

FARGO CITY COMMISSION AGENDA
Monday, October 12, 2026 – 5:00 P.M.

Executive Session at 4:00 p.m.

Roll Call.

PLEASE NOTE: The City Commission will convene at 4:00 p.m. and retire into Executive Session in the Red River Room for the purpose of receiving its attorney's advice and guidance regarding reasonably predictable litigation with Tallgrass Trail, LLC, including the legal risks, strengths and weaknesses of the City's position, and to discuss negotiating strategy or provide negotiating instructions to its attorney or other negotiator regarding the potential litigation. Discussing these matters in an open meeting would have an adverse fiscal effect on the bargaining and/or litigating position of the City. Accordingly, an Executive Session for these purposes is authorized pursuant to North Dakota Century Code § 44-04-19.1, subsections 2, 5, and 9, and North Dakota Century Code § 44-04-19.2, subsection 1.

Regular Meeting at 5:00 P.M.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at FargoND.gov/Streaming. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m. They are also included in the video archive at FargoND.gov/CityCommission.

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, September 28, 2026).

CONSENT AGENDA:

- 1. Application for Abatement or Refund of Taxes #4643 for property located at 1630 9th Avenue South requesting a reduction in value for 2026 from \$201,700.00 to \$186,900.00; staff is recommending a reduction in value to \$186,900.00 for 2026.
- 2. Applications for property tax exemptions for improvements made to buildings.
- 3. Receive and file an Ordinance Amending Section 8-0101 of Article 8-01 of Chapter 8 of the Fargo Municipal Code Relating to Definitions.
- 4. Receive and file an Ordinance Amending Section 8-2002 of Article 8-20 of Chapter 8 of the Fargo Municipal Code Relating to Operation of Motorized Scooters-Regulations.
- 5. 2nd reading, waive reading and final adoption of an Ordinance Amending Section 8-1606 of Article 8-16 of Chapter 8 of the Fargo Municipal Code Relating to Parking Tickets; 1st reading, 9/28/26.

6. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Christianson 32nd Avenue South Fourth Addition to the City of Fargo, Cass County, North Dakota; 1st reading, 9/28/26.
7. Direct the City Attorney's Office to review the City's lodging tax Ordinances relating to collection and enforcement of its lodging taxes.
8. Applications for Games of Chance.
9. Site Authorizations for Games of Chance.
10. Assignment of existing Master Services Agreement from Patchin Messner Valuation Counselors to CBRE, Inc.
11. Reimbursement to Brookstone Companies in the amount of \$269,800.00 for repair and backfill of old borrow site located at 3808 51st Street South.
12. Easement Payment Agreement with Otter Tail Power Company, Great River Energy and Minnesota Power for a transmission line connecting the substation south of Reile's Acres to a substation near Brainerd, Minnesota.
13. Engineering Services Agreement Amendment No. 6 in the amount of \$49,376.00 for Improvement District No. BR-23-G0.
14. North Dakota Department of Transportation Preliminary Engineering Reimbursement Agreement for Improvement District No. BR-29-B1.
15. Change Order No. 2 in the amount of \$11,409.97 for Improvement District No. PN-26-A1.
16. Change Order No. 1 in the amount of \$16,127.11 and a 5-day time extension to Phase 3, Substantial and Final Completion Dates extending them to 10/14/2026 and 11/13/2026 for Improvement District No. BR-26-C1.
17. Change Order No. 1 in the amount of \$162,465.00 and a 23-day time extension to the Substantial and Final Completion Dates extending them to 11/23/26 and 12/23/26 for Improvement District No. UR-26-F1.
18. Bid award to Meyer Contracting Inc. in the amount of \$23,569,476.65 for Improvement District No. BR-23-A3.
19. Create Improvement District No BR-27-C and adopt Resolution of Necessity (Paving and Utility Rehab/Reconstruction).
20. Change Order No. 2 in the amount of \$11,556.00 for Project No. TM-26-B1.
21. Change Order No. 1 in the amount of \$106,952.00 and a 4-day time extension to the Substantial and Final Completion Dates extending them to 10/6/2026 and 11/10/2026 for Project No. FM-15-J3.
22. Negative Final Balancing Change Order No. 2 in the amount of -\$36,289.69 for Project No. BR-27-E4.

Memorandum of Agreement with Cass County and Fargo Park District for Cass County 81/South University Shared-Use Path from 52nd Avenue to 88th Avenue (Project No. SR-26-C1).

24. Bid advertisement for Project No. SR-26-C (Sidewalk and Shared Use Path Replacement).
25. Items from FAHR meeting:
 - a. Receive and file Sales Tax update – Accrual Basis.
 - b. Receive and file Budget to Actual – July 31, 2026.
 - c. Receive and file Budget to Actual – August 31, 2026.
 - d. Authorize the purchase, install and implementation of RISETEK cameras and software by PCI Municipal Services, LLC on behalf of Park Fargo (RFP26022).
 - e. Authorize the purchase from Network Center, Inc. for the Arctic Wolf MDR and related services (EX27006).
 - f. Approve the North Dakota Department of Transportation Traffic Safety Contract and related budget adjustments.
 - g. Approve the use of federal seized asset funds and related budget adjustment.
 - h. Approve the FY 2025 State Homeland Security Grant Program award CFDA #97.067 SHSP in the amount of \$25,000.00 and related budget adjustment.
26. Agreement for Property Demolition with Master Construction Co. Inc. for 1544 3rd Avenue South (RFP26170).
27. Agreement for Property Demolition with Master Construction Co. Inc. for 111-113 32nd Avenue North (RFP26307).
28. Community Development Block Grant (CDBG) and HOME Investment Partnerships Program 2026 allocations.
29. Piggyback purchase through Sourcewell Cooperative Purchasing Agreement with Bert's Truck Equipment in the amount of \$119,965.10 for the purchase of one service body with crane with a six-year municipal lease through CapFirst Equipment Finance for Water Reclamation (PBC26313).
30. Fargo Public Schools Garbage Collection Service Contract.
31. Emergency repair proposal from Master Construction Inc. in the amount of \$168,800.00 to repair the manhole structure for sanitary lift station No. 59.
32. Task Order No. 17 with Advanced Engineering and Environmental Services in the amount of \$45,900.00 for final design, bidding and negotiation services for Improvement District No. BN-27-C1.
33. Change Order No. 2, Final Balancing Change Order with Johnson and Schock Excavating LLC in the amount of \$33,399.52 for LSLR Project No. WA2507.
34. Change Order No. 1, Final Balancing Change Order with Johnson and Schock Excavating LLC in the amount of \$74,622.75 for LSLR Project No. WA2504.
35. Bills.

36. **PUBLIC HEARING** – Special Assessments for Nuisance Abatement Fees - Snow Removal.
37. **PUBLIC HEARING** – Special Assessment of Business Improvement District (BID).
38. **PUBLIC HEARING** – Village West Fifth Addition (4357 13th Avenue South; 1034, 1104, 1112 and 1204 44th Street South; 1011, 1033, 1103, 1203 and 1211 43½ Street South); approval recommended by the Planning Commission on 9/1/26:
 - a. Zoning change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Village West Fifth Addition.
39. **PUBLIC HEARING** – Urban Plains Medical Park Third Addition (4767 and 4845 30th Avenue South); approval recommended by the Planning Commission on 9/1/26:
 - a. Zoning Change from LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay.
 - b. 1st reading of rezoning Ordinance.
 - c. Plat of Urban Plains Medical Park Third Addition.
40. 64th Avenue South traffic calming recommendation.
41. Reappointments to the Historic Preservation Commission.
42. Liaison Commissioner assignment updates.
43. **PUBLIC COMMENTS (2.5 minutes will be offered for comment with a maximum of 30 minutes total for all public comments. Individuals who would like to address the Commission, whether virtually or in person, must sign-up [here](#)).**

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310 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 FargoND.gov/CityCommission.



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MEMORANDUM

TO: Board of City Commissioners

FROM: Angie Bear, City Clerk

SUBJECT: 2026 Nuisance Abatement Assessment – Snow Removal

DATE: October 12, 2026

Attached is the list of nuisance abatement work completed during the past year. All charges resulted from City-performed snow removal due to non-compliance with local ordinances.

The list of parcels and the amount assessed to each is included within this packet.

Personalized letters were sent to all affected property owners informing them of the charges associated with their parcel and the pending assessment.

Recommended Motion:

Approve the 2026 snow-removal assessment list.

**NOTICE OF HEARING
FOR SPECIAL ASSESSMENT OF
NUISANCE ABATEMENT FEES**

The Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing on special assessments for Nuisance Abatement-Snow Removal fees, provided in the list below, on Monday, October 12, 2026, at 5:05 o'clock p.m. in the City Commission Room, City Hall, Fargo, North Dakota.

Parcel No	Parcel Address	Assessment
01-0020-01080-000	1107 14 ST S	100.00
01-0067-00391-000	2627 ATLANTIC DR S	525.00
01-0100-01340-000	1025 16 ST N	75.00
01-0340-00030-000	1449 4 AVE S	375.00
01-0340-00300-000	315 15 ST S	75.00
01-0380-03120-000	1634 BROADWAY N	75.00
01-0440-01520-000	1137 12 ST N	75.00
01-0450-00400-000	508 BROADWAY N	75.00
01-0480-00900-000	1014 28 ST N	75.00
01-0540-00700-000	701 14 ST S	210.00
01-0560-00400-000	1645 7 AVE S	160.00
01-0700-01790-000	1427 4 AVE S	160.00
01-0740-02610-000	446 24 ST S	80.00
01-0780-02160-000	1024 8 ST S	705.00
01-0820-00010-000	1701 5 ST S	95.00
01-1002-00400-000	3602 FAIRWAY RD N	210.00
01-1120-00850-000	720 11 ST N	75.00
01-1120-01050-000	1202 8 AVE N	190.00
01-1130-00120-000	824 9 ST N	855.00
01-1130-00280-000	802 9 AVE N	140.00
01-1130-00890-000	907 10 ST N	75.00
01-1140-00090-000	816 11 ST N	80.00
01-1140-00170-000	1124 9 AVE N	145.00
01-1140-00460-000	909 12 ST N	190.00
01-1160-02570-000	921 4 ST N	135.00
01-1240-00010-000	1302 21 ST S	210.00
01-1270-01330-000	1017 18 ST S	240.00
01-1540-03090-000	613 3 ST N	75.00
01-1540-03120-000	115 6 AVE N	75.00
01-1620-00190-000	734 COLLEGE ST N	190.00
01-1640-01320-000	1042 UNIVERSITY DR N	180.00
01-1660-00910-000	801 31 AVE N	190.00
01-2040-00207-000	1304 13 AVE S	240.00
01-2060-00090-000	1102 11 ST S	250.00
01-2220-04630-000	1334 12 ST N	75.00
01-2340-01641-030	302 UNIVERSITY DR N	80.00
01-2382-01830-000	921 6 AVE N	145.00
01-2400-02210-000	922 UNIVERSITY DR S	140.00
01-2400-02420-000	911 10 ST S	330.00
01-2500-00030-000	609 UNIVERSITY DR S	75.00
01-2500-00050-000	601 UNIVERSITY DR S	160.00
01-2831-00860-000	3485 18 ST S	180.00
01-2840-00710-000	1813 PRAIRIE LN S	155.00
01-3020-00580-000	2114 8 ST N	80.00
01-3040-00320-000	2301 8 ST N	80.00
01-3060-00250-000	2606-2608 8 ST N	80.00
01-3080-00070-000	2009 9 ST N	80.00
01-3080-00160-000	2106 9 ST N	155.00
01-3080-00500-000	2209 9 ST N	80.00
01-3560-00240-000	111-113 32 AVE N	210.00
01-3600-00060-000	901 38 ST S	962.50
01-4028-00011-010	3302 30 AVE S	200.00
01-5160-00070-000	2501 PARKVIEW DR S	90.00
01-7000-01150-000	4395 54 ST S	240.00
01-8568-00680-000	3620 CORDOVA LOOP S	90.00

Any person aggrieved may appeal from the action of the Board of City Commissioners by filing with the City Auditor, prior to September 2, 2025, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Board of City Commissioners should not be confirmed.

City Auditor's Office
(September 30 & October 7, 2026)



FINANCE OFFICE
225 4th Street North
Fargo, ND 58102
Phone: (701) 241-1333
www.FargoND.gov

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TO: Board of Commissioners
FROM: Susan Thompson, Director of Finance
RE: BID Assessment Approval
DATE: October 12, 2026

In conjunction with the Public Hearing on Business Improvement District special assessments to be held at the October 12, 2026, Board of City Commission Meeting, following is Notice of Hearing, including the list of assessments.

BID assessments are calculated as per prior years' methodology as follows:

	Per \$1000 of Assessed Value	Per Assessable Sq Ft
Tier 1	\$.8500	\$.0550
Tier 2	\$.3500	\$.0255
Tier 3	\$.1500	\$.0120
Tier 4	\$.1500	\$.0120

Tiers are based on proximity to Broadway.

Excluded from BID assessments are parcels used as a primary residence (limited to one parcel per owner), churches, and the US Government.

The 2026 BID Assessment is calculated to generate \$822,454 for BID operations. Please note that Downtown Community Partnership Executive Director Rocky Schneider and BID Operations Manager Victor Heitkamp present an annual DCP/BID report to the Board of City Commissioners at the beginning of each year. Please see the February 2, 2026, Board of City Commission meeting meetings or video to view the previous report.

Recommended Motion:

Approve the Business Improvement District special assessments as presented.

NOTICE OF HEARING
FOR SPECIAL ASSESSMENT OF
BUSINESS IMPROVEMENT DISTRICT (BID)

The Board of City Commissioners of the City of Fargo, North Dakota, will conduct a Public Hearing on special assessments for Business Improvement District (BID) fees, provided in the list below, on Monday, October 12, 2026, at 5:05 o'clock p.m. in the City Commission Room, City Hall, Fargo, North Dakota.

Parcel No	Parcel Address	Assessment
01-0450-00010-000	315 7 ST N	231.22
01-0450-00020-000	305 7 ST N	651.07
01-0450-00045-000	304 ROBERTS ST N	897.73
01-0450-00055-000	308 ROBERTS ST N	237.55
01-0450-00070-000	316 ROBERTS ST N	221.64
01-0450-00081-000	324 ROBERTS ST N	1,156.72
01-0450-00093-000	658 4 AVE N	157.86
01-0450-00100-000	670 4 AVE N	1,172.75
01-0450-00110-000	321 7 ST N	214.45
01-0450-00120-000	669 4 AVE N	2,391.92
01-0450-00131-000	428 ROBERTS ST N	336.96
01-0450-00135-000	435 7 ST N	13.30
01-0450-00149-000	418 ROBERTS ST N	326.26
01-0450-00171-000	408 ROBERTS ST N	2,797.85
01-0450-00200-000	503 7 ST N	2,111.18
01-0450-00265-000	506 ROBERTS ST N	614.93
01-0450-00303-000	426 BROADWAY N	298.69
01-0450-00310-000	422 BROADWAY N	1,186.71
01-0450-00325-000	420 BROADWAY N	1,624.34
01-0450-00351-000	412 BROADWAY N	2,414.13
01-0450-00360-000	406 BROADWAY N	1,664.89
01-0450-00370-000	400 BROADWAY N	3,136.10
01-0450-00380-000	522 BROADWAY N	939.00
01-0450-00390-000	516 BROADWAY N	1,333.09
01-0450-00400-000	508 BROADWAY N	554.35
01-0450-00411-000	506 BROADWAY N	2,327.61
01-0450-00422-000	500 BROADWAY N	21.25
01-1040-00021-000	425 BROADWAY N	2,348.18
01-1520-00017-000	42 5 ST N	1,033.63
01-1520-00023-000	51 BROADWAY N	12,557.45
01-1520-00070-000	520 1 AVE N	1,396.55
01-1520-00080-000	69 BROADWAY N	1,182.93
01-1520-00120-000	502 1 AVE N	1,791.05
01-1520-00150-000	512 1 AVE N	414.11
01-1520-00160-000	423 NORTHERN PACIFIC AVE N	110.85
01-1520-00170-000	419 NORTHERN PACIFIC AVE N	222.04

01-1520-00180-000	417 NORTHERN PACIFIC AVE N	210.49
01-1520-00190-000	415 NORTHERN PACIFIC AVE N	180.67
01-1520-00200-000	411 NORTHERN PACIFIC AVE N	222.04
01-1520-00220-000	409 NORTHERN PACIFIC AVE N	110.85
01-1520-00230-000	401 NORTHERN PACIFIC AVE N	443.73
01-1520-00241-000	64 4 ST N	902.65
01-1520-00261-000	402 1 AVE N	798.70
01-1520-00311-000	63 5 ST N	339.99
01-1520-00325-000	321 NORTHERN PACIFIC AVE N	100.25
01-1520-00340-000	319 NORTHERN PACIFIC AVE N	51.11
01-1520-00351-000	317 NORTHERN PACIFIC AVE N	99.83
01-1520-00450-000	308 1 AVE N	393.16
01-1520-00470-000	69 4 ST N	344.96
01-1520-00480-000	67 4 ST N	61.09
01-1520-00490-000	65 4 ST N	61.09
01-1520-00500-000	219 NORTHERN PACIFIC AVE N	233.76
01-1520-00530-000	213 NORTHERN PACIFIC AVE N	86.51
01-1520-00550-100	209 NORTHERN PACIFIC AVE N	239.40
01-1520-00560-000	205 NORTHERN PACIFIC AVE N	296.55
01-1520-00588-000	65 3 ST N	406.14
01-1520-00589-000	72 2 ST N	203.07
01-1520-00640-000	409 1 AVE N	1,071.00
01-1520-00650-000	121 5 ST N	775.95
01-1520-00660-000	119 5 ST N	150.89
01-1520-00680-000	101 5 ST N	3,240.27
01-1520-00730-000	500 2 AVE N	13,824.95
01-1520-00740-000	123 BROADWAY N	3,881.22
01-1520-00752-115	115 BROADWAY N	326.47
01-1520-00752-117	117 BROADWAY N	535.32
01-1520-00752-119	119 BROADWAY N	499.19
01-1520-00752-203	117 BROADWAY N UNIT 203	177.53
01-1520-00752-204	117 BROADWAY N UNIT 204	158.91
01-1520-00752-205	117 BROADWAY N UNIT 205	153.19
01-1520-00752-206	117 BROADWAY N UNIT 206	160.43
01-1520-00752-207	117 BROADWAY N UNIT 207	168.85
01-1520-00752-208	117 BROADWAY N UNIT 208	163.34
01-1520-00752-209	117 BROADWAY N UNIT 209	170.32
01-1520-00752-210	117 BROADWAY N UNIT 210	166.50
01-1520-00752-212	117 BROADWAY N UNIT 212	292.99
01-1520-00752-300	117 BROADWAY N UNIT 300	190.17
01-1520-00752-301	117 BROADWAY N UNIT 301	177.53
01-1520-00752-303	117 BROADWAY N UNIT 303	283.33
01-1520-00752-304	117 BROADWAY N UNIT 304	152.15
01-1520-00752-306	117 BROADWAY N UNIT 306	169.42

01-1520-00752-307	117 BROADWAY N UNIT 307	181.44
01-1520-00752-308	117 BROADWAY N UNIT 308	321.14
01-1520-00770-000	113 BROADWAY N	637.56
01-1520-00780-000	109 BROADWAY N	1,829.15
01-1520-00790-000	107 BROADWAY N	629.66
01-1520-00800-000	105 BROADWAY N	567.01
01-1520-00810-000	101 BROADWAY N	2,973.25
01-1520-00823-001	215 BROADWAY N UNIT 1	28,606.13
01-1520-00823-002	215 BROADWAY N UNIT 2	18,400.34
01-1520-00823-003	219 BROADWAY N UNIT 3	1,426.00
01-1520-00823-004	215 BROADWAY N UNIT 4	10,117.00
01-1520-00823-601	215 BROADWAY N UNIT 1601	1,745.84
01-1520-00823-602	215 BROADWAY N UNIT 1602	1,611.41
01-1520-00823-701	215 BROADWAY N UNIT 1701	4,006.78
01-1520-00824-000	505 2 AVE N	7,327.85
01-1520-00826-000	226 5 ST N	7,690.97
01-1520-00827-000	201 BROADWAY N	1,265.13
01-1520-00920-000	201 5 ST N	224.45
01-1520-00920-010	201 5 ST N	5,983.95
01-1520-00920-040	411 2 AVE N	1,393.95
01-1520-00921-000	201 5 ST N	321.02
01-1520-00922-000	201 5 ST N	516.46
01-1520-00924-000	201 5 ST N	669.03
01-1520-00930-000	213 5 ST N	1,919.75
01-1520-00930-020	213A 5 ST N	23.28
01-1520-00954-000	415 3 AVE N	2,153.80
01-1520-00960-000	315 5 ST N	1,264.87
01-1520-00970-000	313 5 ST N	193.52
01-1520-00980-000	301 BROADWAY N	679.30
01-1520-00990-000	505 3 AVE N	2,038.24
01-1520-01000-000	320 5 ST N	2,581.78
01-1520-01010-000	510 4 AVE N	3,592.05
01-1520-01020-000	325 BROADWAY N	2,053.67
01-1520-01050-001	319 BROADWAY N UNIT 101	2.13
01-1520-01050-002	319 BROADWAY N UNIT 102	3.06
01-1520-01050-003	319 BROADWAY N UNIT 103	2.21
01-1520-01050-004	319 BROADWAY N UNIT 104	2.64
01-1520-01050-005	319 BROADWAY N UNIT 105	2.21
01-1520-01050-006	319 BROADWAY N UNIT 106	2.64
01-1520-01050-007	319 BROADWAY N UNIT 107	2.21
01-1520-01050-008	319 BROADWAY N UNIT 108	3.06
01-1520-01050-009	319 BROADWAY N UNIT 109	2.21
01-1520-01050-010	319 BROADWAY N UNIT 110	3.06
01-1520-01050-012	319 BROADWAY N UNIT 202	341.07

01-1520-01050-015	319 BROADWAY N UNIT 205	233.63
01-1520-01050-021	319 BROADWAY N UNIT 304	199.04
01-1520-01050-023	319 BROADWAY N UNIT 306	244.34
01-1520-01050-026	311 BROADWAY N	249.56
01-1520-01050-027	313 BROADWAY N	284.75
01-1520-01050-028	315 BROADWAY N	227.72
01-1520-01050-029	317 BROADWAY N	279.31
01-1520-01063-001	305 BROADWAY N UNIT 1	1,828.64
01-1520-01063-002	305 BROADWAY N UNIT 2	3,782.14
01-1520-01080-000	303 BROADWAY N	870.89
01-1540-01091-000	95 2 ST N	0.02
01-1540-01092-000	117 NORTHERN PACIFIC AVE N	1,417.69
01-1540-01175-000	401 BROADWAY N	16,310.25
01-1540-01176-000	410 5 ST N	8,038.94
01-1540-01176-001		82.71
01-1540-01182-000	420 5 AVE N	494.90
01-1540-01192-000	413 BROADWAY N	1,212.42
01-1540-01270-000	406 4 ST N	906.09
01-1540-01280-000	417 5 ST N	1,176.57
01-1540-01320-010	409 4 ST N	344.54
01-1540-01320-020	355 4 AVE N	89.55
01-1540-01330-000	415 BURRELL CT N	98.79
01-1540-01350-000	311 4 AVE N	98.88
01-1540-01370-000	410 3 ST N	142.88
01-1540-01380-000	415 4 ST N	760.28
01-1540-01402-000	421 4 ST N	165.24
01-1540-01503-000	419 3 ST N	4,210.68
01-1540-02190-000	501 3 ST N	84.00
01-1540-02320-000	515 3 ST N	175.13
01-1540-02330-000	511 3 ST N	97.41
01-1540-02340-000	509 3 ST N	97.41
01-1540-02350-000	512 3 ST N	98.46
01-1540-02360-000	314 6 AVE N	109.76
01-1540-02370-000	523 4 ST N	215.54
01-1540-02430-000	501 4 ST N	1,252.73
01-1540-02450-000	520 3 ST N	272.25
01-1540-02460-000	502 4 ST N	209.99
01-1540-02470-000	508 4 ST N	108.53
01-1540-02480-000	510 4 ST N	115.15
01-1540-02490-000	516 4 ST N	167.72
01-1540-02500-000	520 4 ST N	132.33
01-1540-02510-000	402 6 AVE N	103.18
01-1540-02520-000	519 5 ST N	107.20
01-1540-02530-000	517 5 ST N	150.08

01-1540-02540-000	515 5 ST N	108.39
01-1540-02551-000	511 5 ST N	120.88
01-1540-02563-000	505 5 ST N	125.84
01-1540-02583-000	502 5 ST N	806.66
01-1540-02600-000	510 5 ST N	728.31
01-1540-02625-000	510 6 AVE N	945.09
01-1540-02680-000	530 6 AVE N	2,109.80
01-1540-02701-020	505 BROADWAY N UNIT 301	814.03
01-1540-02701-030	505 BROADWAY N UNIT 302	645.20
01-1540-02701-110	505 BROADWAY N UNIT C1	7,446.81
01-1540-02820-000	601 5 ST N	59.11
01-1540-02838-000	401 6 AVE N	1,248.14
01-1540-03005-000	601 3 ST N	99.29
01-1540-03030-000	608 2 ST N	104.52
01-1540-03060-000	202 7 AVE N	171.38
01-1540-03070-000	623 3 ST N	278.79
01-1540-03080-000	615 3 ST N	61.79
01-1540-03100-000	609 3 ST N	122.58
01-1540-03110-000	607 3 ST N	102.42
01-1540-03110-010	605 3 ST N	33.08
01-1560-00010-000	715 BROADWAY N	501.44
01-1560-00020-000	707 BROADWAY N	119.33
01-2112-00010-000	221 MAIN AVE	530.21
01-2112-00021-000	92 NORTHERN PACIFIC AVE N	2,173.92
01-2112-00060-001	101 2 ST S UNIT 1	2,598.95
01-2112-00060-002	101 2 ST S UNIT 2	866.41
01-2112-00070-000	100 4 ST S	1,638.62
01-2112-00080-000	330 MAIN AVE	2,151.40
01-2112-00090-050	500 MAIN AVE	10,773.95
01-2112-00090-060	520 MAIN AVE	52,617.19
01-2112-00096-000	406 MAIN AVE	15,686.75
01-2112-00110-000	45 4 ST S	1,242.71
01-2150-00010-000	206 NORTHERN PACIFIC AVE N	151.20
01-2150-00030-000	208 NORTHERN PACIFIC AVE N	121.85
01-2150-00041-000	218 NORTHERN PACIFIC AVE N	783.59
01-2150-00087-000	50 2 ST N	599.66
01-2150-00101-020	300 NORTHERN PACIFIC AVE N UNIT C1	701.42
01-2150-00101-030	300 NORTHERN PACIFIC AVE N UNIT C2	86.46
01-2150-00113-000	310 NORTHERN PACIFIC AVE N	444.19
01-2150-00123-000	35 4 ST N	1,381.61
01-2150-00265-000	502 NORTHERN PACIFIC AVE N	9,385.89
01-2160-00010-000	404 4 AVE N	922.32
01-2160-00020-000	401 3 AVE N	1,436.16

01-2160-00040-000	321 4 ST N	364.99
01-2160-00062-066	200 4 AVE N UNIT 210	117.30
01-2160-00062-071	200 4 AVE N UNIT 105	50.05
01-2160-00062-074	200 4 AVE N UNIT 108	49.78
01-2160-00062-102	200 4 AVE N UNIT LP	645.74
01-2160-00064-000	334 4 AVE N	522.06
01-2160-00112-000	225 4 ST N	12,836.60
01-2160-00121-000	207 4 ST N	8,241.65
01-2160-00131-000	101 4 ST N	2,412.45
01-2160-00140-000	215 5 ST N	2,230.90
01-2160-00150-000	222 4 ST N	1,433.81
01-2160-00160-000	210 4 ST N	126.22
01-2160-00170-000	202 4 ST N	1,784.64
01-2170-00322-000	10 4 ST N	1,465.75
01-2170-00341-000	4 8 ST N	273.00
01-2170-00351-000	1001 MAIN AVE	324.50
01-2170-00412-000	701 MAIN AVE	616.27
01-2240-00790-000	602 MAIN AVE	279.18
01-2240-00800-000	7 6 ST S	120.26
01-2240-00810-000	604 MAIN AVE	207.89
01-2240-00830-000	606 MAIN AVE	412.72
01-2240-00840-000	608 MAIN AVE	674.63
01-2240-00850-000	612 MAIN AVE	335.72
01-2240-00860-000	614 MAIN AVE	909.79
01-2240-00891-000	616 MAIN AVE	623.49
01-2240-00895-000	620 MAIN AVE	1,850.45
01-2240-00900-000	21 BROADWAY S	4,107.11
01-2240-00910-000	700 MAIN AVE	945.67
01-2240-00930-000	714 MAIN AVE	278.25
01-2240-00940-000	716 MAIN AVE	481.78
01-2240-00950-000	718 MAIN AVE	108.05
01-2240-00960-000	720 MAIN AVE	833.32
01-2240-00990-000	14 8 ST S	255.68
01-2240-01000-000	16 8 ST S	322.74
01-2240-01011-000	18 8 ST S	240.63
01-2240-01031-000	20 8 ST S	362.99
01-2240-01060-000	23 7 ST S	360.55
01-2240-01080-000	15 7 ST S	784.48
01-2240-01090-000	1 8 ST S	220.80
01-2240-01100-000	806 MAIN AVE	156.67
01-2240-01110-000	810 MAIN AVE	68.75
01-2240-01120-000	11 8 ST S	358.08
01-2240-01135-000	814 MAIN AVE	315.00
01-2240-01150-000	818 MAIN AVE	152.91

01-2240-01160-000	824 MAIN AVE	215.85
01-2240-01170-000	825 1 AVE S	292.08
01-2240-01210-000	811 1 AVE S	97.41
01-2240-01221-000	13 8 ST S	667.52
01-2240-01240-000	17 8 ST S	592.55
01-2240-01260-000	21 8 ST S	501.77
01-2240-01280-000	1 9 ST S	139.40
01-2240-01290-000	9 9 ST S	148.43
01-2240-01300-000	910 MAIN AVE	254.84
01-2240-01310-000	914 MAIN AVE	292.17
01-2240-01320-000	920 MAIN AVE	267.86
01-2240-01350-000	18 10 ST S	92.40
01-2240-01360-000	917 1 AVE S	242.30
01-2240-01380-000	911 1 AVE S	54.42
01-2240-01391-000	15 9 ST S	164.55
01-2240-01410-000	1002 MAIN AVE	145.50
01-2240-01420-000	1008 MAIN AVE	60.48
01-2240-01430-000	1010 MAIN AVE	128.69
01-2240-01440-000	1014 MAIN AVE	108.30
01-2240-01450-000	1016 MAIN AVE	135.83
01-2240-01470-000	6-6 1/2 11 ST S	98.60
01-2240-01480-000	1023 1 AVE S	428.37
01-2240-01490-000	1019-1021 1 AVE S	119.07
01-2240-01500-000	1013 1 AVE S	111.93
01-2240-01510-000	1011 1 AVE S	94.50
01-2240-01537-000	1001 1 AVE S	177.48
01-2240-01540-000	15 10 ST S	33.00
01-2240-01560-000	1102 MAIN AVE	152.24
01-2240-01580-000	9 11 ST S	66.00
01-2240-01610-000	1114 MAIN AVE	307.07
01-2240-01630-000	1118 MAIN AVE	223.73
01-2240-01660-000	16 12 ST S	123.93
01-2240-01670-000	1117 1 AVE S	100.77
01-2240-01680-000	1115 1 AVE S	93.66
01-2240-01690-000	1111 1 AVE S	93.66
01-2240-01700-000	1107 1 AVE S	138.77
01-2240-01710-000	1101 1 AVE S	192.30
01-2240-01750-010	1220 MAIN AVE UNIT 1A1	183.65
01-2240-01750-020	1220 MAIN AVE UNIT 1A2	128.26
01-2240-01750-030	1220 MAIN AVE UNIT 1B	140.01
01-2240-01750-040	1220 MAIN AVE UNIT 2	201.10
01-2240-01750-050	1220 MAIN AVE UNIT 3	401.12
01-2240-01750-060	1220 MAIN AVE UNIT 4A	88.75
01-2240-01750-070	1220 MAIN AVE UNIT 4B	344.50

01-2240-01750-080	1220 MAIN AVE UNIT 5	156.30
01-2240-01750-090	1220 MAIN AVE UNIT 6	119.97
01-2240-01750-100	1220 MAIN AVE UNIT 7	55.63
01-2280-00070-000	731 7 ST N	143.77
01-2280-00080-000	727 7 ST N	142.67
01-2280-00100-000	719 7 ST N	1,014.23
01-2280-00120-000	613 7 AVE N	323.45
01-2300-00030-000	723 BROADWAY N	56.12
01-2381-00015-000	52 BROADWAY N	930.13
01-2381-00051-000	56 BROADWAY N	923.94
01-2381-00060-000	609 NORTHERN PACIFIC AVE N	517.90
01-2381-00070-000	611 NORTHERN PACIFIC AVE N	496.64
01-2381-00080-000	615 NORTHERN PACIFIC AVE N	496.64
01-2381-00090-000	619 NORTHERN PACIFIC AVE N	727.75
01-2381-00100-000	621 NORTHERN PACIFIC AVE N	435.60
01-2381-00110-000	623 NORTHERN PACIFIC AVE N	1,073.53
01-2381-00121-001	627 NORTHERN PACIFIC AVE N STE A	153.28
01-2381-00121-002	627 NORTHERN PACIFIC AVE N STE B	51.21
01-2381-00121-003	627 NORTHERN PACIFIC AVE N STE C	50.93
01-2381-00121-004	627 NORTHERN PACIFIC AVE N STE D	72.25
01-2381-00121-005	627 NORTHERN PACIFIC AVE N STE E1	59.11
01-2381-00121-006	627 NORTHERN PACIFIC AVE N STE E2	16.97
01-2381-00121-007	627 NORTHERN PACIFIC AVE N STE E3	16.83
01-2381-00121-008	627 NORTHERN PACIFIC AVE N STE F	58.67
01-2381-00121-009	631 NORTHERN PACIFIC AVE N STE G	270.61
01-2381-00121-201	627 NORTHERN PACIFIC AVE N STE 201	148.17
01-2381-00121-202	627 NORTHERN PACIFIC AVE N STE 202	135.40
01-2381-00121-205	627 NORTHERN PACIFIC AVE N STE 205	215.84
01-2381-00121-209	631 NORTHERN PACIFIC AVE N UNIT 209	219.50
01-2381-00121-211	631 NORTHERN PACIFIC AVE N STE 211	190.87
01-2381-00121-302	627 NORTHERN PACIFIC AVE N UNIT 302	448.83
01-2381-00121-303	627 NORTHERN PACIFIC AVE N UNIT 303	210.22
01-2381-00140-000	633 NORTHERN PACIFIC AVE N	496.64

01-2381-00151-000	637 NORTHERN PACIFIC AVE N	2,011.26
01-2381-00160-000	64 BROADWAY N	1,183.48
01-2381-00180-000	66 BROADWAY N	3,593.61
01-2381-00237-000	630 1 AVE N	18,033.49
01-2381-00280-000	102 BROADWAY N	4,585.26
01-2381-00291-000	110 BROADWAY N	11,672.93
01-2381-00310-000	120 BROADWAY N	560.07
01-2381-00320-000	122 BROADWAY N	2,636.49
01-2381-00371-010	121 ROBERTS ST N	3,498.62
01-2381-00372-010	113 ROBERTS ST N	975.41
01-2381-00390-020	111 ROBERTS ST N UNIT 2	283.58
01-2381-00390-040	109 ROBERTS ST N UNIT 4	378.86
01-2381-00390-050	109 ROBERTS ST N UNIT 5	40.31
01-2381-00390-060	111 ROBERTS ST N UNIT 6	421.36
01-2381-00390-070	111 ROBERTS ST N UNIT 7	203.42
01-2381-00390-080	111 ROBERTS ST N UNIT 8	58.84
01-2381-00400-000	107 ROBERTS ST N	840.93
01-2381-00410-000	633 1 AVE N	6,031.11
01-2381-00440-000	202 BROADWAY N	1,009.70
01-2381-00450-000	206 BROADWAY N	694.00
01-2381-00461-000	210 BROADWAY N	6,734.38
01-2381-00480-000	214 BROADWAY N	1,850.06
01-2381-00490-000	216 BROADWAY N	1,797.05
01-2381-00510-000	220 BROADWAY N	1,023.41
01-2381-00520-000	222 BROADWAY N	1,628.05
01-2381-00531-000	247 ROBERTS ST N	18,069.74
01-2381-00548-001	625 2 AVE N	8,898.13
01-2381-00548-002	217 ROBERTS ST N	8,980.33
01-2381-00700-000	112 ROBERTS ST N	601.55
01-2381-00710-000	116 ROBERTS ST N	218.86
01-2381-00720-000	122 ROBERTS ST N	218.86
01-2381-00800-000	10 ROBERTS ST N	967.30
01-2381-00810-000	14 ROBERTS ST N	554.18
01-2381-00820-000	26 ROBERTS ST N	2,917.79
01-2381-00835-000	673 NORTHERN PACIFIC AVE N	691.78
01-2381-00870-000	37 7 ST N	740.96
01-2381-00891-010	704 1 AVE N	1,518.95
01-2381-00911-000	720 1 AVE N	924.22
01-2381-00931-000	27 8 ST N	110.05
01-2381-00941-010	21 8 ST N	1,139.72
01-2381-00963-020	8 7 ST N	661.21
01-2381-00970-000	711 NORTHERN PACIFIC AVE N	889.42
01-2381-01000-000	723 NORTHERN PACIFIC AVE N	267.21
01-2381-01080-000	721 1 AVE N	637.36

01-2381-01090-000	722 2 AVE N	392.63
01-2381-01110-010	711 2 AVE N	1,289.22
01-2381-01120-010	216 7 ST N	105.96
01-2381-01240-010	723 2 AVE N	142.50
01-2382-01260-030	300 7 ST N	121.20
01-2382-01260-050	713 3 AVE N	45.69
01-2382-01270-000	308 7 ST N	124.61
01-2382-01280-000	312 7 ST N	113.85
01-2382-01291-000	708 4 AVE N	1,376.18
01-2382-01341-000	720 4 AVE N	541.77
01-2382-01420-000	307 8 ST N	70.19
01-2382-01430-000	723 3 AVE N	69.44
01-2382-01451-000	717 3 AVE N	61.08
01-2382-01461-000	715 3 AVE N	77.97
01-2382-01535-000	502 7 ST N	724.65
01-2382-01540-000	510 7 ST N	151.80
01-2382-01550-000	514 7 ST N	106.58
01-2382-01560-000	520 7 ST N	97.41
01-2382-01570-000	524 7 ST N	166.22
01-2382-01580-000	714 6 AVE N	57.33
01-2382-01590-000	724 6 AVE N	85.82
01-2382-01600-000	720 6 AVE N	113.85
01-2382-01660-000	602 7 ST N	144.24
01-2382-01670-000	606 7 ST N	109.73
01-2382-01680-000	614 7 ST N	100.62
01-2382-01690-000	616 7 ST N	128.38
01-2382-01720-000	724 7 AVE N	64.25
01-2382-01730-000	720 7 AVE N	84.97
01-2382-01740-000	718 7 AVE N	80.33
01-2382-01750-000	719 6 AVE N	74.47
01-2382-01780-050	809 6 AVE N UNIT B5	28.39
01-2382-01780-070	813 6 AVE N UNIT B7	32.26
01-2382-01781-010	801 6 AVE N UNIT D11	28.51
01-2382-01781-020	805 6 AVE N UNIT C12	30.20
01-2382-01781-030	805 6 AVE N UNIT D13	30.20
01-2382-01781-080	817 6 AVE N UNIT C18	27.04
01-2382-01781-090	817 6 AVE N UNIT D19	30.41
01-2382-01782-000	801 6 AVE N UNIT E20	31.78
01-2382-01782-010	801 6 AVE N UNIT F21	30.20
01-2382-01782-020	805 6 AVE N UNIT E22	28.79
01-2382-01782-030	805 6 AVE N UNIT F23	29.21
01-2382-01782-040	809 6 AVE N UNIT E24	30.20
01-2382-01782-050	809 6 AVE N UNIT F25	28.51
01-2382-01793-000	910 6 AVE N	1,155.82

01-2382-01820-000	609 10 ST N	76.57
01-2382-01830-000	921 6 AVE N	72.48
01-2382-01840-000	917 6 AVE N	81.06
01-2382-01850-000	913 6 AVE N	36.24
01-2382-01851-000	914 7 AVE N	22.31
01-2382-01860-000	911 6 AVE N	59.60
01-2382-01890-010	901 6 AVE N UNIT 1	31.03
01-2382-01890-030	901 6 AVE N UNIT 3	31.03
01-2382-01890-040	901 6 AVE N UNIT 4	31.60
01-2382-01891-010	901 6 AVE N UNIT 5	31.60
01-2382-01891-030	901 6 AVE N UNIT 7	31.67
01-2382-01891-040	901 6 AVE N UNIT 8	31.73
01-2382-01892-020	901 6 AVE N UNIT 10	31.73
01-2382-01900-000	920 6 AVE N	3,356.29
01-2382-01960-000	921 4 AVE N	309.25
01-2382-01970-000	301 10 ST N	261.00
01-2382-02030-000	325 10 ST N	555.80
01-2382-02060-000	324 9 ST N	48.45
01-2382-02075-000	316 9 ST N	145.97
01-2382-02090-000	310 9 ST N	96.75
01-2382-02100-000	911 3 AVE N	101.78
01-2382-02110-000	901 3 AVE N	124.35
01-2382-02121-010	811 2 AVE N	5,035.87
01-2382-02232-010	101 10 ST N UNIT 1A	198.11
01-2382-02232-020	101 10 ST N UNIT 1B	276.58
01-2382-02232-030	101 10 ST N UNIT 2A	204.35
01-2382-02232-040	101 10 ST N UNIT 2B	193.49
01-2382-02232-050	101 10 ST N UNIT 2C	161.33
01-2382-02232-060	101 10 ST N UNIT 3A	348.40
01-2382-02280-000	124 8 ST N	87.48
01-2382-02300-000	120 8 ST N	650.72
01-2382-02330-000	108 8 ST N	111.94
01-2382-02360-000	17 10 ST N	67.10
01-2382-02373-000	24 8 ST N	493.35
01-2382-02381-000	27 10 ST N	187.94
01-2382-02395-000	29 10 ST N	58.53
01-2382-02462-000	810 1 AVE N	301.25
01-2382-02480-000	802 1 AVE N	123.35
01-2382-02500-000	11 10 ST N	325.97
01-2382-02520-000	7 10 ST N	83.39
01-2382-02665-000	25 11 ST N	59.57
01-2382-02676-000	27 11 ST N	39.06
01-2382-02695-000	1022 1 AVE N	81.69
01-2382-02715-000	1018 1 AVE N	55.73

01-2382-02726-000	1020 1 AVE N	157.13
01-2382-02780-000	1019 1 AVE N	213.66
01-2382-02860-000	1001 1 AVE N	566.39
01-2382-02890-000	1024 2 AVE N	96.30
01-2382-02900-000	1022 2 AVE N	91.86
01-2382-02920-000	201 11 ST N	649.64
01-2382-02960-000	215 11 ST N	23.20
01-2382-02970-000	1024 3 AVE N	54.60
01-2382-03141-000	202 10 ST N	321.78
01-2382-03191-000	324 10 ST N	241.68
01-2382-03219-000	316 10 ST N	218.85
01-2382-03231-000	308 10 ST N	294.71
01-2382-03240-000	304 10 ST N	170.25
01-2382-03253-000	1017 4 AVE N	485.13
01-2382-03263-000	475 11 ST N	2,473.61
01-2382-03280-000	1001 4 AVE N	362.06
01-2382-03291-000	520 10 ST N	79.46
01-2382-03317-000	1002 6 AVE N	1,593.64
01-2382-03330-000	603 11 ST N	58.38
01-2382-03340-000	1020 7 AVE N	60.86
01-2382-03380-000	1010 7 AVE N	85.87
01-2382-03390-000	1009 6 AVE N	54.60
01-2382-03530-000	1119 4 AVE N	41.33
01-2382-03540-000	1115 4 AVE N	41.33
01-2382-03560-000	411 12 ST N	108.68
01-2382-03580-000	417 12 ST N	118.97
01-2382-03601-000	414 11 ST N	610.47
01-2382-03605-000	1101 4 AVE N	378.38
01-2382-03650-000	1117 3 AVE N	61.08
01-2382-03660-000	1123 3 AVE N	79.13
01-2382-03670-000	1119-1121 3 AVE N	89.54
01-2382-03680-000	311 12 ST N	63.60
01-2382-03700-000	315-315 1/2 12 ST N	110.72
01-2382-03710-000	1124 4 AVE N	78.03
01-2382-03720-000	1120 4 AVE N	73.86
01-2382-03730-000	1122 4 AVE N	87.27
01-2382-03740-000	324 11 ST N	132.71
01-2382-03761-000	312 11 ST N	2,544.45
01-2382-03832-020	1110 3 AVE N UNIT 302E	29.75
01-2382-03832-030	1110 3 AVE N UNIT 303E	29.42
01-2382-03833-070	1110 3 AVE N UNIT 403W	32.39
01-2382-03833-080	1110 3 AVE N UNIT 404W	29.75
01-2382-03834-020	1110 3 AVE N UNIT 502E	29.75
01-2382-03834-060	1110 3 AVE N UNIT 502W	29.60

01-2382-03835-070	1110 3 AVE N UNIT 603W	29.26
01-2382-03836-080	1110 3 AVE N UNIT 704W	32.77
01-2382-03837-030	1110 3 AVE N UNIT 803E	32.02
01-2382-03837-050	1110 3 AVE N UNIT 801W	32.66
01-2382-03837-080	1110 3 AVE N UNIT 804W	32.39
01-2382-03838-030	1110 3 AVE N UNIT 903E	36.26
01-2382-03838-070	1110 3 AVE N UNIT 903W	32.29
01-2382-03838-080	1110 3 AVE N UNIT 904W	32.39
01-2382-03840-003	210 11 ST N UNIT 103	56.58
01-2382-03840-004	210 11 ST N UNIT 104	66.54
01-2382-03840-007	210 11 ST N UNIT 202	56.30
01-2382-03840-009	210 11 ST N UNIT 204	67.44
01-2382-03840-010	210 11 ST N UNIT 205	44.43
01-2382-03850-000	1101 2 AVE N	300.77
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01-2382-03990-000	1122 1 AVE N	355.29
01-2382-04000-000	1102 1 AVE N	517.80
01-2382-04091-000	1213 NORTHERN PACIFIC AVE N	1,422.96
01-2382-04120-000	12 12 ST N	385.57
01-2382-04131-000	17 UNIVERSITY DR N	164.48
01-2382-04140-000	1200 1 AVE N	226.29
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01-5130-01100-000	828 BROADWAY N	83.19
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01-8397-00010-009	300 BROADWAY N UNIT 102	286.42
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01-8821-00100-716	234 MAIN AVE UNIT 716	85.31
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01-8942-00100-000	501 MAIN AVE	1,287.91
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01-8947-00100-000	11 12 ST N	1,196.37
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01-9200-02230-000	1009 MAIN AVE	39.17
01-9200-02240-000	801 MAIN AVE S UNIT A	1.08

Any aggrieved person may appeal from the action of the Board of City Commissioners by filing with the City Auditor, prior to October 12, 2026, a written Notice of Appeal stating therein the grounds upon which the appeal is based. Any person having filed such a Notice may appear before the Board of City Commissioners to present reasons why the action of the Board of City Commissioners should not be confirmed.

City Auditor's Office

38a

City of Fargo Staff Report			
Title:	Village West Fifth Addition	Date:	10/7/2026
Location:	4357 13th Avenue South; 1034, 1104, 1112, and 1204 44th Street South; 1011, 1033, 1103, 1203, and 1211 43 ½ Street South.	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	All of Lots 1-3, 6-8, and a portion of Lots 4 and 5, Block B, Replat of Part of Village West Second Addition to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Cheyenne Estates ND, LLC; PL&V, LLC/Horizon Real Estate Group. LLC	Engineer:	Neset Land Surveys
Entitlements Requested:	Zoning Change (from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition) and Minor Subdivision (Replat of all of Lots 1-3, 6-8, and a portion of Lots 4 and 5, Block B, Replat of Part of Village West Second Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Public Hearing: October 12 th , 2026		

Existing	Proposed
Land Use: Office; multi-dwelling residential	Land Use: No change
Zoning: GC, General Commercial; MR-3, Multi-Dwelling Residential	Zoning: From MR-3 and GC to GC on Lot 1, Block 1
Uses Allowed: 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 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, basic utilities and certain telecommunication facilities.	Uses Allowed: Unchanged
Maximum Lot Coverage Allowed--GC: 85%. Maximum Density Allowed--MR-3 24 dwelling units per acre	Maximum Lot Coverage Allowed: Unchanged

Proposal:
The applicant requests two entitlements: 1. Zoning change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition

2. A minor subdivision, entitled **Village West Fifth Addition**, which is a replat of all of Lots 1-3, 6-8, and a portion of Lots 4 and 5, Block B, Replat of Part of Village West Second Addition to the City of Fargo, Cass County, North Dakota;

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

Surrounding Land Uses and Zoning Districts:

- North: MR-3 with multi-dwelling residential uses
- East: GC, General Commercial with auto service, restaurant, and retail uses; MR-3 with multi-dwelling residential uses
- South: GC with retail and restaurant uses
- West: GC with retail uses; MR-3 with multi-dwelling residential uses

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as "Urban Neighborhood." It is surrounded on the east, west, and south by the place type designation of "Mixed Office, Commercial, and Residential" and to the north by the "Transitional Industrial / Commercial" place type designation. Though the primary use in the "Urban Neighborhood" place type—detached single-family housing—would probably not be built along an arterial like 13th Avenue South, secondary uses including "pockets of multi-family structures" for that place type fit along this arterial. The intent of the "Urban Neighborhood" place type designation recognizes that this block is developed to a lesser intensity than the surrounding commercial and industrial areas.

Context:

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

Neighborhood: The subject property is in the Village West neighborhood.

Parks: Village West Park (4415 9th Avenue Circle South), approximately 0.22 mile north of the subject property, provides amenities of basketball court, multipurpose field, picnic tables, skate park, warming houses, restrooms, and a playground for ages 5-12. The dog park is open daily from dawn to dusk year round, weather and turf conditions permitting.

Pedestrian / Bicycle: There is a 10-foot wide shared use path on the south side of 13th Avenue South. that is part of the metro area trail system.

Bus Route: MATbus Route 15, which connects the West Acres area with the downtown Transportation Center, has a stop in front of proposed Lot 1, along 13th Avenue South.

Staff Analysis:

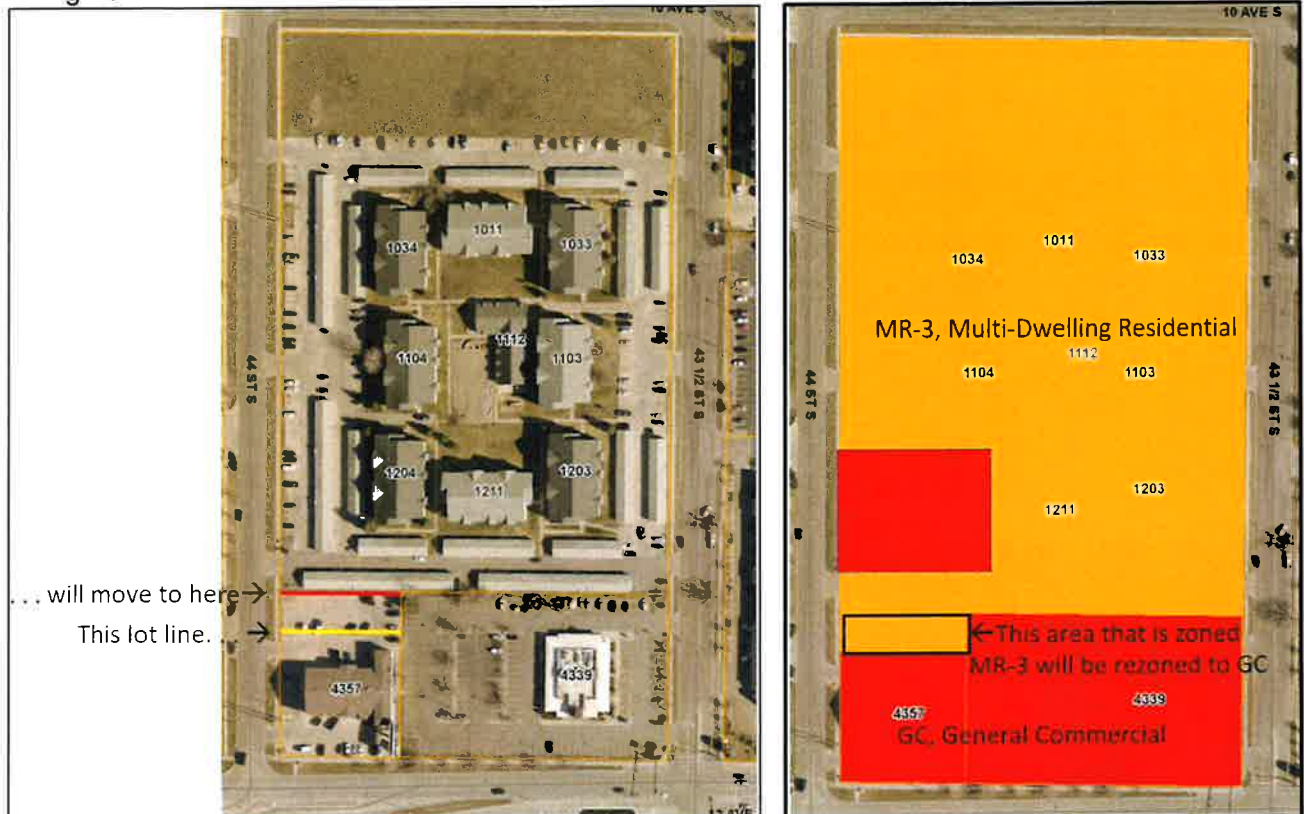
SUBDIVISION and ZONE CHANGE

The property at 4357 13th Avenue South is an office building and former health club. This property is zoned GC, General Commercial. Part of the parking lot for this property is on the adjacent lot to the north, which is developed with eight multi-dwelling residential buildings and one clubhouse/office building and is mostly zoned MR-3, Multi-Dwelling Residential, with a small area of GC, General Commercial zoning that remains from a rezone in 1989.

The applicant's request is to move the current north property line on the 4357 13th Avenue South property to the north, to align it with the south property line of the multi-dwelling property adjacent to the north. The result of this would be that the parking lot for the 4357 property would be entirely on that property. An added benefit of this subdivision is that it will create a single platted lot for each of the land uses—the

multi-dwelling lot and the office building lot. These properties are currently combinations and splits of all or parts of eight underlying lots.

Since the subject properties are in two different zones, a zone change is required to zone the portion of MR-3 zoned property, which will become part of Lot 1, to GC, General Commercial, in order to match the existing GC zoning on that lot. No new zoning is being introduced. The graphics below illustrate these changes.



Lot 2 will retain the current zoning of MR-3 and GC. The area of Lot 2 will be 9.89 acres. This area will be sufficient to accommodate the 168 units on the property to still be consistent with the 24 units per acre maximum density of the MR-3 zone.

Staff has determined that no amenities plan or developer agreement is required for this subdivision.

FINDINGS

Zoning

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

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

Staff is unaware of any error in the zoning map as it relates to the proposed zone change. The rezoning of a portion of proposed Lot 1 from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial is necessary to have just one zoning designation on this lot. **(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. The subject property fronts on an existing public right-of-way; public utilities are available within this right of way. The lot is already developed and no new development is proposed at this time. **(Criteria satisfied)**

3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received and responded to two inquiries. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

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

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." Fargo Growth Plan 2024 designates the place type of the subject property as "Urban Neighborhood," which recognizes that this block is developed to a lesser intensity than the surrounding blocks which have primarily commercial and industrial uses. **(Criteria satisfied)**

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 change the configuration of the boundary between the two existing lots of the subject properties. The Fargo Growth Plan 2024 designates the place type of the subject property as "Urban Neighborhood," which recognizes that this block is developed to a lesser intensity than the surrounding blocks which have primarily commercial and industrial uses. 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 two 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)

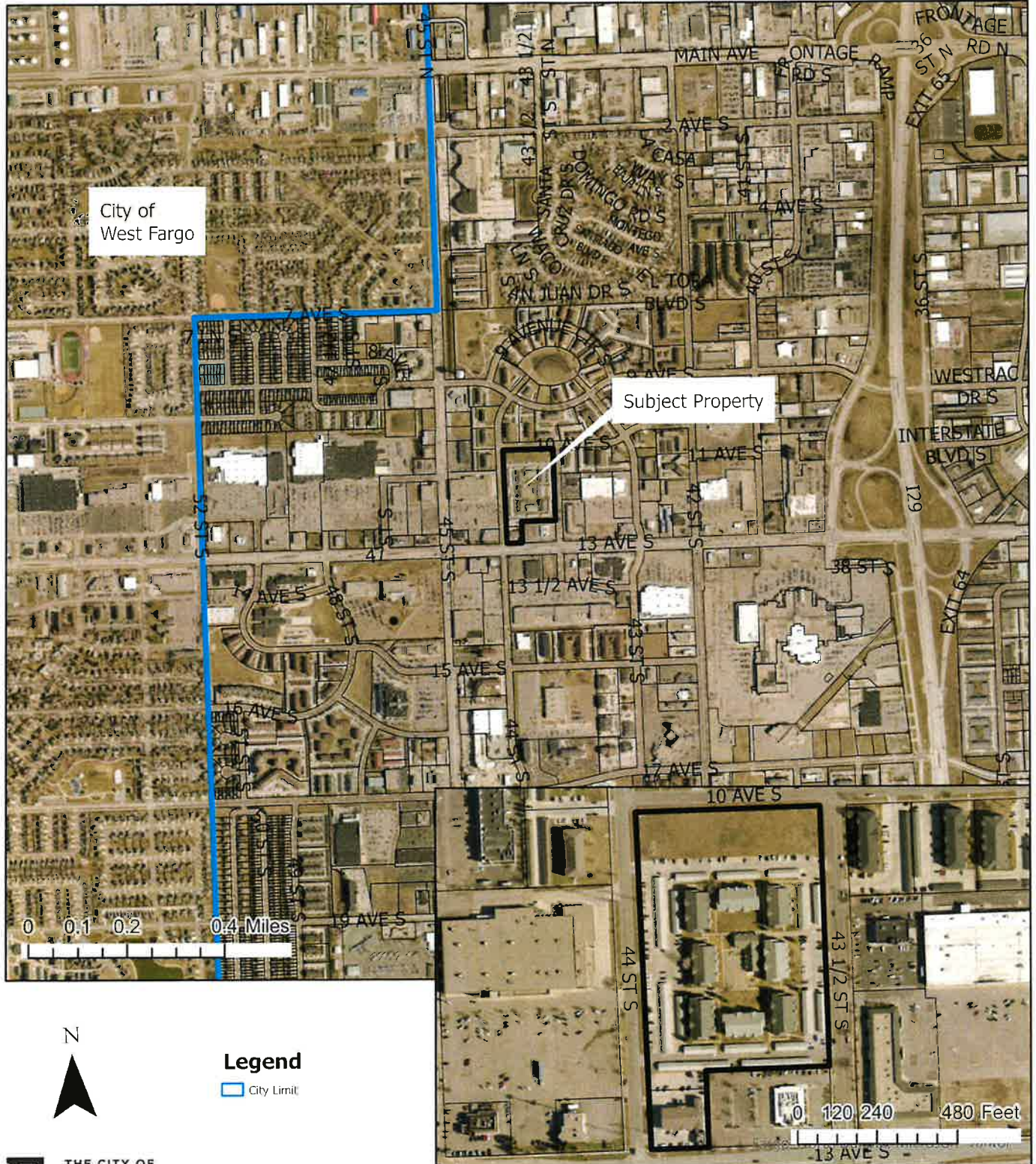
2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

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 the Planning Commission and staff and hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading, and move to approve the proposed 1) zoning change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition and 2) plat of Village West Fifth Addition , as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC."
Planning Commission Recommendation: September 1st, 2026
At the September 1 st , 2026 Planning Commission hearing, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings and recommendations of staff and hereby recommended approval to the City Commission the proposed 1) zoning change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition and 2) plat of Village West Fifth Addition , as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC.
Attachments:
1. Zoning map 2. Location map 3. Preliminary plat

Minor Subdivision and Zone Change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1

Village West Fifth Addition 4357 13th Avenue South; 1034, 1104, 1112, 1204 44th Street South; 1011, 1033, 1103, 1203, and 1211 43 1/2 Street South



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STATIONER LETTER HEAD, "MILLAGE" WITH ADDRESS

DATE OF BIRTH 10/12/1965 - 166
CITY OF CO - 166

[illegible]

10-10-68

10/13/2029

[illegible]STATE OF North Dakota

COUNTY OF COOS _____

[illegible]

NOTAR: PUBLIC COUNTY CLATSOP STATE OR

DATE COMPLETION: 10/17/2029

STERN JOURNAL CERTIFICATE

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CONFIDENTIAL - SECURITY INFORMATION 23 104-10 Separated 1/79

10-11-12

STATE OF Illinois - W

7722 BECOMES AN ADOPTED PEOPLE WITHIN AND FOR SAN JOSE COUNTY AND STAFF

RE: "MURKIN" AND ASSASSINATIONS OF A PERSONS WHO LATER DIED OF THE TROOP COMMAND.

Blank _____ Staff NO _____

ADP (7786M-5501N) (214L) 10136079

[illegible]

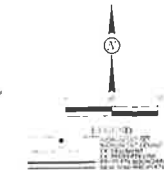
SEARCHED INDEXED SERIALIZED FILED
MAR 19 1968
FBI - NEW YORK

TO DIRECTOR (100-388610) FROM NEW YORK (100-388610) 1P
MURDER OF MARTIN LUTHER KING, JR.
RE NEW YORK TELETYPE TO BUREAU MARCH SEVENTEEN LAST.
ADVISE THAT THE ABOVE NAMED INDIVIDUAL WAS ARRESTED ON MARCH SEVENTEEN LAST BY NEW YORK POLICE DEPARTMENT OFFICER [REDACTED] AND IS CURRENTLY BEING HELD IN THE NEW YORK POLICE DEPARTMENT CUSTODY.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-14-2001 BY 60322 UCBAW

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group received a standard 12-week training program, while the experimental group received a 12-week training program with a 4-week pre-training period. The subjects were then divided into two subgroups: the control subgroup and the experimental subgroup. The control subgroup received a standard 12-week training program, while the experimental subgroup received a 12-week training program with a 4-week pre-training period. The subjects were then divided into two subgroups: the control subgroup and the experimental subgroup. The control subgroup received a standard 12-week training program, while the experimental subgroup received a 12-week training program with a 4-week pre-training period.

FOR RECORDING PURPOSES ONLY



OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

386

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN VILLAGE WEST FIFTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in the proposed Village West Fifth Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on September 1, 2026; and,

WHEREAS, the rezoning changes were approved by the City Commission on October 12, 2026,

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

Lot One (1), Block One (1) of Village West Fifth Addition to the City of Fargo, Cass County, North Dakota;

is hereby rezoned from "MR-3", Multi-Dwelling, District and "GC", General Commercial, District to "GC", General Commercial, District.

Section 2. The following described property:

Lot Two (2), Block One (1) of Village West Fifth Addition to the City of Fargo, Cass County, North Dakota;

is hereby retaining the base zoning of "MR-3", Multi-Dwelling, District and "GC", General Commercial, District.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. _____

Section 3. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Joshua A. Boschec, Mayor

(SEAL)

Attest:

Angie Bear, Deputy City Auditor,
on behalf of the City Auditor

First Reading:
Second Reading:
Final Passage:

39a

City of Fargo Staff Report			
Title:	Urban Plains Medical Park Third Addition	Date:	10/06/2026 08/26/2026
Location:	4767 & 4845 30 Avenue South	Staff Contact:	Chelsea Levorsen, Planner
Legal Description:	Lot 5, Block 1, Urban Plains Medical Park Addition and Lot 1, Block 1, Urban Plains Medical Park Second Addition		
Owner(s)/Applicant:	Urban Plains Land Company	Engineer:	Houston Engineering
Entitlements Requested:	Zone Change (LC, Limited Commercial with C-O, Conditional Overlay to MR3, Multi-Dwelling Residential with C-O, Conditional Overlay); Minor Subdivision (Plat of Urban Plains Medical Park Third Addition , a replat of Lot 5, Block 1, Urban Plains Medical Park Addition and Lot 1, Block 1, Urban Plains Medical Park Second Addition, to the City of Fargo, Cass County, North Dakota);		
Status:	City Commission Public Hearing: October 12, 2026		
Existing		Proposed	
Land Use: Undeveloped		Land Use: Multi-family Residential	
Zoning: LC, Limited Commercial with C-O, Conditional Overlay		Zoning: MR3, Multi-Dwelling Residential with C-O, Conditional Overlay	
Uses Allowed: colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, commercial parking, retail sales and service, ~~self-service storage, vehicle repair, limited vehicle service~~ , and certain telecommunications facilities. (C-O, Conditional Overlay 5153 prohibits the land uses noted above)		Uses Allowed: 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, basic utilities and certain telecommunication facilities. The C-O, Conditional Overlay will require design standards and prohibit some uses otherwise permitted via Conditional Use Permit.	
Maximum Building Coverage: 55%		Maximum Density: 24 units per acre (103.8 units)	
Proposal:			
The applicant requests two entitlements: 1. A Zone Change from LC, Limited Commercial with C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with C-O, Conditional Overlay 2. A minor subdivision, entitled Urban Plains Medical Park Third Addition, a replat of Lot 5, Block 1, Urban Plains Medical Park Addition and Lot 1, Block 1, Urban Plains Medical Park Second Addition, to the City of Fargo, Cass County, North Dakota A Conditional Use Permit for an alternate access plan for reduced parking was approved at the September 1st Planning Commission. It will become effective when the plat is recorded. 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: LC, Limited Commercial with C-O 4978, Commercial uses • East: LC, Limited Commercial with C-O 5153, Daycare Center • South: LC, Limited Commercial with C-O 4978 and CUP, Multi-family residential • West: MR-3, Multi-Dwelling Residential with C-O 4978, Multi-family residential			

Area Plans:

Fargo Growth Plan 2024 designates the subject property as the “Mixed Commercial, Office, and Residential” place type, within a Community Center. Primary uses within this place type designation include commercial/retail, office, and flex buildings. Secondary uses include flex warehouse and multi-family residential. The proposed MR-3, multi-dwelling residential zoning is consistent with the Growth Plan place type designation.

Context:

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

Parks: Located approximately one-third mile from the subject property is Urban Plains Park (5050 30th Avenue South) with amenities including; two playgrounds, recreational trails, restrooms, and reservable shelters. Brandt Crossing Park (5009 33 Avenue South) is located within a quarter-mile, just south of 32nd Avenue South, and provides amenities of a playground, dog park, basketball court, recreational trails and a shelter.

Pedestrian / Bicycle: The subject property is located adjacent to a multi-use path along 30th Avenue South connects to the metro area bikeway system. Additional multi-use paths along 45th Street South, Brandt Drive South, and 32 Avenue South are nearby.

Neighborhood: The subject property is included in the Urban Plains Neighborhood.

MATBUS Route: MATBUS route 14 travels along 45th Street South between 32nd and 30th Avenues south, providing direct service to West Acres and the Ground Transportation Center. MATBUS route 24 stops at the corner of 32nd Avenue and 51st Street South (Scheels Arena) providing service to West Fargo and West Acres.

Staff Analysis:HISTORY

Urban Plains Retail Addition was platted in 2006 as a 6 lot, 1 block subdivision. In 2025, Lot 6 was subdivided into two lots as Urban Plains Medical Park Second Addition, to accommodate development for a daycare center. The current proposal, Urban Plains Medical Park Third Addition, combines a portion of the original (Urban Plains Medical Park Addition) Lot 6 with Lot 5.

PROPOSAL

The applicant is proposing a 103-unit apartment building, similar to the apartments adjacent to the west. The apartment building will provide tuck-under garage parking, detached accessory garages, and surface parking. The tuck-under parking will have individual exterior garage doors with private access into the apartment building within each garage unit. Outdoor amenities are planned for this site, as shown on the preliminary site plan, but the details have not yet been decided. The preliminary site plan is attached to this packet. Approval of the above entitlements does not approve the attached site plan. The applicant will be required to go through the official permitting process.

MINOR SUBDIVISION

This subdivision will replat two lots into one, 4.3-acre lot for development of a multi-family apartment building with amenities. Existing easements, including; a 10-foot utility easement, a 10-foot landscape easement, and private access easements, will remain. No new easements will be added.

The site can be accessed from the south by two driveways along 30th Avenue South; one adjacent to 49th Street South and the other via a shared driveway with the property to the east.

The applicant is working with City staff to update the amenities plan to address stormwater management.

ZONE CHANGE

The subject property is currently zoned LC, Limited Commercial, with a C-O. The Conditional Overlay (5153) requires higher design standards, limits some uses, and requires separate vehicle and pedestrian circulation. The applicant is proposing a zone change to MR-3, Multi-Dwelling Residential with a C-O to accommodate the development of an apartment building. The proposed MR-3 zoning allows for 24 apartment units per acre. The property is approximately 4.326 acres, therefore, 103 units would be the maximum number of apartment units permitted.

The draft conditional overlay is attached and includes requirements related to building materials, façade treatment, color scheme, screening of nuisances (such as rooftop equipment, loading spaces, and dumpsters), on-site pedestrian circulation, and prohibiting certain uses. It is generally consistent with other conditional overlays along and nearby arterial roads in south Fargo, with some additional provisions relating to Accessory detached structures. To reduce the amount of detached accessory structures it has become practice within the last couple of years to include the following requirements for detached accessory structures:

1. The cumulative total building footprint for all accessory buildings shall be a maximum of 45 percent of the primary building coverage.
2. No accessory structures shall be allowed between the primary structure and the front or side street property line or in the front of the building.
3. Individual accessory structures shall have a maximum length of 140 feet.
4. A minimum of 40 percent of the primary building footprint shall be designed for parking integrated into the structure.

Additionally, the updated Conditional Overlay changes the types of allowable signage. The previous C-O permitted off-premise signage with the use of a Conditional Use Permit. This was established to permit an off-premise sign to be constructed on a different property within the original development. Since the proposed development is residential, to be consistent with previous Conditional Overlays, off-premise signage will not be permitted.

CONDITIONAL USE PERMIT – approved at the September 1st Planning Commission

The applicant is requesting a Conditional Use Permit for an alternate Access Plan for a parking reduction. Section 20-0701, subsection e.1.b.(1) of the Land Development Code requires that a minimum of 2 parking spaces per 1-bedroom unit plus 0.25 guest parking spaces be provided for each unit for structures containing 7 or more units. Therefore, 103 units would require 232 off-street parking spaces. The applicant's preliminary site plan provides 46 tuck-under spaces, 20 detached accessory garage spaces, and 140 exterior surface spaces, for a total of 206 parking spaces. The applicant is requesting a reduction of 26 spaces (11.2%). The parking reduction provides 2 parking spaces per dwelling unit.

A breakdown of the Land Development Code requirements and the proposed parking reduction is below:

	proposal	LDC requirement
Number of units	103	103
parking spaces	206	232
Reduction Qty.	26	0
Reduction %	11.2%	0%
Parking Ratio	2 / unit	2.25 / unit

Planning staff are recommending the following conditions for approval of the parking reduction:

1. A minimum parking ratio of 2 parking spaces per unit shall be provided
2. Detached accessory garage structures shall not provide more than 20 parking spaces
3. Bicycle storage facilities shall be provided
4. Future permits are generally consistent with the site plan provided in September, 2026 Planning Commission packet.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor plat can be approved.

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
 The proposed zoning of MR-3, Multi-Dwelling Residential will accommodate future multi-family housing development. This zoning is consistent with the "Mixed Commercial, Office, and Residential" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff have not received any inquiries or comments. 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. The existing amenities plan will be updated. **(Criteria Satisfied)**

Zone Change:

The LDC stipulates that the Planning Commission and Board of City Commissioners shall consider the following criteria in their review of zoning map amendment requests. Proposed zoning map amendments that satisfy all of the criteria may be approved.

Section 20-0906.F (1-4)

1. **Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?**
 Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned LC, Limited Commercial with C-O, Conditional Overlay. The applicant requests a zoning change to MR-3, Multi-Dwelling Residential with C-O, Conditional Overlay. The Multi-Dwelling Residential zoning is consistent with the proposed lot sizes and the west adjacent zoning. **(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. The subject property fronts on an existing public right-of-way; public utilities are available within this right of way. **(Criteria satisfied)**

3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**
 Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff have not received any comments or inquiries. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

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

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." Fargo Growth Plan 2024 designates the place type of the subject property as "Mixed Commercial, Office, and Residential" place type, within a Community Center. The proposed MR-3, Multi-dwelling Residential zoning is consistent with the Growth Plan place type designation. The primary uses for this place type include retail, distribution, office, flex buildings, warehouse, and wholesale. Secondary uses include flex warehouse and multi-family residential. The proposed development of a 103-unit multi-family apartment building is consistent with this place type designation. **(Criteria satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and hereby waive the requirement to receive the rezoning ordinance one week prior to the first reading and place the rezoning ordinance on the for first reading, and move to approve the proposed 1) zoning change from LC, Limited Commercial with C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with C-O, Conditional Overlay and 2) plat of **Urban Plains Medical Park Third Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC"

Planning Commission Recommendation: September 1, 2026

At the September 1, 2026 Planning Commission, by a vote of 9-0, with two members absent, moved to accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed 1) zoning change from LC, Limited Commercial with C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with C-O, Conditional Overlay and 2) plat of **Urban Plains Medical Park Third Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC and To accept the findings and recommendations of staff and hereby move to approve the Conditional Use Permit for an alternative access plan for a parking reduction as the proposal complies with Section 20-0909.D (1-6) and all other requirements of the LDC, with the following conditions:

1. A minimum parking ratio of 2 parking spaces per unit shall be provided
2. Accessory garage structures shall not provide more than 20 parking spaces
3. Bicycle storage facilities shall be provided
4. Future permits are generally consistent with the site plan provided in September, 2026 Planning Commission packet.

Attachments:

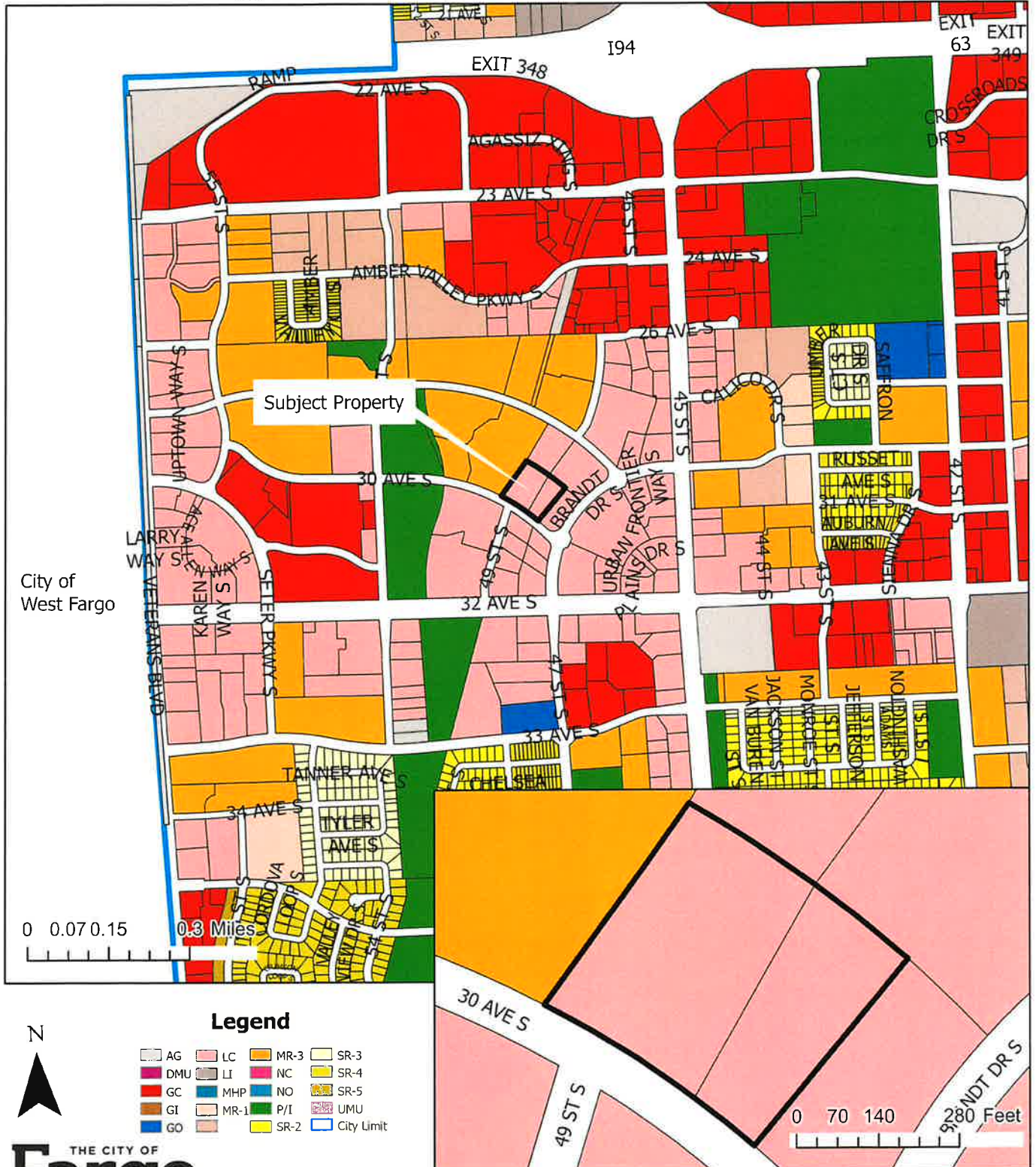
1. Zoning map
2. Location map
3. Preliminary plat
4. Draft Conditional Overlay
5. Amenities Plan

Minor Subdivision; Zone Change from LC, Limited Commercial with a conditional overlay to MR-3, Multi-Dwelling Residential with a conditional overlay; and a CUP, Conditional Use Permit for an alternative access plan

4767 & 4845

Urban Plains Medical Park Third Addition

30th Avenue South

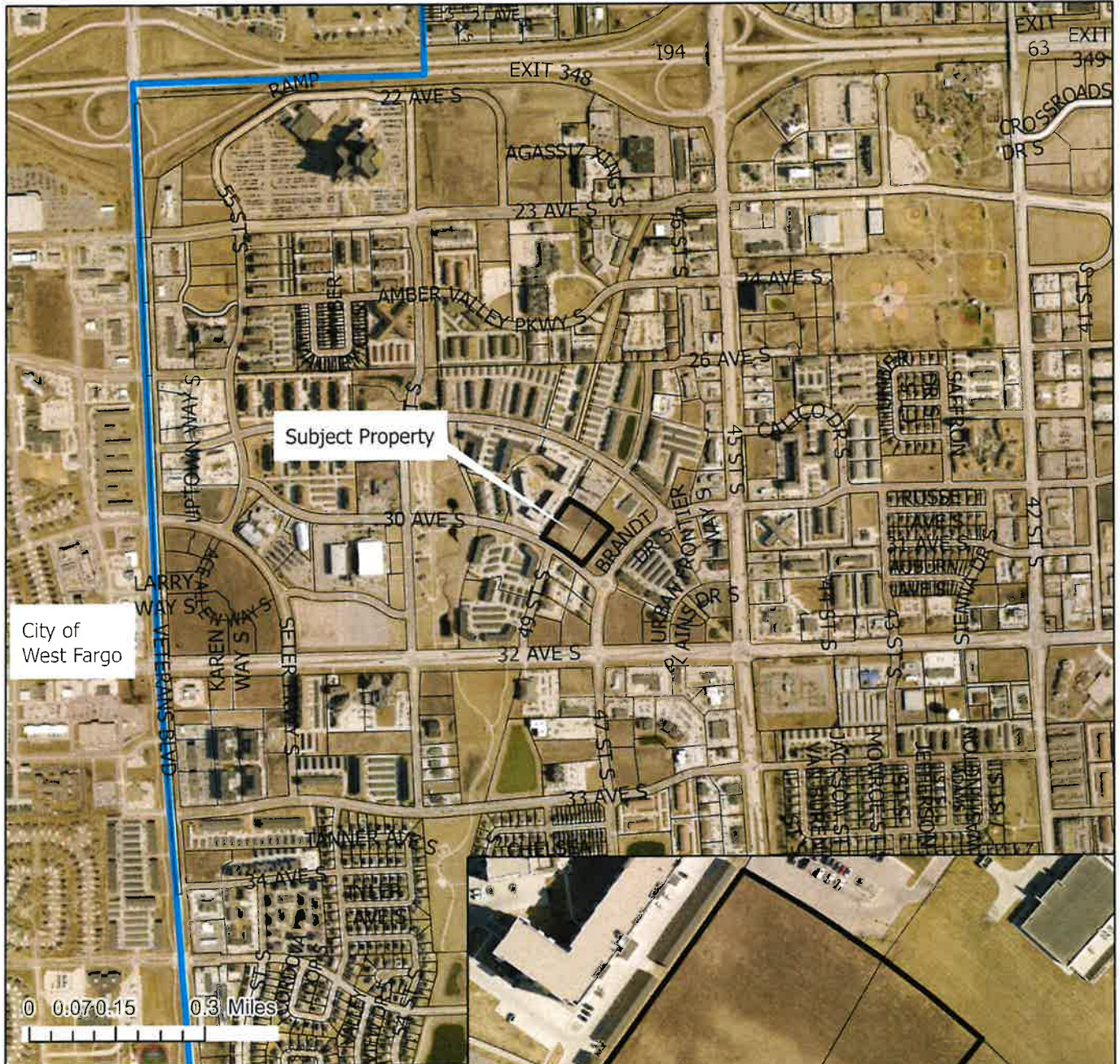


Minor Subdivision; Zone Change from LC, Limited Commercial with a conditional overlay to MR-3, Multi-Dwelling Residential with a conditional overlay; and a CUP, Conditional Use Permit for an alternative access plan

4767 & 4845

Urban Plains Medical Park Third Addition

30th Avenue South



Legend
City Limit

Fargo Planning Commission
September 1, 2026

URBAN PLAINS MEDICAL PARK THIRD ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 5, BLOCK 1, URBAN PLAINS MEDICAL PARK ADDITION &
LOT 1, BLOCK 1, URBAN PLAINS MEDICAL PARK SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



URGENT

- FROM MONUMENT FOUND
1/3" ID PIPE SET
MEASURED BEARING
PLAT BEARING
MEASURED DISTANCE
PLAT DISTANCE
PLAT BOUNDARY
EXISTING LOT LINES
(EXISTING UTILITY EASEMENT)
BEARINGS SHOWN ARE BASED
ON TARGET COORDINATE
SYSTEM (OCTOBER, 1911)

RESEARCHES SHOWN ARE BASED ON THE CITY OF ALABAMA CIRCULAR COORDINATE SYSTEM OF 1983. 1992



Sheet 1 of 2
Drawing No 7489-0143

URBAN PLAINS MEDICAL PARK THIRD ADDITION A MINOR SUBDIVISION BEING A REPLAT OF LOT 5, BLOCK 1, URBAN PLAINS MEDICAL PARK ADDITION & LOT 1, BLOCK 1, URBAN PLAINS MEDICAL PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

THE FARGO CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED MINOR SUBDIVISION OF LOT 5, BLOCK 1, URBAN PLAINS MEDICAL PARK ADDITION & LOT 1, BLOCK 1, URBAN PLAINS MEDICAL PARK SECOND ADDITION, AND HAS DETERMINED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE FARGO CITY ENGINEERING DEPARTMENT. THE PLANS AND SPECIFICATIONS FOR THE PROPOSED MINOR SUBDIVISION OF LOT 5, BLOCK 1, URBAN PLAINS MEDICAL PARK ADDITION & LOT 1, BLOCK 1, URBAN PLAINS MEDICAL PARK SECOND ADDITION, ARE AS FOLLOWS:

APPROVED FOR THE CITY OF FARGO, NORTH DAKOTA, ON THIS 15TH DAY OF MAY, 2011.

City Engineer

APPROVED FOR THE CITY OF FARGO, NORTH DAKOTA, ON THIS 15TH DAY OF MAY, 2011.

City Engineer

APPROVED FOR THE CITY OF FARGO, NORTH DAKOTA, ON THIS 15TH DAY OF MAY, 2011.

City Engineer

City Engineer

City Engineer

APPROVED FOR THE CITY OF FARGO, NORTH DAKOTA, ON THIS 15TH DAY OF MAY, 2011.

City Engineer



APPROVED FOR THE CITY OF FARGO, NORTH DAKOTA, ON THIS 15TH DAY OF MAY, 2011.

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City Engineer

Part A): The following requirements apply to all mixed-use and non-residential development:

1) Description

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

2) Building form and style

2.1 Entrances and pedestrian walkway features leading to entrances shall be provided from both the parking areas and the street right-of-way.

2.2 All building elevations/façades greater than 150 feet in length, measured horizontally from vertical edge to vertical edge, shall incorporate wall plane projections or recesses. Each projection and/or recess shall have a depth of at least two feet, and the cumulative total horizontal width of all projections and/or recesses within a façade shall equate to at least an accumulated total of 20 percent of the overall horizontal length of the façade. No uninterrupted length of any façade shall exceed 150 horizontal feet.

2.3 Ground floor façades of non-residential buildings that face public right-of-way shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50 percent of its horizontal length.

2.4 All buildings, regardless of size, shall have clearly-defined, highly-visible, public entrances that connect to public spaces, streets, pedestrian paths and plazas with no fewer than two of the following:

- i. Canopies, awnings or porticos
- ii. Recesses/projections varying the façade
- iii. Raised corniced parapets over the door
- iv. Peaked roof forms
- v. Arches or arcades
- vi. Entry courts
- vii. Raised landscape planters and/or wing walls integrated with the building

2.5 Principle 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 multigenerational life span.

2.6 Accent Materials – In conjunction with the principle materials listed above, the following accent materials may also be used to construct or clad exterior walls: finished wood, architectural metal panels, and vinyl. Accent materials shall be applied to no greater than 20 percent of each building façade.

2.7 Flat roofs and rooftop mechanical equipment, such as HVAC units, shall be concealed from public view at ground level by parapets or other enclosures. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall.

2.8 Loading/unloading areas, building service entrances, loading docks, overhead doors, and ground level HVAC units shall be visually screened from adjacent public right-of-way by structures and/or landscaping. All structures used for visual screening shall be constructed or clad with the same materials used for the primary building.

2.9 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 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.

3) Site Design

3.1 A minimum of 5% of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas.

3.2 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:

- i. Parking lots or parking structures
- ii. Any public sidewalk or multi-use path along the perimeter of the lot
- iii. Entrances of other buildings on the site
- iv. Any public sidewalk system along the perimeter streets adjacent to the development
- v. 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

4) Prohibited Uses

For the purposes of this Conditional Overlay, the following uses are prohibited:

- 4.1 Portable advertising signs
- 4.2 Detention facilities
- 4.3 Self-service storage
- 4.4 Vehicle repair

- 4.5 Vehicle service, limited
- 4.6 Industrial uses
- 4.7 Adult entertainment center
- 4.8 Off-premise Advertising

~~5) Conditional Uses~~

~~For purposes of this Conditional Overlay, the following uses require approval of a Conditional Use Permit in accordance with section 20-0909 of the LDC:~~

~~—— 5.1 Off-premise advertising~~

6) Definitions

For the purposes of this Conditional Overlay, the following terms shall have the meanings ascribed to them:

6.1 *Façade*: Any exterior side of a building as viewed from a single direction. Said direction is typically perpendicular to the exterior side of the building being viewed.

6.2 *Depth*: A horizontal distance that is perpendicular to a building façade.

6.3 *Elevation*: A horizontal orthographic projection of a building on to a vertical plane, the vertical plane being parallel to one side of the building

Part B): The following requirements apply to all residential development:

1) Description

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

2) Building form and style

2.1 Principle 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. Horizontal metal lap siding and vertical metal batten shall be allowed on residential structures but should not exceed 75% of the building elevation.

2.2 Accent Materials – In conjunction with the principle materials listed above, the following accent materials may also be used to construct or clad exterior walls: finished wood, architectural metal panels, and vinyl. Accent materials shall be applied to no greater than 20 percent of each building façade.

2.3 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 walls or fencing. Dumpsters and refuse containers shall contain walls or fencing on at least three sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a gate to visually screen the dumpsters or refuse containers.

3) Site Design

3.1 Separate vehicular and pedestrian circulation systems shall be provided. An on-site system of pedestrian walkways shall be provided between building entrances and the following:

- i. Parking lots or parking structures
- ii. Any public sidewalk or multi-use path along the perimeter of the lot
- iii. Entrances of other buildings on the site
- iv. Any public sidewalk system along the perimeter streets adjacent to the development
- v. 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.
- vi. Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

4) Accessory Structures and Parking

The following applies to residential development on lot 1 and Lot 3, Block 1, Urban Plains Retail Second Addition:

4.1 The cumulative total building footprint for all accessory buildings shall be a maximum of 45 percent of the primary building coverage.

4.2 No accessory structures shall be allowed between the primary structure and the front or side street property line or in the front of the building.

4.3 Individual accessory structures shall have a maximum length of 140 feet.

4.4 A minimum of 40 percent of the primary building footprint shall be designed for parking integrated into the structure.

5) Prohibited Uses

For the purposes of this Conditional Overlay, the following uses are prohibited:

- i. Portable advertising signs
- ii. Pylon Signs
- iii. Pylon Sign
- iv. Off-premise advertising

**Site Amenities and Project Plan
Urban Plains Medical Park Third Addition
September 15, 2026**

Location: The subject property is legally referred to as Lot 1, Block 1, Urban Plains Medical Park Third Addition to the City of Fargo, Cass County, North Dakota, a replat of Lot 5, Block 1 of Urban Plains Medical Park Addition and Lot 1, Block 1, Urban Plains Medical Park Second Addition.

Details: The project includes one (1) MR-3, Multi-Family Residential zoned lot. As approved, the project is intended to be developed as a multi-family residential development, pursuant to the LDC.

Right of Way (ROW): No public right of way dedications are required as part of Urban Plains Medical Park Third Addition.

Storm Water Management: Lot 1, Block 1 of the Urban Plains Medical Park Third Addition is served by private storm water ponds located on Lots 2 and 3, Block 1 of the Urban Plains Retail Second Addition. These ponds comply with the City of Fargo's Policy on Storm Water Discharge and Treatment Requirements and provide the required storm water quantity control for Lot 1, Block 1 of the Urban Plains Medical Park Third Addition. However, the private storm water ponds do not provide water quality treatment for Lot 1, Block 1 of Urban Plains Medical Park Third Addition, and therefore on-site water quality treatment will be required.

If the impervious area of Lot 1, Block 1 of the Urban Plains Medical Park Third Addition exceeds 65%, additional storm water facilities will be required on site for continued compliance with the City of Fargo's Policy of Storm Water Discharge and Treatment Requirements. These additional storm water facilities must be designed, constructed, and maintained by the owners of the lot that exceeds the 65% impervious area.

All applicable requirements of the Urban Plains Medical Park Second Addition Amenities Plan carry through to the Urban Plains Medical Park Third Addition.

This Amenities Plan is hereby approved.



Michael Vannett, President
Urban Plains Land Company, LLC

10/2/26

date



Tom Knaknuhs, City Engineer

10/6/26

date

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

3957

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PARCELS
OF LAND LYING IN URBAN PLAINS MEDICAL PARK THIRD ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in the proposed Urban Plains Medical Park Third Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on September 1, 2026; and,

WHEREAS, the rezoning changes were approved by the City Commission on October 12, 2026,

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1 The following described property:

All of Urban Plains Medical Park Third Addition to the City of Fargo, Cass County, North Dakota;

is hereby rezoned from "LC", Limited Commercial, District, with a "C-O", Conditional Overlay, District as established in Fargo Municipal Code Ordinance No. 5153, to "MR-3", Multi-Dwelling, District, repealing and reestablishing the "C-O", Conditional Overlay, District as follows:

Part A): The following requirements apply to all mixed-use and non-residential development:

1) Description

This C-O, Conditional Overlay district is primarily intended to encourage high-quality, durable, and long-lasting investments in order to enhance the quality of life and discourage blight. To that end, it is intended that all properties be designed to a human scale and that buildings should have architectural interest and variety through the use of articulated façades. In order to avoid the effect of a single, long, or massive wall with no

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relation to human scale, it is intended that articulated façades should include elements such as setbacks, change in materials, roof pitch or height variability.

2) Building form and style

2.1 Entrances and pedestrian walkway features leading to entrances shall be provided from both the parking areas and the street right-of-way.

2.2 All building elevations/façades greater than 150 feet in length, measured horizontally from vertical edge to vertical edge, shall incorporate wall plane projections or recesses. Each projection and/or recess shall have a depth of at least two feet, and the cumulative total horizontal width of all projections and/or recesses within a façade shall equate to at least an accumulated total of 20 percent of the overall horizontal length of the façade. No uninterrupted length of any façade shall exceed 150 horizontal feet.

2.3 Ground floor façades of non-residential buildings that face public right-of-way shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50 percent of its horizontal length.

2.4 All buildings, regardless of size, shall have clearly-defined, highly-visible, public entrances that connect to public spaces, streets, pedestrian paths and plazas with no fewer than two of the following:

- i. Canopies, awnings or porticos
- ii. Recesses/projections varying the façade
- iii. Raised corniced parapets over the door
- iv. Peaked roof forms
- v. Arches or arcades
- vi. Entry courts
- vii. Raised landscape planters and/or wing walls integrated with the building

2.5 Principle 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.

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2.6 Accent Materials – In conjunction with the principle materials listed above, the following accent materials may also be used to construct or clad exterior walls: finished wood, architectural metal panels, and vinyl. Accent materials shall be applied to no greater than 20 percent of each building façade.

2.7 Flat roofs and rooftop mechanical equipment, such as HVAC units, shall be concealed from public view at ground level by parapets or other enclosures. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall.

2.8 Loading/unloading areas, building service entrances, loading docks, overhead doors, and ground level HVAC units shall be visually screened from adjacent public right-of-way by structures and/or landscaping. All structures used for visual screening shall be constructed or clad with the same materials used for the primary building.

2.9 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 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.

3) Site Design

3.1 A minimum of 5% of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas.

3.2 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:

- i. Parking lots or parking structures
- ii. Any public sidewalk or multi-use path along the perimeter of the lot
- iii. Entrances of other buildings on the site
- iv. Any public sidewalk system along the perimeter streets adjacent to the development

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- v. Adjacent pedestrian origins and destinations—including but not limited to transit stops, residential development, office buildings, and retail shopping building where deemed practical and appropriate by the Zoning Administrator

4) Prohibited Uses

For the purposes of this Conditional Overlay, the following uses are prohibited:

- 4.1 Portable advertising signs
- 4.2 Detention facilities
- 4.3 Self-service storage
- 4.4 Vehicle repair
- 4.5 Vehicle service, limited
- 4.6 Industrial uses
- 4.7 Adult entertainment center
- 4.8 Off-premise Advertising

5) Definitions

For the purposes of this Conditional Overlay, the following terms shall have the meanings ascribed to them:

- 5.1 Façade: Any exterior side of a building as viewed from a single direction. Said direction is typically perpendicular to the exterior side of the building being viewed.
- 5.2 Depth: A horizontal distance that is perpendicular to a building façade.
- 5.3 Elevation: A horizontal orthographic projection of a building on to a vertical plane, the vertical plane being parallel to one side of the building.

Part B): The following requirements apply to all residential development:

1) Description

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

2) Building form and style

2.1 Principle 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. Horizontal metal lap siding and vertical metal batten shall be allowed on residential structures but should not exceed 75% of the building elevation.

2.2 Accent Materials – In conjunction with the principle materials listed above, the following accent materials may also be used to construct or clad exterior walls: finished wood, architectural metal panels, and vinyl. Accent materials shall be applied to no greater than 20 percent of each building façade.

2.3 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 walls or fencing. Dumpsters and refuse containers shall contain walls or fencing on at least three sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a gate to visually screen the dumpsters or refuse containers.

3) Site Design

3.1 Separate vehicular and pedestrian circulation systems shall be provided. An on-site system of pedestrian walkways shall be provided between building entrances

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and the following:

- i. Parking lots or parking structures
- ii. Any public sidewalk or multi-use path along the perimeter of the lot
- iii. Entrances of other buildings on the site
- iv. Any public sidewalk system along the perimeter streets adjacent to the development
- v. 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.
- vi. Upon approval of the Zoning Administrator, adjacent properties may share pedestrian circulation systems that connect to public sidewalks.

4) Accessory Structures and Parking

The following applies to residential development on Lot 1 and Lot 3, Block 1, Urban Plains Retail Second Addition:

- 4.1 The cumulative total building footprint for all accessory buildings shall be a maximum of 45 percent of the primary building coverage.
- 4.2 No accessory structures shall be allowed between the primary structure and the front or side street property line or in the front of the building.
- 4.3 Individual accessory structures shall have a maximum length of 140 feet.
- 4.4 A minimum of 40 percent of the primary building footprint shall be designed for parking integrated into the structure.

5) Prohibited Uses

For the purposes of this Conditional Overlay, the following uses are prohibited:

- i. Portable advertising signs
- ii. Pylon Signs
- iii. Pylon Sign
- iv. Off-premise advertising

ORDINANCE NO. _____

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Joshua A. Boschee, Mayor

First Reading:
Second Reading:
Final Passage

**Angie Bear, Deputy City Auditor,
on behalf of the City Auditor**

October 7, 2026

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Honorable Board of City Commissioners
City of Fargo
Fargo, North Dakota

RE: Recommended 64th Avenue South Traffic Calming Measures

Honorable Commissioners,

Engineering staff has evaluated potential traffic calming measures along 64th Avenue South, east of Interstate 29, from 33rd Street to University Drive. This evaluation was undertaken in response to City Commission action in January 2026 regarding a preferred option for the 64th Avenue South and I-29 interchange. As part of that action, staff was directed to evaluate traffic calming measures to address concerns raised by area residents regarding traffic speeds and pedestrian safety along this portion of 64th Avenue South.

Staff considered a number of potential traffic calming measures as part of the evaluation, including input from adjacent property owners, the results of an online public survey, and input from the Public Works Department. Several traffic calming measures were considered but are not being recommended due to various concerns related to effectiveness, impacts, cost, and future maintenance. At your upcoming meeting, I will provide additional background on the corridor, the options considered, and the improvements being recommended by staff.

These recommendations were also considered by the Public Works Project Evaluation Committee (PWPEC) at its meeting on October 5, 2026. PWPEC was supportive of Engineering staff's recommendations. The Report of Action (ROA) from PWPEC is attached.

Based on this evaluation, and the input received, Engineering staff is recommending the following improvements:

- Installation of boulevard trees
- Installation of driver speed feedback signs
- Pedestrian crosswalk enhancements, including a raised median near 27th Street

The estimated cost of the recommended improvements is approximately \$245,000. Engineering is recommending that Infrastructure Sales Tax funds be used to fund the improvements and that the project be included in the 2027 CIP.

If the City Commission directs staff to implement additional traffic calming measures beyond those recommended by Engineering, additional discussion will be needed regarding funding. The ability to prioritize additional Infrastructure Sales Tax revenue for this project is limited, and adding additional improvements would likely require reprioritization of other programmed projects or identification of another funding source.

The Engineering Department believes the recommended improvements provide a reasonable approach to addressing the concerns identified along this portion of 64th Avenue South while considering the impacts and costs associated with the various alternatives evaluated.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Knakmuhs', written in a cursive style.

Tom Knakmuhs, City Engineer

REPORT OF ACTION

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No. MS-26-B1 Type: Traffic Calming Recommendations
 Location: 64th Ave S, 33rd St – Univ Dr Date of Hearing: 10/5/2026

<u>Routing</u>	<u>Date</u>
City Commission	10/12/2026
PWPEC File	X
Project File	Eric Hodgson

The Committee reviewed the accompanying correspondence from Civil Engineer, Eric Hodgson, regarding traffic calming recommendations by Engineering staff for 64th Avenue South, east of Interstate 29, from 33rd Street to University Drive.

After considering input from adjacent property owners, the results of the online survey, and input from the Public Works Department, as well as applying their professional judgment, Engineering staff are recommending the following improvements:

- Installation of boulevard trees (\$85,000)
- Installation of driver speed feedback signs (\$60,000)
- Installation of pedestrian crosswalk enhancements, including a raised median near 27th Street (\$100,000)

The estimated cost of the improvements is approximately \$245,000. Engineering is recommending that Infrastructure Sales Tax funds be used to finance the improvements and that the project be included in the 2027 CIP.

On a motion by Michael Redlinger, seconded by Susan Thompson, the Committee voted to recommend approval of the proposed improvements and inclusion of the project in the 2027 CIP.

RECOMMENDED MOTION

Concur with the recommendation of PWPEC and approve the recommended improvements and to include the project in the 2027 CIP.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Sales Tax

Developer meets City policy for payment of delinquent specials
 Agreement for payment of specials required of developer
 Letter of Credit required (per policy approved 5-28-13)

Yes	No
N/A	
N/A	
N/A	

COMMITTEE

Josh Boschee, Mayor
 Nicole Crutchfield, Director of Planning
 Gary Lorenz, Fire Chief
 Michael Redlinger, City Administrator
 Ben Dow, Director of Operations
 Tom Knakmuhs, City Engineer
 Susan Thompson, Finance Director

Present	Yes	No	Unanimous
			☒
☒	☒	☐	
☒	☒	☐	
☒	☒	☐	
☒	☒	☐	
☐	☐	☐	
☒	☒	☐	
☒	☒	☐	

ATTEST:

C: Kristi Olson


 Tom Knakmuhs, P.E.
 City Engineer

Memorandum

To: Members of PWPEC
From: Eric Hodgson, Civil Engineer II
Date: October 5, 2026
Re: Improvement District No. MS-26-B1 – Traffic Calming Recommendations
64th Avenue South, between 33rd Street and University Drive South

Background:

On January 20, 2026, City Commission directed Engineering staff to work on a traffic calming plan for 64th Avenue South, east of Interstate 29 from 33rd Street to University Drive. The direction by Commission was a result of expressed public concerns over speeding, increased traffic volumes, and general safety. Engineering has reviewed the situation, and is proposing the following recommendations:

- Installing Boulevard Trees (\$85K)
- Installing Driver Speed Feedback Signs (\$60K)
- Installing Pedestrian Crosswalk Enhancements with a raised Median near 27th Street (\$100K)

Cost of improvements would be approximately \$245,000. Engineering is recommending that we use Infrastructure Sales Tax to pay for the work and add the project to the 2027 CIP.

Recommended Motion:

Approve Engineering's recommendations to alleviate traffic by implementing the measures described above, include in the 2027 CIP, and pay for the work using Infrastructure Sales Tax Funds.

EBH/klb

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MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: MAYOR JOSH BOSCHEE 

DATE: OCTOBER 12, 2026

SUBJECT: APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION

The terms of Nathan Larson and Nicole Holden on the Historic Preservation Commission will expire on October 31, 2026.

Mr. Larson and Ms. Holden are willing to continue their service on the Board; therefore, I am recommending their reappointment.

Your favorable consideration of this recommendation will be greatly appreciated.

RECOMMENDED MOTION: To approve the reappointment of Nathan Larson and Nicole Holden to the Historic Preservation Commission for three-year terms ending October 31, 2029.