties, LLC): CONTINUED TO NOVEMBER 5, 2024**

A Hearing had been set for this date and time; however the applicant has requested this application be continued to November 5, 2024.

**Item 6: Southwest Fargo Mission Second Addition**

**Hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential**

**with a C-O, Conditional Overlay on Lot 1, Block 1, Southwest Fargo Mission Second Addition. (Located at 4475 40th Avenue South) (4540 Investments, LLC/Christianson Companies): APPROVED**

Mr. Kress presented the staff report stating all approval criteria have been met and staff is recommending approval. He noted an updated Conditional Overlay was provided to the Board.

Member Shewey moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay on Lot 1, Block 1, Southwest Fargo Mission Second Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Section 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Rosenberg. On call of the roll Members Rosenberg, Mohs, Holtz, Shewey, Hass, Schmidt, and Tasa voted aye. Absent and not voting: Members Cecil, Gleye, and Stofferahn. The motion was declared carried.

Planning and Development Director Nicole Crutchfield provided an update to the Board on the Land Development Code rewrite, and spoke on next steps in the process.

Member Rosenberg moved to adjourn the meeting. Second by Member Holtz. All Members present voted aye and the motion was declared carried.

The time at adjournment was 3:26 p.m.

### Agenda Item Number

Continued Items:

1a&b -- Northdale First Addition

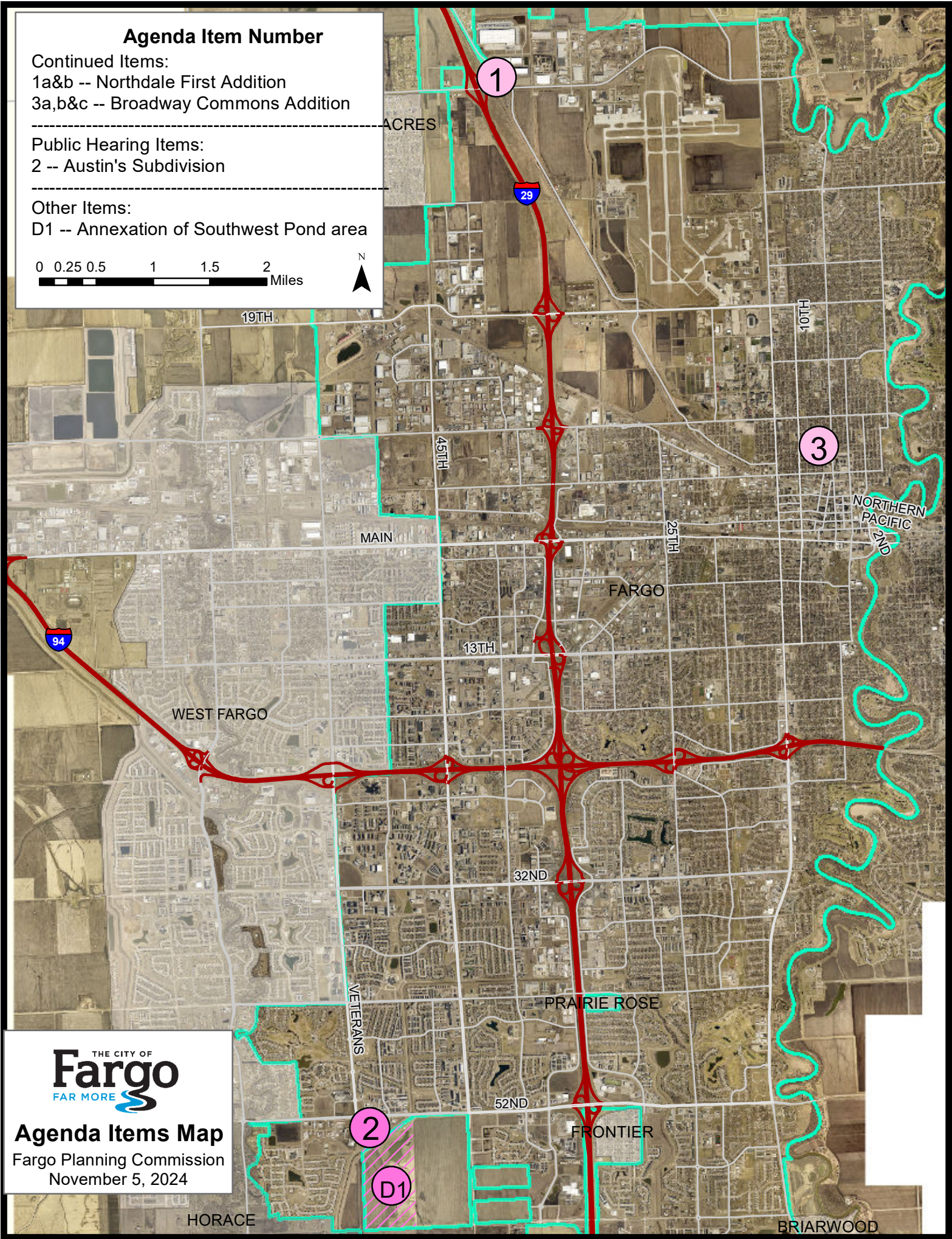
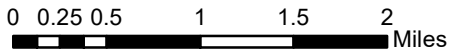
3a,b&c -- Broadway Commons Addition

Public Hearing Items:

2 -- Austin's Subdivision

Other Items:

D1 -- Annexation of Southwest Pond area



### Agenda Items Map

Fargo Planning Commission  
November 5, 2024



<b>City of Fargo Staff Report</b>			
<b>Title:</b>	Austin's Subdivision	<b>Date:</b>	10/30/2024
<b>Location:</b>	5418 53 Ave S	<b>Staff Contact:</b>	Maegin Elshaug, planning coordinator
<b>Legal Description:</b>	Lot 3, Block 1, Austin's Subdivision		
<b>Owner(s)/Applicant:</b>	JBJ Properties, LLC / Lowry Engineering	<b>Engineer:</b>	n/a
<b>Entitlements Requested:</b>	Conditional Use Permit for industrial service use in the GC, General Commercial zoning district		
<b>Status:</b>	Planning Commission Public Hearing: November 5, 2024		

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> vacant	<b>Land Use:</b> industrial service use
<b>Zoning:</b> GC, General Commercial	<b>Zoning:</b> GC, General Commercial with a CUP
<b>Uses Allowed:</b> GC 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.	<b>Uses Allowed:</b> GC 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.  <b>With CUP to allow Industrial Service use</b>
<b>Maximum Lot Coverage Allowed:</b> 85% building coverage	<b>Maximum Lot Coverage Allowed:</b> unchanged

<b>Proposal:</b>
<p>The applicant is requesting one entitlement:</p> <ol style="list-style-type: none"> <li>1. CUP, Conditional Use Permit to allow Industrial Service use in the GC, General Commercial zoning district.</li> </ol> <p>The applicant is proposing a building at this location for a contractor, an industrial service use. Per the Land Development Code, Section 20-0401, industrial service use requires a Conditional Use Permit in the GC, General Commercial zoning district. A preliminary site plan provided by the applicant is on the next page.</p> <p>Land Development Code Industrial Use Standards: Section 20-0402.R of the Land Development Code states additional requirements when industrial use is allowed in</p>

General Commercial zoning. These requirements add screening, restrictions on where industrial use may be located and restricts certain industrial activities. Recommended conditions of this CUP are additional requirements and restrictions to all standards of the Land Development Code and section 20-0402.R.

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:**

- Northeast: GC, General Commercial with commercial/industrial uses;
- Southeast: Drain 27 and the southwest regional pond;
- Southwest: GC, General Commercial with vacant building;
- Northwest: Across 53<sup>rd</sup> Street South is GC, General Commercial with a sports facility.



**Area Plans:**

Fargo's Growth Plan 2024 was adopted on August 19th, 2024. This project is consistent with the future land use designations for this property.

**Context:**

**Neighborhood:** Deer Creek

**Schools:** The subject property is located within the West Fargo School District boundary, specifically Deer Creek elementary, Heritage middle, and Horace high schools.

**Parks:** The subject property is not within a quarter-mile of an existing park; however, just south of Drain 27 (which is adjacent to the subject property) is the southwest regional pond which will have amenities in the future.

**Pedestrian / Bicycle:** Ten-foot shared use paths are located just to the north along 52<sup>nd</sup> Avenue South and connect to the metro area path system.

**Transit:** There are no routes located within a half-mile of the subject property.

**Staff Analysis:**

**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 and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff believes this proposal is in keeping with adopted plans and policies of the City. The CUP would allow for industrial use and additional conditions will be added to insure that this project is developed in a manner that is appropriate to the context of the surrounding properties. Therefore, staff finds that the proposal is consistent with the purpose of the LDC. **(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 uses but that also allow the public to utilize the convenience of future businesses. Staff is proposing conditions which would address potential negative impacts of industrial uses already limited by the Land Development Code. **(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 one inquiry with no noted concern. **(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 use will prevent development and use of neighboring property in accordance with applicable zoning districts. The potential uses are consistent with the adjacent commercial properties, which have similar CUP's to allow various industrial uses. In addition to the proposed CUP conditions, the Industrial Uses in General Commercial Zoning standards of Section 20-0402.R, apply to industrial uses in the GC zoning district and provide for additional protection of the surrounding area. **(Criteria Satisfied)**

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

The subject property has access to all necessary utilities and services. Staff is not aware of any deficiencies regarding drainage or utilities that would limit the ability to utilize the property as proposed. 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 property has access to the public street system at 53<sup>rd</sup> Avenue South that can adequately accommodate truck/commercial traffic. In addition, 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. Staff finds that the proposed conditional use will not create traffic hazards or traffic congestion in the public streets. **(Criteria Satisfied)**

**Recommended 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 an opaque fence, screen wall or building extension.
- 3) No outdoor storage of equipment or supplies.
- 4) Off-street parking, loading, vehicular circulation areas and outdoor yards shall have an all-weather surface, as defined by the LDC.
- 5) The manufacturing, production, or processing of food and/or animal products or hazardous chemicals shall not be permitted.
- 6) Any expansion of the industrial use from the site plan provided in the November 5, 2024 Planning Commission packet shall require an amendment to the Conditional Use Permit with review and approval by the Planning Commission.
- 7) The Conditional Use Permit shall terminate if all industrial uses cease for a period of more than 12 consecutive months.

**Staff Recommendation:**

Suggested Motion: "To accept the findings and recommendations of staff and hereby move to approve the Conditional Use Permit to allow Industrial Service use in the GC, General Commercial zoning district, as the proposal complies with Section 20-0909.D (1-6) and all other requirements of the LDC, 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 an opaque fence, screen wall or building extension.
- 3) No outdoor storage of equipment or supplies.
- 4) Off-street parking, loading, vehicular circulation areas and outdoor yards shall have an all-weather surface, as defined by the LDC.
- 5) The manufacturing, production, or processing of food and/or animal products or hazardous chemicals shall not be permitted.
- 6) Any expansion of the industrial use from the site plan provided in the November 5, 2024 Planning Commission packet shall require an amendment to the Conditional Use Permit with review and approval by the Planning Commission.
- 7) The Conditional Use Permit shall terminate if all industrial uses cease for a period of more than 12 consecutive months.

**Planning Commission Recommendation:**

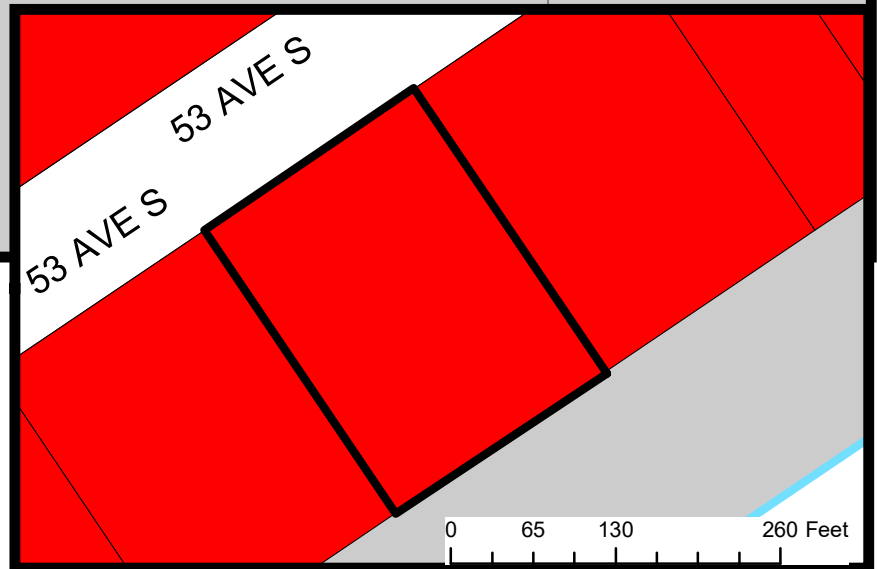
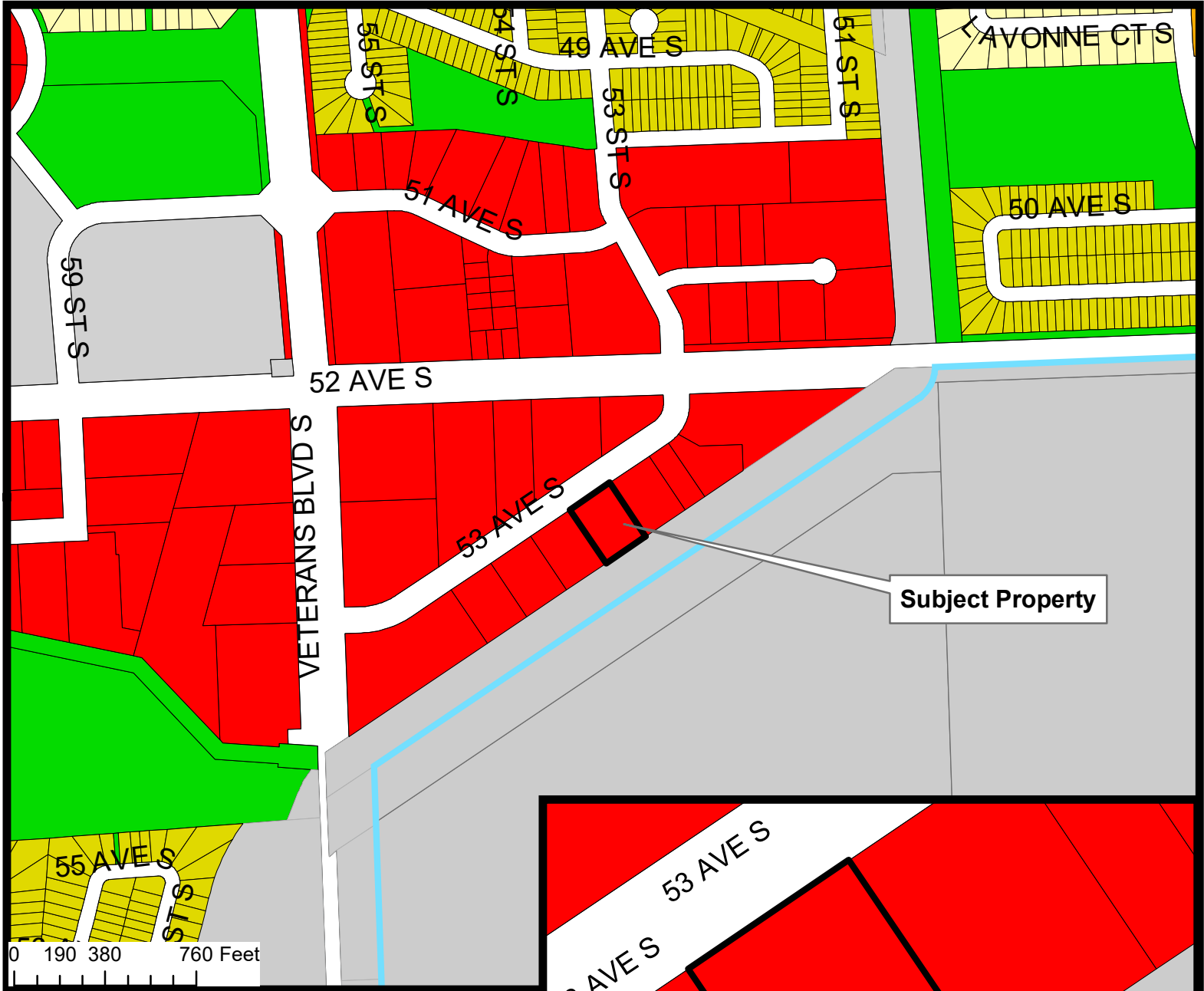
**Attachments:**

1. Zoning Map
2. Location Map

# CUP, Conditional Use Permit for Industrial Service use in the GC, General Commercial zoning district

**Austin's Subdivision**

5418 53 Avenue South



**Legend**

AG	LC	MHP	RR-1-2
DD	MLC	MNC	RR-1-3
GG	MR-1	PZC	RR-1-4
GG-CMU	MR-2	PZT	RR-1-5
GO	MR-3	UMU	RR-1-6
		City Limits	

# CUP, Conditional Use Permit for Industrial Service use in the GC, General Commercial zoning district

Austin's Subdivision

5418 53 Avenue South




## Legend

 City Limits



MEMORANDUM

**TO:** Planning Commission

**FROM:** Nicole Crutchfield, Director of Planning & Development   
Mark Williams, Assistant Director of Planning & Development  
Kim Citrowske, Planning Coordinator

**DATE:** October 31, 2024

**RE:** Fargo Growth Plan 2024 Implementation Steps update

City Commission adopted Fargo Growth Plan 2024 (FGP24) on August 19, 2024 and we are excited to begin the next steps toward plan implementation. As you know, we are in mobilization/start-up phase of developing the engagement strategy, data share and discovery to begin development of a New Land Development Code and Incentive Policy. Kick-off meetings with the czb consulting team is anticipated mid-December. At that time, we will have a more in-depth project schedule.

Part 4 of FGP24 Implementation Plan outlines three areas for proposed changes:

1. A New Land Development Code
2. Changes to Financial and Economic Development Practices
3. Enhanced Coordination of Public Infrastructure and Facilities

Coordination within the City is underway regarding growth planning and process collaboration across departments and divisions; particularly Inspections, Engineering, Fire and City Administration. Meanwhile, development interest and land development activities continue through inquiries by landowners and developers to advance market demands. As such, staff desires to establish a transparent approach to development during the "messy middle" that exists between Growth Plan adoption and LDC adoption. Predictable and transparent growth intentions save time and money for both landowners and governing agencies. As we codify these intentions into ordinance, good communications between all stakeholders will be extremely important over the next 15 months. As such, as Planning Commissioners you can expect more detailed and nuanced coordination presented to you by staff as we provide more extensive analysis when addressing unique or new inquiries from the public.

Moving forward staff is working towards developing a policy or technical memo for decision-making guidance for land development activities. The recommendation is as follows:

**A. Continue working under the existing LDC, as outlined in FGP24 (pg. 120).**

→ As we work on implementing Fargo Growth Plan 2024, scrutiny and analysis will continue when considering proposals for PUDs, CUPs, and COs entitlement consideration.

**B. Enhance Coordination of Public Infrastructure and Facilities, as outlined in FGP24 (pg. 116).**

→ This means growth planning and process collaborations must continue to be vetted across departments and divisions including Administration, Planning & Zoning, Engineering, Utilities (Water, Water Reclamation, and Solid Waste), Public Works, Public Safety (Police and Fire), Public Health, FM Metro COG, Transit, Parks District and School District to ensure alignment with City of Fargo guiding plans and service abilities.

At the upcoming Planning Commission meeting, staff looks forward to hearing your thoughts related to annexation expansions and unique concerns you may have related to infill redevelopment. We will have exploratory questions for you to contemplate at the meeting as we engage in discussion.

