

FARGO PLANNING COMMISSION AGENDA
Tuesday, October 7, 2025 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of September 4, 2025

C: Public Hearing Items:

1. Hearing on an application requesting a Plat of **University South Sixth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, University South Third Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2253 and 2285 University Drive South) (Grove Enclave, Inc./Houston Engineering) (dk)
2. Hearing on an application requesting a Plat of **Archer Place First Addition** (Minor Subdivision) a replat of Lot 10, Block 2, Selkirk Place First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3219 Archer Place South) (Rose Creek Development Corporation/Neset Land Surveys) (dk)
3. Hearing on an application requesting a Plat of **Veterans Industrial Park Second Addition** (Minor Subdivision) a replat of Lots 5 and 6, Block 1, Veterans Industrial Park Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5500 and 5600 23rd Avenue North) (Homeward Animal Shelter, Inc./Veterans Industrial Park, LLC/ Robert and Brenda Youness/EagleRidge Development) (cl)
4. Hearing on an application requesting a Plat of **Borg Addition** (Major Subdivision) a plat of part of the Southeast Quarter of Section 2, Township 139 North, Range 49 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 2502 7th Avenue North) (Borg Enterprises, LLC/MBN Engineering) (cl)
- 5a. Hearing on an application requesting a Zoning Change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial, and P/I, Public and Institutional on the proposed **RLN Business Park Third Addition**. (Located at 4583 33rd Street North and 3108 46th Avenue North) (RLN Business Park, LLC/Lowry Engineering) (ae)
- 5b. Hearing on an application requesting a Plat of **RLN Business Park Third Addition** (Major Subdivision) a plat of part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 140 North, Range 49 West, and a replat of Lots 4-6, Block 1, RLN Business Park Second Addition, to the City of Fargo, Cass County, North Dakota, and a vacation of a portion of 46th Avenue North right-of-way. (Located at 4583 33rd Street North and 3108 46th Avenue North) (RLN Business Park, LLC/Lowry Engineering) (ae)

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

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

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

BOARD OF PLANNING COMMISSIONERS MINUTES

Regular Meeting:

Thursday, September 4, 2025

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 3:00 p.m., Thursday, September 4, 2025.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Scott Stofferahn, Art Rosenberg, Brett Shewey, Joseph Cecil, Amy Hass, Tyler Mohs

Absent: Paul Gleye, Michael Betlock, Tracy Jordre, Thomas Schmidt

Chair Tasa called the meeting to order and invited Board Members and the public to participate in the upcoming Land Development Code (LDC) Code Connect on September 11 at 12:00 p.m. at www.FargoLDC.org.

Business Items:

Item A: Approve Order of Agenda

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

Item B: Minutes: Regular Meeting of August 5, 2025

Member Stofferahn moved the minutes of the August 5, 2025 Planning Commission meeting be approved. Second by Member Rosenberg. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: 45th Street Park Sixth Addition and 45th Street Park Second Addition

1a. Continued hearing on an application requesting a Zoning Change from LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit Development Overlay on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition and to repeal the C-O, Conditional Overlay. (Located at 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development): APPROVED

1b. Continued hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition. (Located at 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South)

(West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development): APPROVED

1c. Continued hearing on an application requesting a Plat of 45th Street Park Sixth Addition (Minor Subdivision) a replat of a portion of Lot 2, Block 1, 45th Street Park Third Addition, all of Lot 1, and a portion Lot 2, Block 1, 45th Street Park Fourth Addition, and Lot 2, Block 1, 45th Street Park Fifth Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced drain setback. (Located at 200, 300, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Goldmark Design and Development): APPROVED

A Hearing has been set for July 1, 2025. At the July 1, 2025 meeting, the Hearing was continued to August 5, 2025. At the August 5, 2025 meeting, the Hearing was this date and time.

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

Discussion was held on the history of the site.

Applicant Representative Nate Vollmuth, Goldmark Design and Development, spoke on behalf of the application.

Discussion continued on the current and proposed height of the building, the design of the project, stormwater runoff, and parking.

Assistant Planning and Development Director Mark Williams spoke on the new Land Development Code, the Fargo Growth Plan, and how this project would fit.

Member Rosenberg moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit Development Overlay on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition, and to repeal the C-O, Conditional Overlay, 2) PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition, and 3) Subdivision Plat 45th Street Park Sixth Addition, including a subdivision waiver for reduced drain setback, as outlined within the staff report, as the proposal complies with the GO2030 Fargo Comprehensive Plan, the 2024 Fargo Growth Plan, Standards of Article 20-06, Section 20-0907.B&C, Section 20-0907.D.3(a-c), Section 20-0906.F(1-4), and Section 20-0908.B.7(a-e) of the Land Development Code and all other applicable requirements of the Land Development Code. Second by Member Stofferahn. On call of the roll Members Shewey, Rosenberg, Cecil, Stofferahn, Hass, Mohs, and Tasa voted aye. Absent and not voting: Members Gleye, Betlock, Jordre, and Schmidt. The motion was declared carried.

Item 2: Bison Run Addition

Hearing on an application requesting a Plat of Bison Run Addition (Minor Subdivision) a replat of all of Lot 9, and portions of Lots 10 and 11, Block 3, Beardsley's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1102 and 1110 17th Street North) (Bison Run Rentals, LLC): APPROVED

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

Chair Tasa commented on the direction given from the Economic Development Incentive Committee meeting.

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

Item 3: 19th Avenue Storage Addition

Hearing on an application requesting a Plat of 19th Avenue Storage Addition (Major Subdivision) a replat of Lot 7, Block 4, Airport 1st Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1101 19th Avenue North) (Bullinger Enterprises, LLLP/Houston Engineering): APPROVED

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

Member Shewey moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat 19th Avenue Storage Addition, as outlined within the staff report, as the proposal complies with the 2024 Fargo Growth Plan, the Standards of Article 20-06, Section 20-0907 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Hass. On call of the roll Members Hass, Stofferahn, Mohs, Rosenberg, Cecil, Shewey, and Tasa voted aye. Absent and not voting: Members Betlock, Schmidt, Jordre, and Gleye. The motion was declared carried.

Item 4: Family Healthcare Center Addition

Hearing on an application requesting a Plat of Family Healthcare Center Addition (Minor Subdivision) a replat of part of Lot 5 and all of Lots 6-12, Block 3, Keeney & Devitts Addition, to the City of Fargo, Cass County, North Dakota. (Located at 301, 307, 309, 313, and 317 Northern Pacific Avenue North) (Family Healthcare Center/Houston Engineering): APPROVED

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

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

Item 5: Buchholz Industrial Addition

Hearing on an application requesting a Plat of Buchholz Industrial Addition (Minor Subdivision) a replat of Lots 4-6, Block 11, Industrial Subdivision No.1, and part of Lot 25, Hector's Subdivision, to the City of Fargo, Cass County, North Dakota. (Located at 1300 and 1330 43rd Street North; 1301 45th Street North) (Buchholz Exchange/Norgren Exchange): APPROVED

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

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

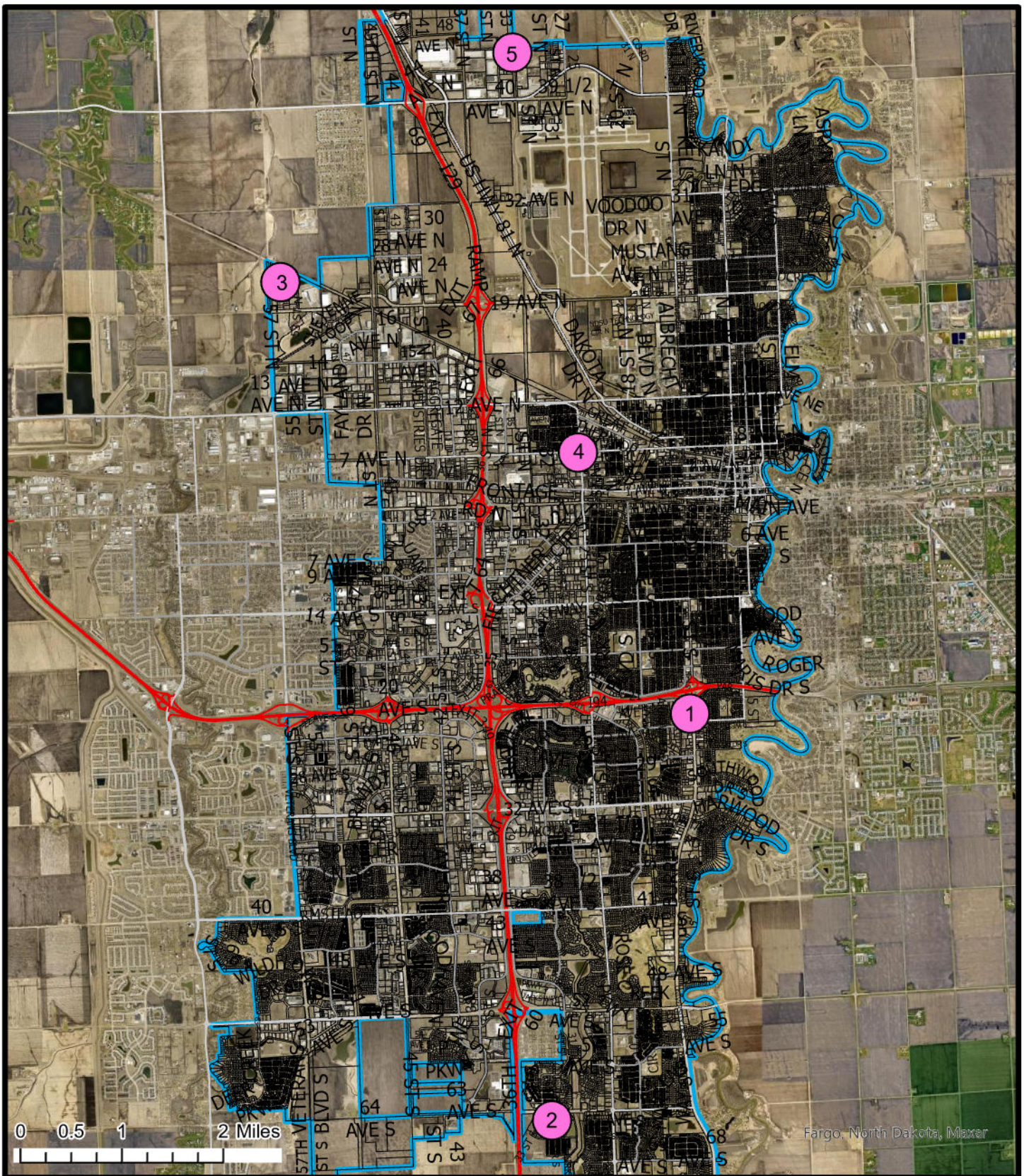
Director of Planning and Development Nicole Crutchfield introduced Assistant City Attorney Erik Johnson and Assistant City Administrator Brenda Derrig to provide an update and information on an annexation on the northside of Fargo.

Mr. Johnson provided an overview of the annexation process.

Discussion was on the location of Fargo's extra-territorial jurisdiction, the annexation process, timelines, and jurisdiction for permitting.

Board members shared interest in receiving a PDF map of the North Fargo annexation area in discussion, and extended thanks for the update.

The time at adjournment was 3:50 p.m.



Agenda Item Number

- 1 - University South Sixth Addition
- 2 - Archer Place First Addition
- 3 - Veterans Industrial Park Second Addition
- 4 - Borg Addition
- 5a & b - RLN Business Park Third Addition

City of Fargo Staff Report			
Title:	University South Sixth Addition	Date:	10/1/2025
Location:	2253 & 2285 University Drive South	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Lots 1 and 2, Block 1, University South 3rd Addition		
Owner(s)/Applicant:	Grove Enclave, LLC / Houston Engineering	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lots 1 and 2, Block 1, University South 3rd Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: October 7 th , 2025		

Existing	Proposed
Land Use: Vacant; earlier building was demolished	Land Use: Commercial
Zoning: GC, General Commercial with conditional overlay	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities , health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment , offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage , vehicle repair , limited vehicle service , and some telecommunication facilities. Conditional Overlay Ord. No. 5332 prohibits uses as noted above, and prohibits conditional use permits for industrial uses; and prohibits certain types of signs.	Uses Allowed: No change. Conditional overlay will carry through to this subdivision.
Maximum Lot Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, to be known as University South Sixth Addition, replat of Lots 1 and 2, Block 1, University South 3rd Addition, to the City of Fargo, Cass County, North Dakota <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: LC, Limited Commercial with commercial uses • East: GC with commercial uses and LC with commercial uses • South: GC with conditional overlay no. 5332; commercial uses • West: GC with conditional overlay no. 5332; commercial uses <p>(continued on next page)</p>

Area Plans:

The Fargo Growth Plan 2024 depicts the subject property within a community center. That plan describes a community center as “a mixed-use district serving households within a half-mile to a mile radius.” A community center “commonly incorporates a blend of commercial, residential, and employment facilities”(*Growth Plan* page 89). It is staff’s understanding that a restaurant is being proposed on the subject property. The GC, General Commercial zoning and proposed use are consistent with the community center designation.

Context:

Schools: The subject property is located within the Fargo School District and is served by Lincoln Elementary, Carl Ben Eielson Middle and South High schools.

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

Parks: Lincoln Park, located at 2120 9th Street South, is approximately 0.50 mile east of the subject property and provides amenities of baseball and softball field, multipurpose field, basketball court, a playground, outdoor skating and hockey rink along with a warming house.

Pedestrian / Bicycle: The network varies between wide sidewalks and shared use paths along the University Drive corridor in proximity to the subject property. The facilities connect to the metro area path system.

MATBUS Route: A stop for MATBUS Route 14 is located along 25th Avenue approximately 600 feet southwest of the subject property. This route connects the downtown transit hub with University Drive South and West Acres.

Staff Analysis:**PLATTING HISTORY**

The subject property has been repeatedly replatted, as shown in the chart below.

ADDITION	DATE RECORDED	LOT AND BLOCK SUBJECT PROPERTY WAS PART OF	CHANGE
University South	9/27/2021	Lot 3, Block 1	Replatted as part of Second Addition
University South Second	12/30/2021	Lot 2, Block 1	Replatted as part of Third Addition
University South Third	5/17/2022	Lots 1 and 2, Block 1	Replatted as Fifth Addition
University South Fifth	8/14/2024	Lot 1, Block 1	Fifth Addition vacated by document; lot configuration reverted to Third Addition

(NOTE: The subject property was not included in the University South Fourth Addition)

This plat, University South Sixth Addition, replats two existing lots into a different two-lot configuration for commercial development.

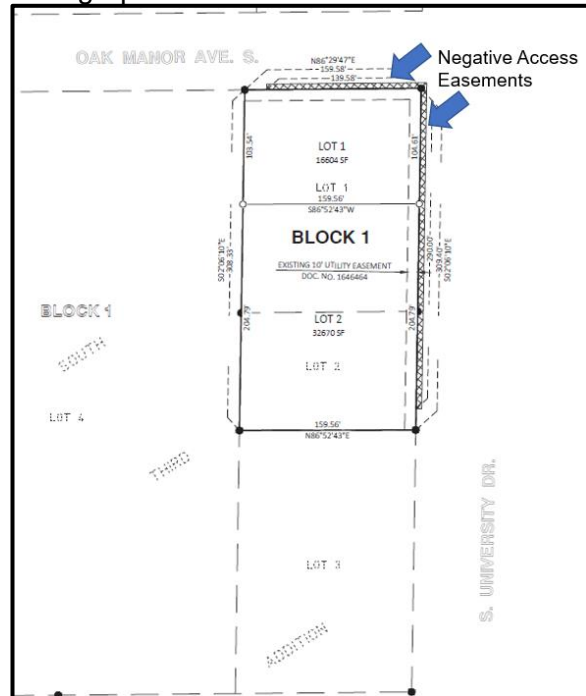
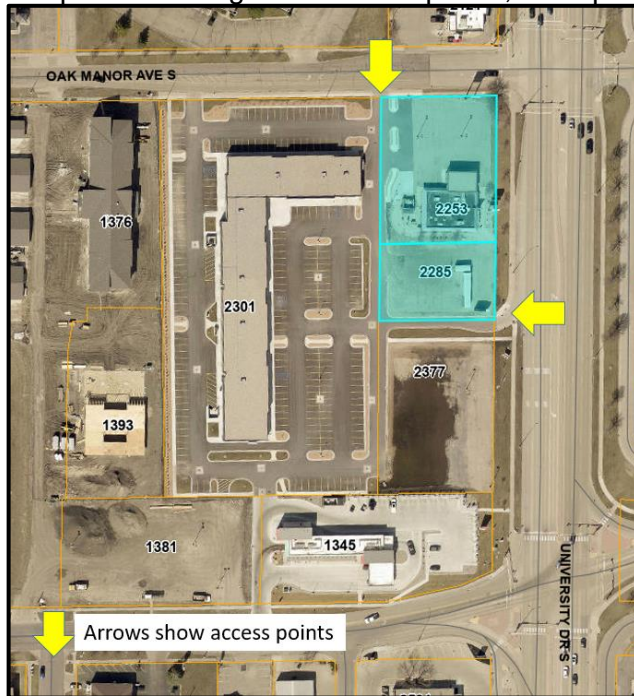
ZONING AND CONDITIONAL OVERLAY

University South Sixth Addition will retain the zoning of GC, General Commercial with a C-O, Conditional Overlay that was approved by City Commission on January 10, 2022 with the University South Second Addition and which has carried through subsequent replats. No change to the conditional overlay is proposed as part of this minor subdivision.

ACCESS:

Access to the proposed lot will be from shared access points from Oak Manor Drive South and University Drive South. The plat depicts negative access easements (NAE’s) along the Oak Manor Drive South and

University Drive South property frontages to indicate that access along these frontages is prohibited except at the designated access points, as depicted in the graphics below.



Minor Subdivision

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

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

The requested minor subdivision combines two existing lots into a different two lot, one block configuration for commercial development. The current zoning is GC, General Commercial with a conditional overlay. No zone change is proposed. The subdivision and proposed development are consistent with the "community center" designation 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, staff has received no inquiries about the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code.

(Criteria Satisfied)

2. **Section 20-0907.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.**

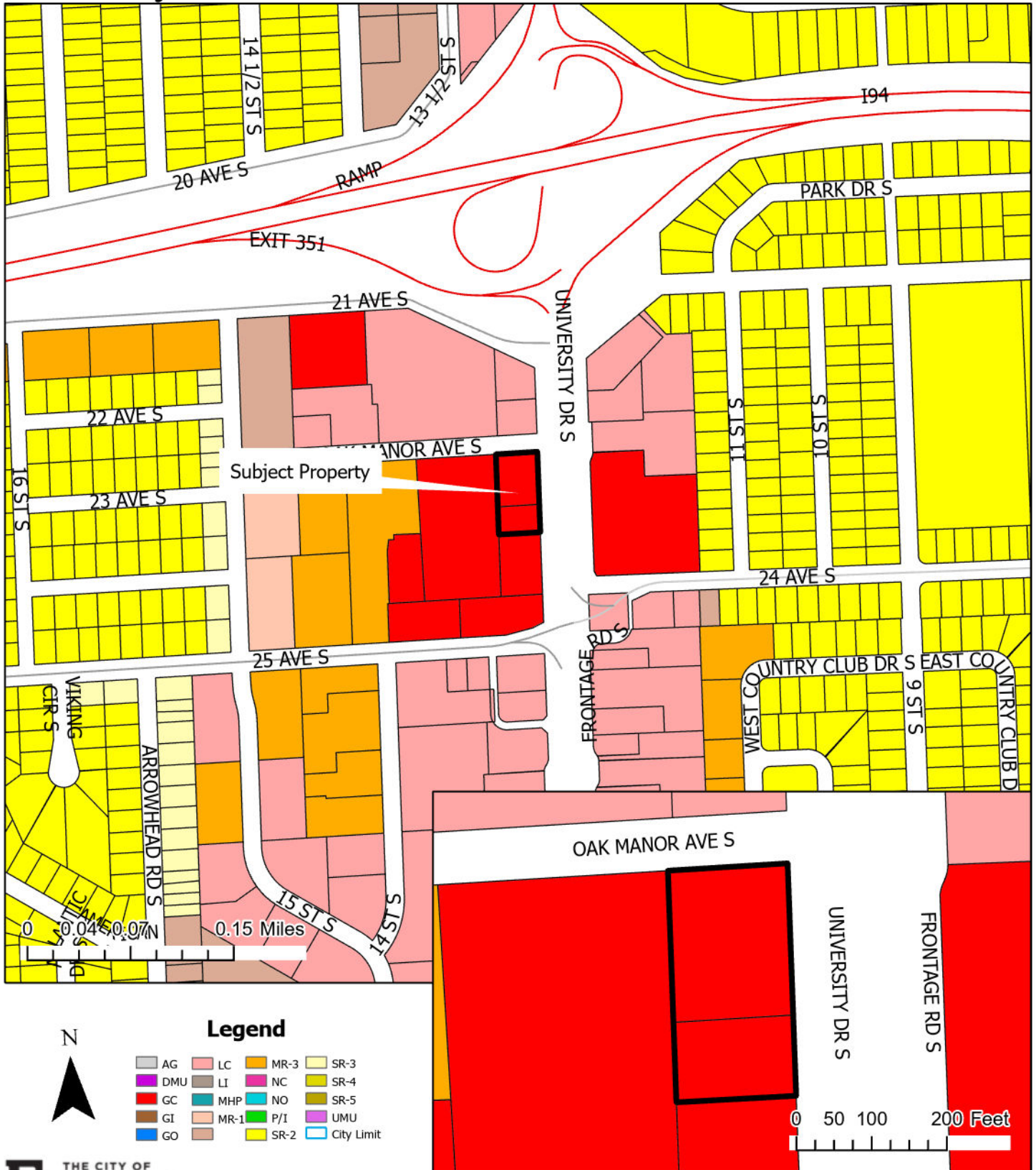
While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. Staff may prepare an amenities plan to tie this subdivision back to amenities plans created for earlier University South subdivisions. **(Criteria Satisfied)**

Staff Recommendation:
Suggested Motion: “To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, University South Sixth Addition as outlined within the staff report, as the proposal complies with the adopted Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C and all other applicable requirements of the Land Development Code.”
Planning Commission Recommendation: October 7 th , 2025
Attachments:
<ol style="list-style-type: none"> 1. Zoning Map 2. Location Map 3. Preliminary Plat

Minor Subdivision

University South Sixth Addition

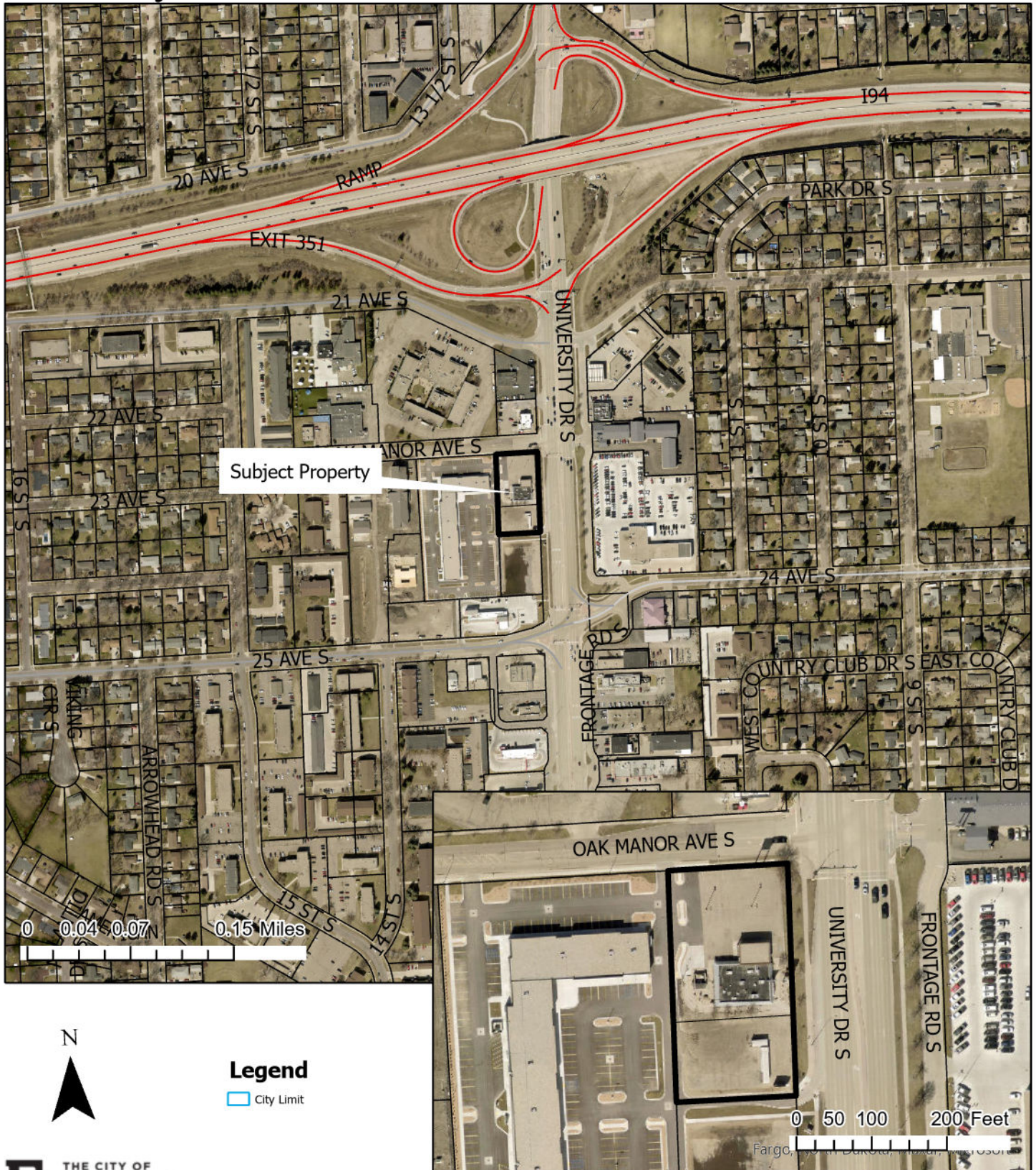
2253 and 2285 University Drive South



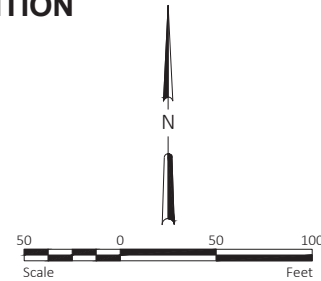
Minor Subdivision

University South Sixth Addition

2253 and 2285 University Drive South



**TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA**

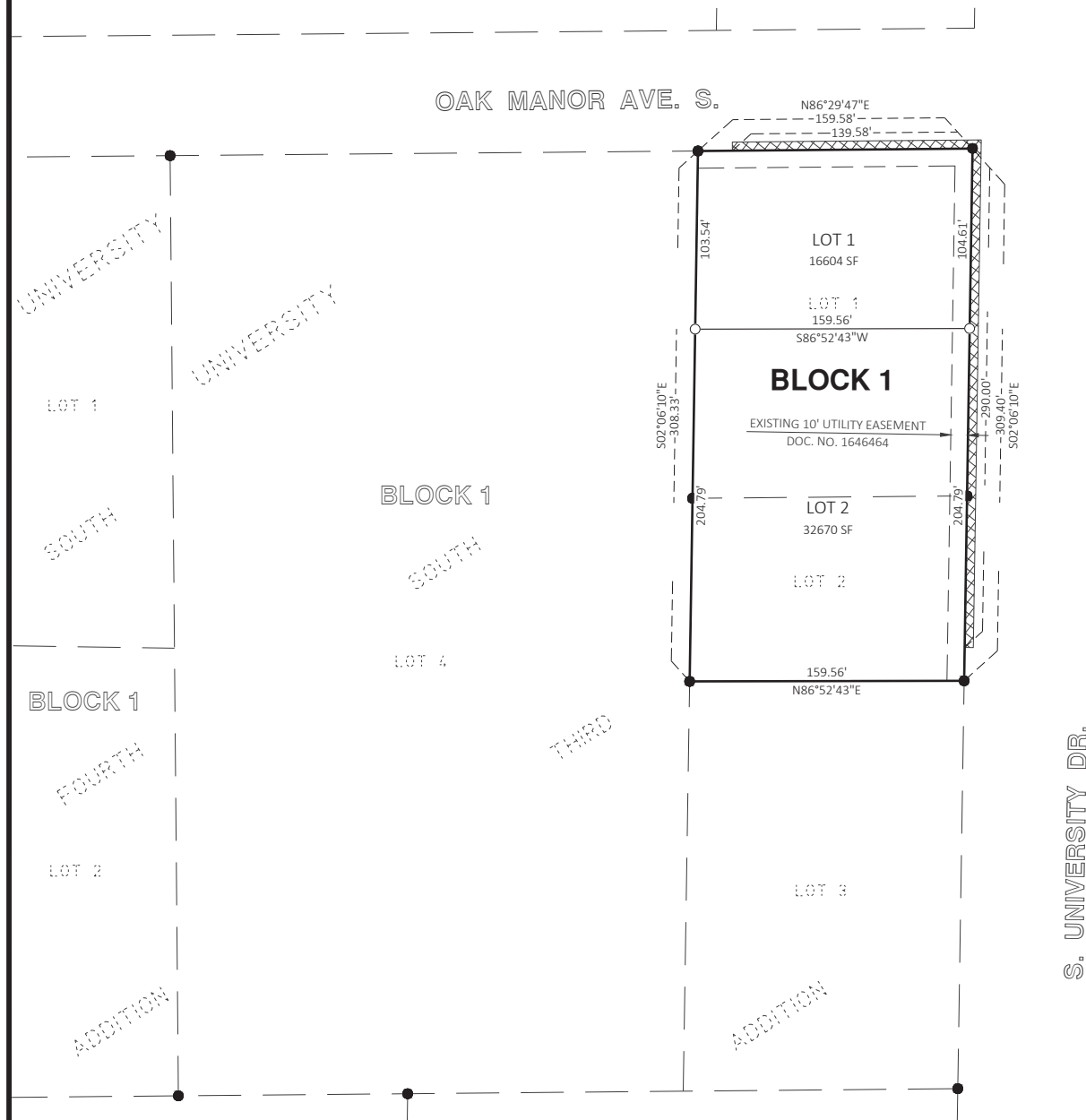


IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	_____
LOT LINE	_____
UTILITY EASEMENT	_____
EXISTING LOT LINE	_____
EXISTING UTILITY EASEMENT	_____
NEGATIVE ACCESS EASEMENT	XXXXXXXXXX

1. **NEGATIVE ACCESS EASEMENT.** AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

Notary Public: _____

Notary Public: _____



City of Fargo Staff Report			
Title:	Archer Place First Addition	Date: Update:	10/1/2025
Location:	3219 Archer Place South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 10, Block 2, Selkirk Place First Addition		
Owner(s)/Applicant:	Rose Creek Development Corporation / Neset Land Surveys	Engineer:	Neset Land Surveys
Entitlements Requested:	Minor Subdivision (Plat of Archer Place First Addition , a replat Lot 10, Block 2, Selkirk Place First Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: October 7th, 2025		

Existing	Proposed
Land Use: Platted; not developed	Land Use: Residential
Zoning: SR-4, Single-Dwelling Residential	Zoning: No change
Uses Allowed: Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, basic utilities, and certain telecommunications facilities	Uses Allowed: No change
Minimum Density: 12.1 dwelling units per acre	Minimum Density: No change

Proposal:

The applicant requests one entitlement:

1. A minor subdivision, entitled **Archer Place First Addition**, a replat Lot 10, Block 2, Selkirk Place First 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: SR-4, single-dwelling residential uses
- East: SR-2, single-dwelling residential uses
- South: SR-4; single-dwelling residential uses
- West: P/I, Public/Institutional; City of Fargo fire station

NOTE: Selkirk Place First Addition is a developing subdivision; not all lots are developed at this time.

Area Plans:

Fargo Growth Plan 2024 designates the subject property as the "Urban Neighborhood" place type. Primary uses within that place type include small lot single-family detached housing and duplexes, with secondary residential uses of triplex, quadplex, townhomes up to 10 units, and pockets of multi-family structures

The current zoning is SR-4, Single-Dwelling Residential is consistent with the Growth Plan place type designation. No zone change or land use plan amendment is proposed with this project.

Context:

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

Parks: Prairie Farms Park, 5400 31st Street South, is located approximately 0.30 miles northeast of the subject property and provides amenities of basketball court, grill, picnic tables, and a shelter. This park is adjacent to a shared use path. Parks are being developed along County Drain 53, approximately 0.35 mile from the subject property, as part of Selkirk Place Third and Fourth Additions.

Pedestrian / Bicycle: There are off-road shared use paths along both sides of 64th Avenue South, approximately 350 feet north of the subject property. These paths are part of the metro area trail system.

Neighborhood: The subject property is included in the Davies Neighborhood.

MATBUS Route: The subject property is not along a MATBus route.

Staff Analysis:

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

MINOR SUBDIVISION

The plat will replat one lot into two lots for residential development. Each lot meets the minimum dimensional standards for SR-4 zoned lots.

PROPERTY HISTORY

The subject property, along with Lots 9 and 11, Block 2 and Lot 5, Block 5, were configured on the Selkirk Place First Addition plat (2020) so that they could be divided into two lots. Each of these lots has two water and two sewer services to it. Each lot is of sufficient size that two SR-4 zoned lots can be created that meet the minimum area and lot width required for that zone.

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 current zoning is SR-4, Single-Dwelling Residential. No zone change is proposed. This zoning is consistent with the "Urban Neighborhood" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received and responded to two inquiries from neighbors. 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. Staff has determined that an amenities plan is not required. **(Criteria Satisfied)**

(continued on next page)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed a plat of the **Archer Place First Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C of the LDC, and all other applicable requirements of the LDC."

Planning Commission Recommendation: October 7th, 2025

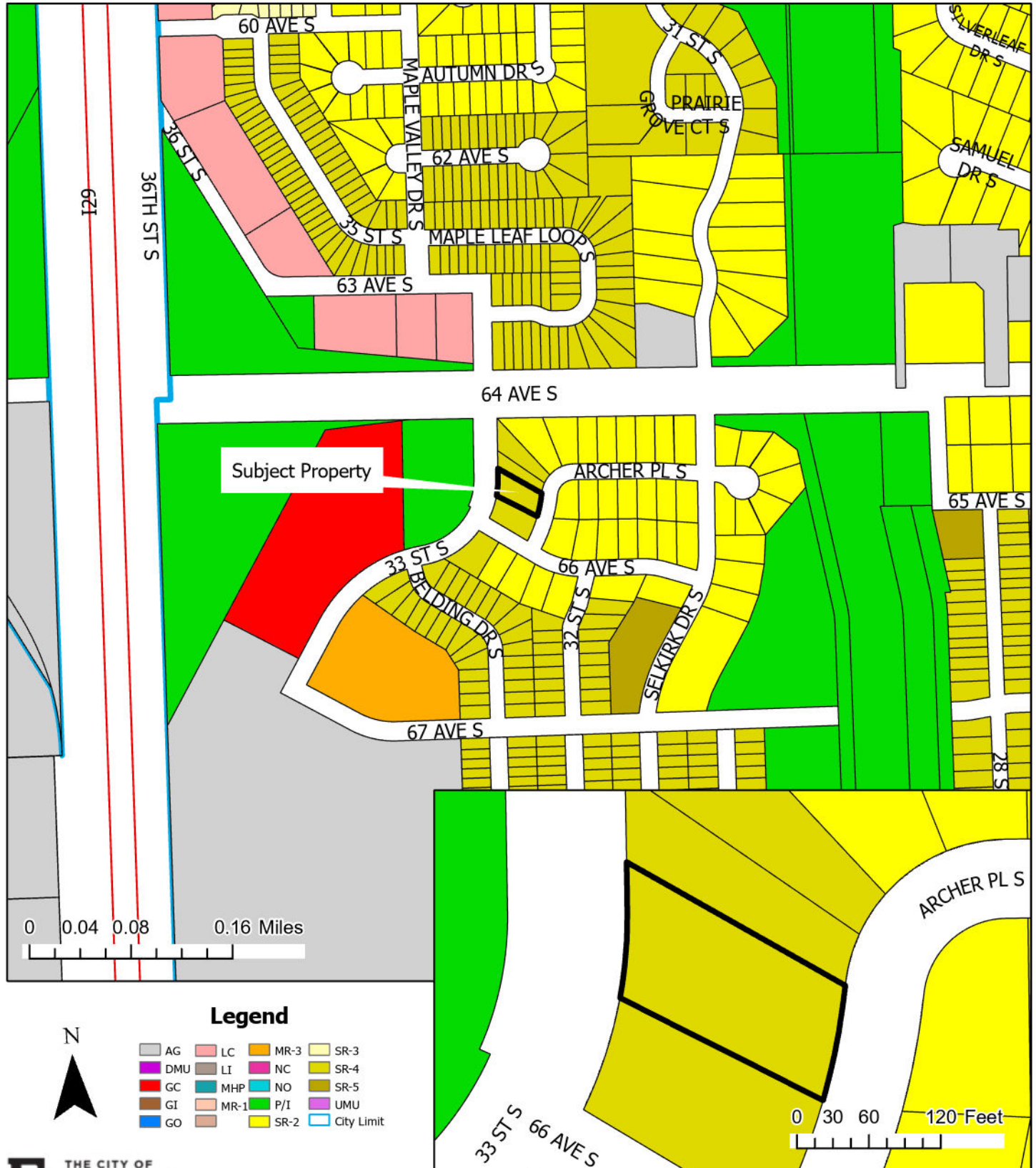
Attachments:

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

Minor Subdivision

Archer Place First Addition

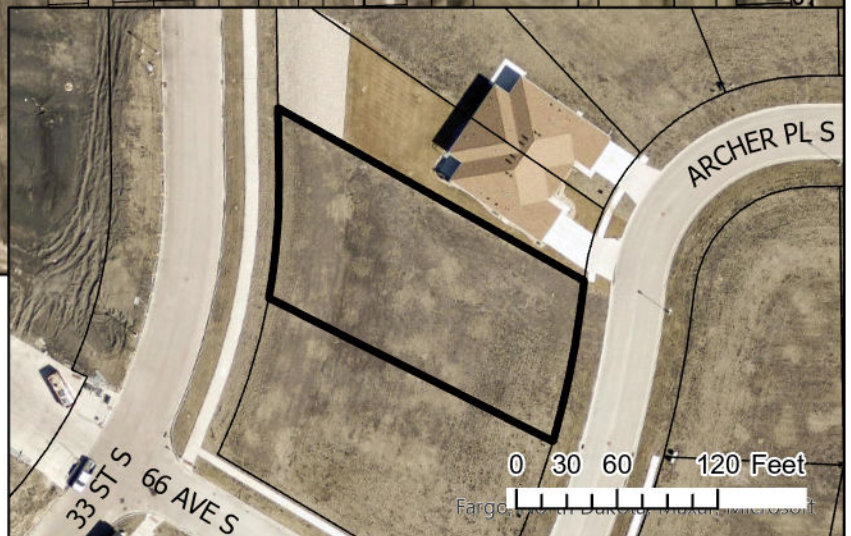
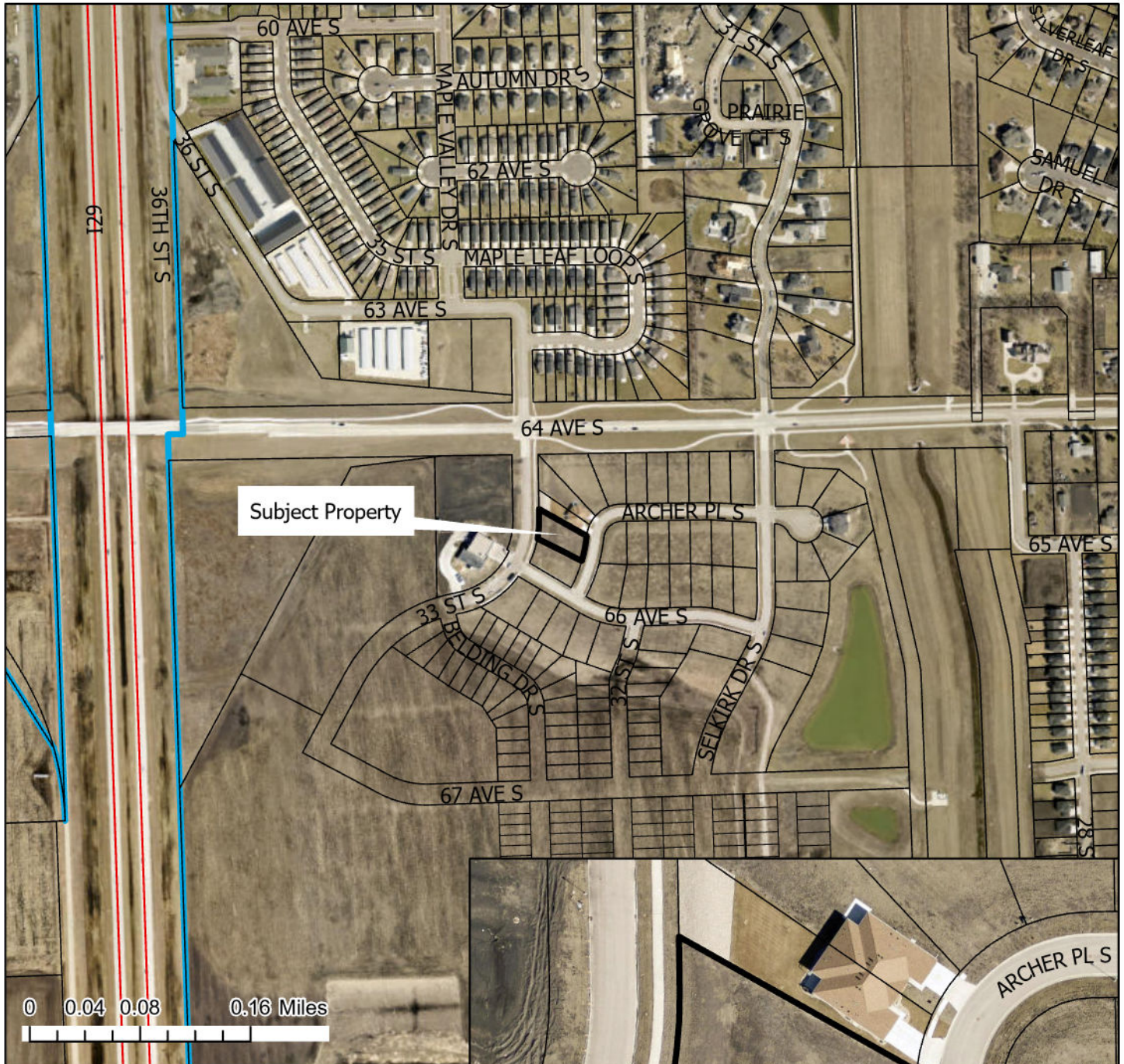
3219 Archer Place South



Minor Subdivision

Archer Place First Addition

3219 Archer Place South



Legend

City Limit

ARCHER PLACE FIRST ADDITION

A MINOR SUBDIVISION

A REPLAT OF LOT 10, BLOCK 2, OF SELKIRK PLACE FIRST ADDITION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ROSE CREEK DEVELOPMENT CORPORATION, IS THE OWNER OF LOT 10, BLOCK 2, OF SELKIRK PLACE FIRST ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 2, OF SELKIRK PLACE FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS ARCHER PLACE FIRST ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 19,426 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EARLYNE L. HECTOR, PRESIDENT
ROSE CREEK DEVELOPMENT CORPORATION
OWNER OF LOTS 1-2, BLOCK 1

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

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

TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

NOTES

- PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JANUARY 16, 2015
- BASE FLOOD ELEVATION = 906.79'

CITY COMMISSION APPROVAL

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

TIMOTHY J. MAHONEY, MAYOR

STEVE SPRAGUE, CITY AUDITOR

STATE OF _____ NORTH DAKOTA)
COUNTY OF _____ CASS)SS

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

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____
MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMISSION

STATE OF _____)
COUNTY OF _____)SS

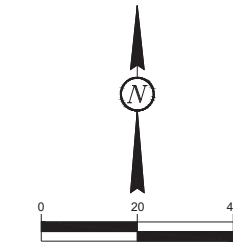
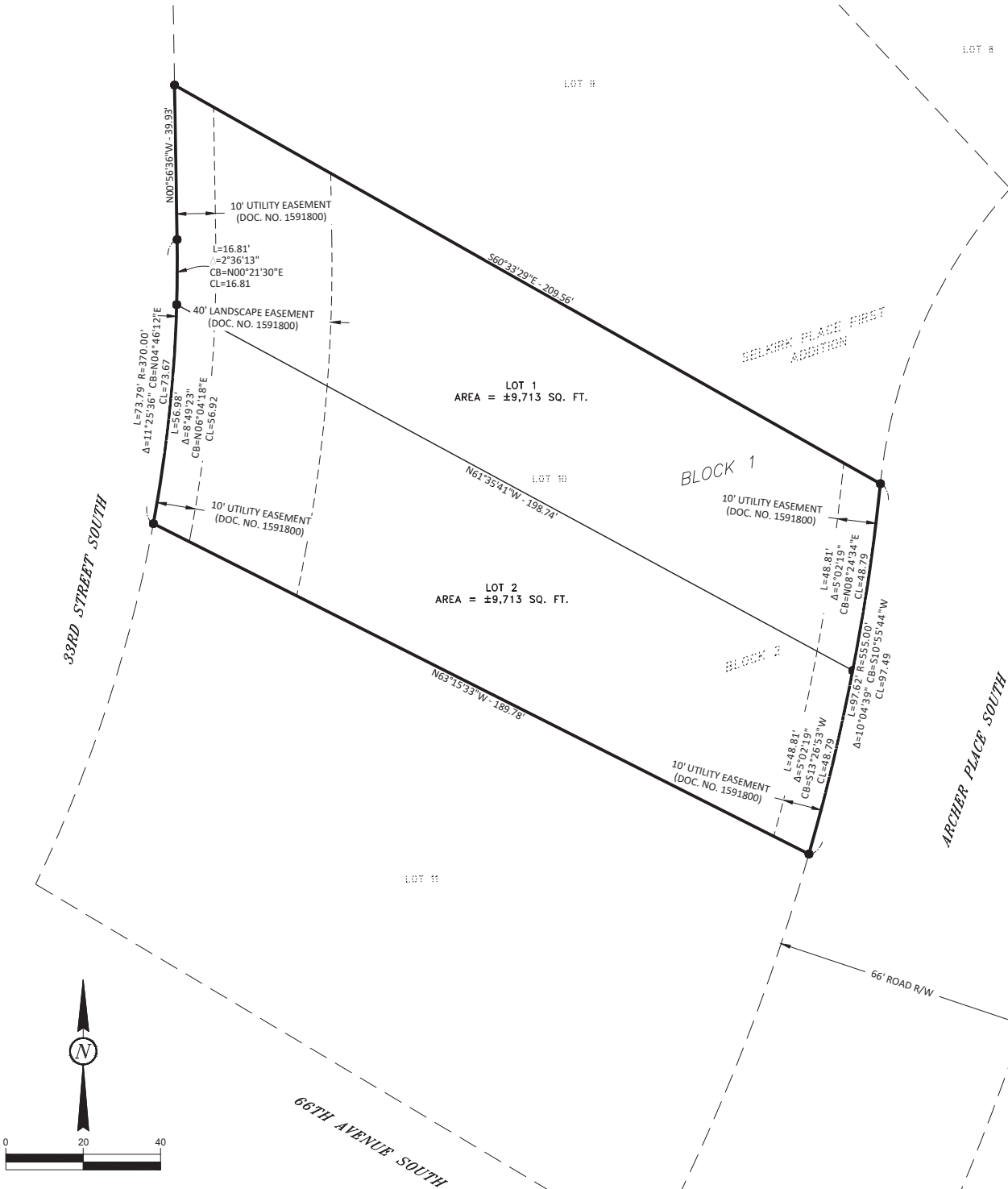
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

FOR RECORDING PURPOSES ONLY

08/07/25 03:58:10PM Z:\Neset Shared Files\Cole Projects_2025 Projects\25020_Selkirk Lot Replat Fargo\Archer Place Addition.dwg



SHEET 1 OF 1



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- EX. EASEMENT
- EX. PROPERTY LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE

SURVEY INFORMATION

DATE OF SURVEY: 07/01/2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992

City of Fargo Staff Report			
Title:	Veterans Industrial Park Second Addition	Date:	10/01/2025
Location:	5500 & 5600 23 Ave. North	Staff Contact:	Chelsea Levorsen, Planner
Legal Description:	Lots 5 & 6, Block 1, Veterans Industrial Park Addition		
Owner(s)/Applicant:	Homeward Animal Shelter / Veterans Industrial Park LLC ET AL	Engineer:	Mead & Hunt
Entitlements Requested:	Minor Subdivision (a replat of Lots 5 and 6, Block 1, Veterans Industrial Park Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: October 7, 2025		
Existing		Proposed	
Land Use: Undeveloped		Land Use: Industrial	
Zoning: LI, Limited Industrial		Zoning: No Change	
Uses Allowed: LI – Limited Industrial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunications facilities.		Uses Allowed: No Change	
Maximum Lot Coverage Allowed: 85%		Maximum Lot Coverage Allowed: 85%	
Proposal:			
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, to be known as Veterans Industrial Park Second Addition, a replat of Lots 5 and 6, Block 1, Veterans Industrial Park Addition. <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: LI, Limited Industrial; undeveloped • East: LI, Limited Industrial; undeveloped • South: LI, Limited Industrial; undeveloped and AG, Agriculture; residential home • West: (across 57th Street North) AG; undeveloped; in Fargo's four-mile extra-territorial jurisdiction. 			

Area Plans:
The 2024 Fargo Growth Plan designates this area within the 'general industrial and flex warehouse' placetype. Primary uses include light and general industrial and flex warehouses and some industrial-related commercial uses. A permit was received for a moving/frieght warehouse for Lot 1 and an animal shelter is tentatively planned for Lot 2. This project is consistant with the placetype designation.
Context:
<p>Schools: The subject property is located within the West Fargo School District and is served by Harwood Elementary, Cheney Middle and West Fargo High schools.</p> <p>Neighborhood: The subject property is not located within a designated neighborhood.</p> <p>Parks: There are no Fargo Park District parks within one mile of the subject property. The North Dakota Horse Park is approximately ½ mile south of the property.</p> <p>Pedestrian / Bicycle: A 10-foot wide multi-use path is located on the south side of the 19th Avenue North right of way, across 19th Avenue from the subject property.</p> <p>MATBUS Route: The subject property is not on a MATBUS route at this time.</p>
Staff Analysis:
<p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Minor Subdivision: The plat will replat two existing lots (Lot 5 and Lot 6 of Veterans Industrial Park Addition) into two lots (Lot 1 and Lot 2 of Veterans Industrial park Second Addition). The plat encompasses approximately 9.81 acres. The plat contains existing Power, Utility, and Pipeline Easements and there is an on-going conversation about adding a waterline easement. The existing 30' access easement will be vacated with this plat. The size of the existing lots will remain the same.</p> <p>Access & Amenities: The access easement between the two lots will be vacated as part of this plat. Access to each lot will come from separate driveways along 23rd Avenue North.</p> <p>The LDC stipulates that the following criteria is met before a minor plat can be approved:</p> <ol style="list-style-type: none"> Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. <p>The current zoning for the area is LI, Limited Industrial. No zone change is proposed. The current zoning and proposed land use are consistent with the 'general industrial and flex warehouse' place type, designated in the 2024 Fargo Growth Plan. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. At the time of publication, Staff have not received any comments or inquiries about the project. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. (Criteria Satisfied)</p>

2. Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. **(Criteria Satisfied)**

Staff Recommendation:

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

Planning Commission Recommendation: October 7, 2026

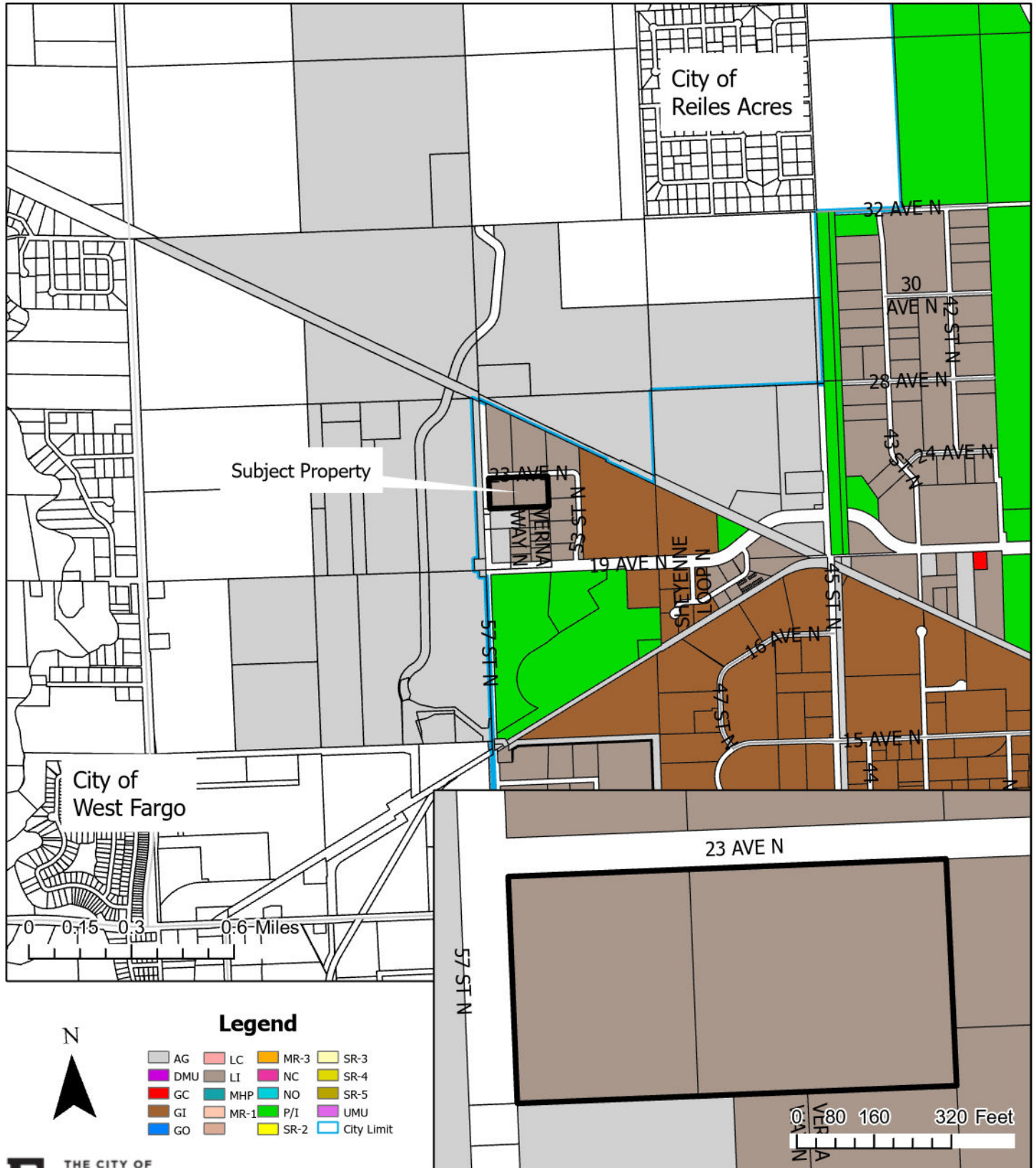
Attachments:

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

Minor Subdivision

Veterans Industrial Park Second Addition

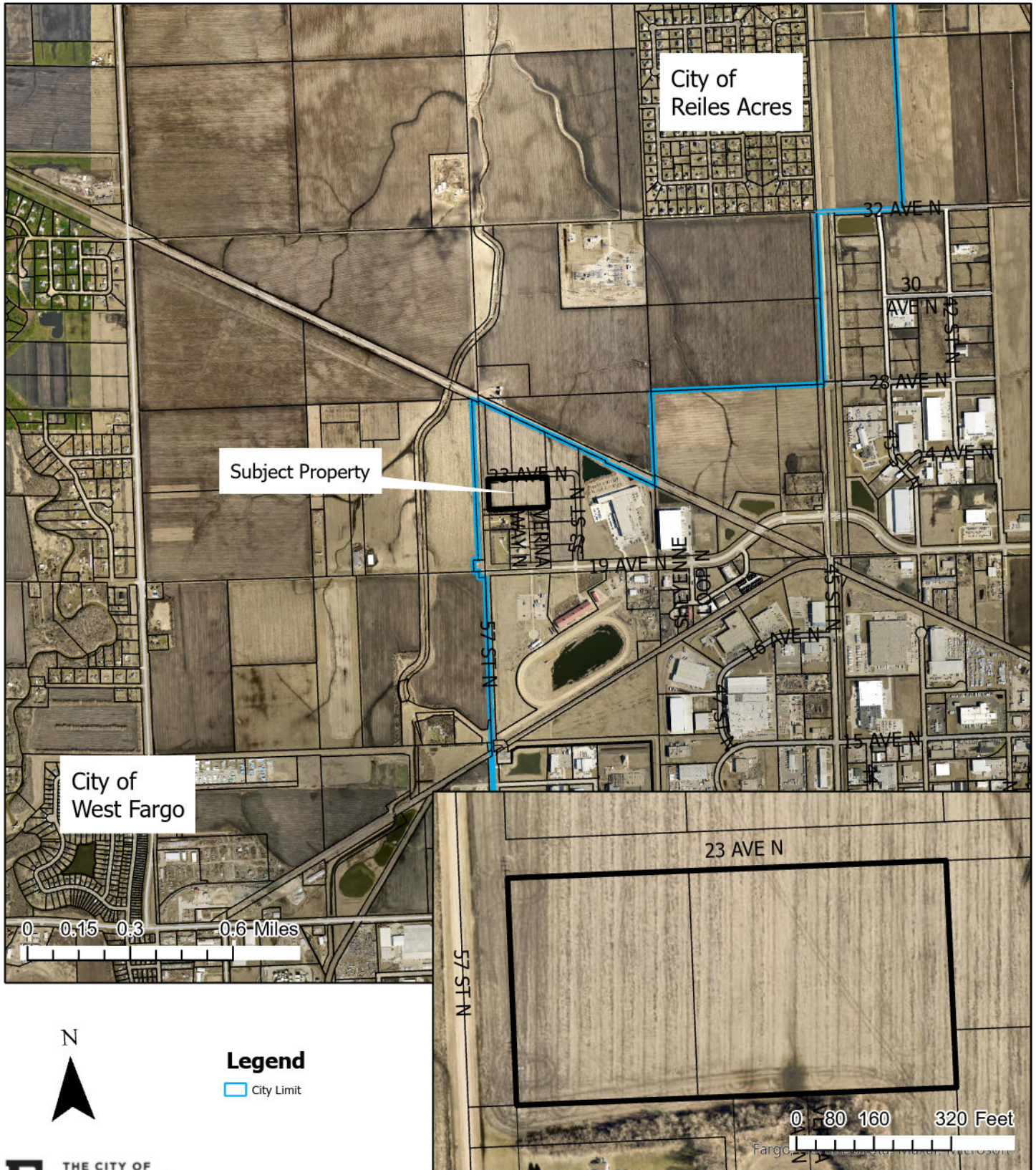
5500 and 5600
23rd Avenue North



Minor Subdivision

Veterans Industrial Park Second Addition

5500 and 5600
23rd Avenue North



A REPLAT OF LOT 5 AND LOT 6, BLOCK 1, VETERANS INDUSTRIAL PARK ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

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

Jason Ness, PLS
Professional Land Surveyor
Registration No. LS-6884

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

cribed to the above

PRELIMINARY

KNOW ALL PERSONS BY THESE PRESENTS, That HOMEWARD ANIMAL SHELTER INC., VETERANS INDUSTRIAL PARK, LLC. and ROBERT & BRENDA YOUNESS are the owners of a parcel of land located in that part of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Containing 9.81 acres, more or less.

Said owners of the above described property, have caused the same to be surveyed and platted as **"VETERANS INDUSTRIAL PARK SECOND ADDITION"** and does hereby vacate the Existing Access Easement as shown for vacation on this plat.

HOMeward ANIMAL SHELTER INC.

[illegible]

On this _____ day of _____, 20____, appeared before me, TASHA HAUG, EXECUTIVE DIRECTOR OF HOMEWARD ANIMAL SHELTER INC., known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

OWNER: Lot 6

VETERANS INDUSTRIAL PARK, LLC.
48.89% INTEREST

[illegible]

On this _____ day of _____, 20____, appeared before me, Jonathan Youness, Vice President of VETERANS INDUSTRIAL PARK, L.L.C., a North Dakota limited liability company, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

OWNER: Lot 6

ROBERT & BRENDA YOUNESS, as joint tenants
51.11% INTEREST

BRENDA YOUNESS

[illegible]

On this _____ day of _____, 20____, appeared before me, ROBERT YOUNESS and BRENDA YOUNESS, husband and wife, known to me to be the persons whose names are subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

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

[illegible]

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

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

Attest: _____
Steven Sprague, City Auditor

[illegible]

On this _____ day of _____ 20____, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

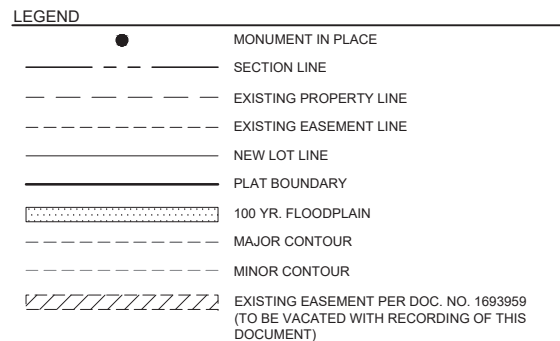
Approved by the City Engineer this _____ day of _____ 20____.

Tom Knakmuhs, P.E.
City Engineer

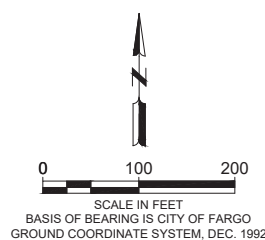
[illegible]

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

Notary Public



1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
2. PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAPS 38017C0569G AND 38017C0567G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 895' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM SURVEY CONDUCTED BY MEAD & HUNT OCTOBER 25TH, 2021. CONTOUR INTERVALS SHOWN ARE 1'.
3. BENCHMARK SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ±1,200' EAST OF THE INTERSECTION OF 19TH AVENUE NORTH AND 57TH STREET NORTH ON THE NORTH SIDE OF 19TH AVENUE NORTH.
ELEVATION = 897.36 (NAVD88)



City of Fargo Staff Report			
Title:	Borg Addition	Date: Update:	10/01/2025
Location:	2502 7 Ave North	Staff Contact:	Chelsea Levorsen, Planner
Legal Description:	A portion of the Southeast Quarter of Section 2, Township 139 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota		
Owner(s)/Applicant:	Borg Enterprises & MBN Engineering	Engineer:	RJN Surveying
Entitlements Requested:	Major Subdivision (Plat a portion of the Southeast Quarter of Section 2, Township 139 North, Range 49 West to the City of Fargo, Cass County, North Dakota) and Dedication of Right-of-Way (25 th Street North)		
Status:	Planning Commission Public Hearing: October 7, 2025		

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

Proposal:

The applicant requests one entitlement:

A major subdivision, entitled **Borg Addition**, a plat of a portion of the Southeast Quarter of Section 2, Township 139 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota

Surrounding Land Uses and Zoning Districts:

- North (across 7th Ave N.): LC, Limited Commercial; vacant and LC, Limited Commercial; commercial use
- East: GC, General Commercial; vacant and GC, General Commercial; commercial use
- South: LI, Limited Industrial; storage
- West: LI, Limited Industrial; warehouse/service shop

Area Plans:
Fargo Growth Plan 2024 designates the subject property as the “Transitional Industrial/Commercial” place type. Primary uses within that place type include Live-work, light industrial, and makerspace. Secondary uses include Multi-family residential and mixed commercial/retail. The zoning designation is LI, Limited Industrial. As noted above, the uses allowed in the LI zone include most of the uses found in the “Transitional Industrial/Commercial” place type, with the exception of residential uses. The planned use of a towing company is consistent with the place type and zoning designations.
Context:
<p>Schools: The subject property is located within the Fargo School District and is served by Madison Elementary, Ben Franklin Middle and North High schools.</p> <p>Neighborhood: The subject property is located within the Madison/Unicorn Park neighborhood.</p> <p>Parks: The 123 Park is located approximately 0.25 miles northwest of the project site and provides a playground for ages 2-5 and picnic table. Madison Pool and Madison Park and Bicycle Playground are approximately .66 miles from the project site. Amenities include baseball fields, softball fields, basketball court, outdoor pools, playground, skatepark, soccer field, splash pad, picnic tables, shelters, and grills. An outdoor skating rink and warming house are provided during the winter months.</p> <p>Pedestrian / Bicycle: There are no pedestrian/bicycle paths along the subject property. A City sidewalk runs parallel to the property along 7th Avenue North which connects to the metro area bikeway system at the corner of 7th Avenue North and 36th Street North (approximately .75 miles away).</p> <p>MATBUS: The subject property is serviced by MATBUS Route 17, which provides service to the Madison/Unicorn Park Neighborhood, the New Life Center, and the GTC (Ground Transportation Center) in Downtown Fargo.</p>
Staff Analysis:
<p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>MAJOR SUBDIVISION</p> <p>The intent of the entitlement is to plat a previously unplatted piece of land to be utilized by Northland Towing. This plat is a major plat as the existing Street and Utility Easement in the northeast corner is being vacated and dedicated as right-of-way to the City. A ten-foot utility and sidewalk easement has been added to both 7th Avenue and 25th Street North. This will provide space for a future boulevard, street trees, and sidewalk improvements.</p> <p>ACCESS</p> <p>To be consistent with the City’s driveway spacing regulations, Negative access easements have been added to limit vehicle access to select locations along 7th Avenue and 25th Street North.</p> <p>Subdivision</p> <p>The LDC stipulates that the following criteria are met before a major plat can be approved:</p> <p>1. Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.</p> <p>The Fargo Growth Plan 2024 designates the subject property as “Transitional Industrial/Commercial” place type. Primary uses within that place type include Live-work, light industrial, and makerspace. Secondary uses include Multi-family residential and mixed commercial/retail. The subject property is zoned LI, Limited Industrial. Uses allowed in this zone include office uses, retail sales and service, wholesale sales, and warehousing and freight movement. This zoning is consistent with the that the Fargo Growth Plan 2024 designation. No zone change is proposed. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. At the time of publication, Staff have not received any comments or inquiries about the project. (Criteria Satisfied)</p>

2. Section 20-0907.B.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

The subject property is zoned LI, Limited Industrial, which is consistent with the “Transitional Industrial/Commercial” place type designated for this property in the Fargo Growth Plan 2024. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

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

Any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City’s Infrastructure Funding Policy, which may include the use of special assessments. City staff is working with the applicant to develop an amenities plan to define certain aspects of the development. This amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final City Commission hearing for this subdivision. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: “To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, **Borg Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907 of the LDC, and all other applicable requirements of the LDC.”

Planning Commission Recommendation: October 7, 2025

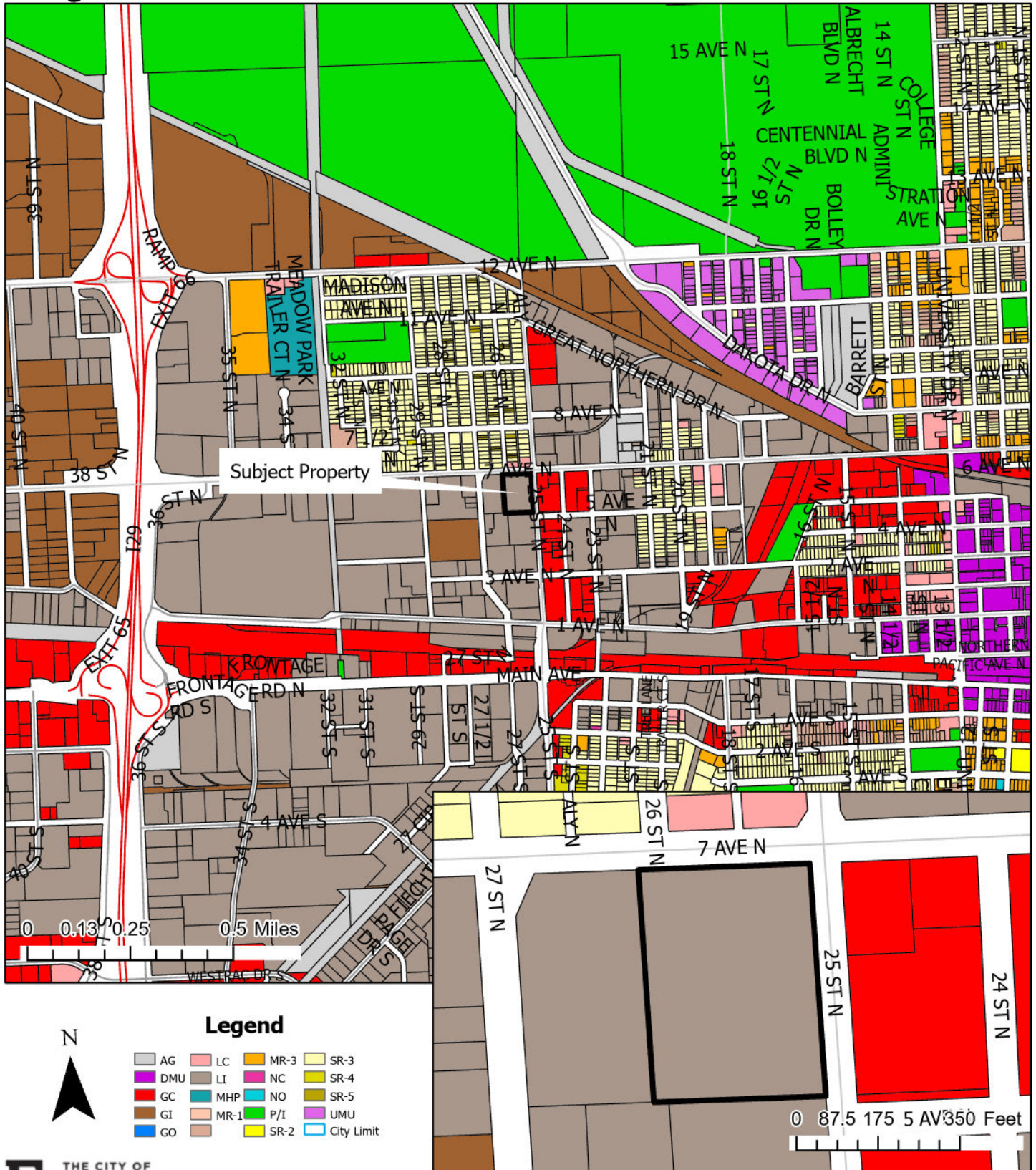
Attachments:

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

Major Subdivision

Borg Addition

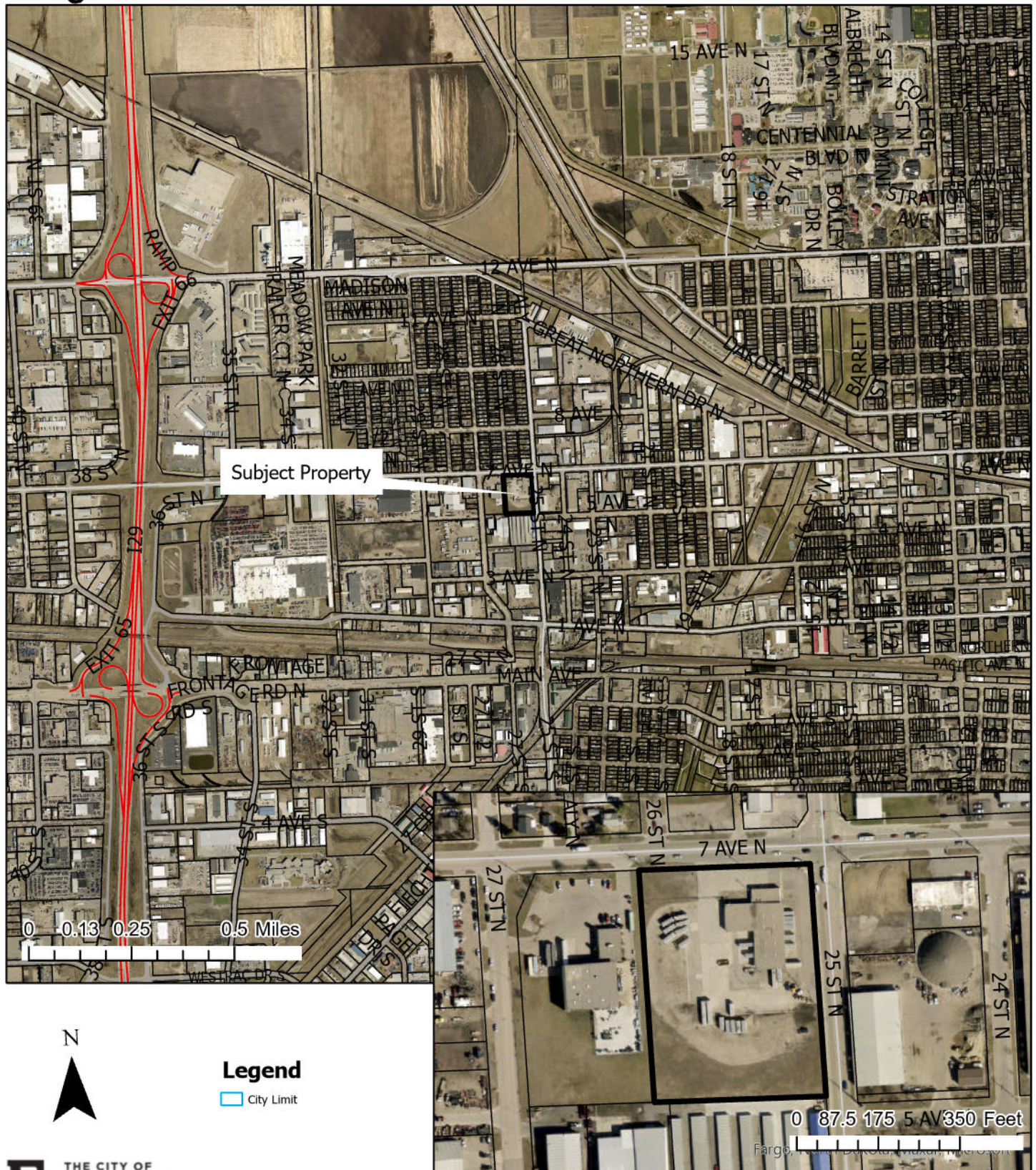
2502 7th Avenue North



Major Subdivision

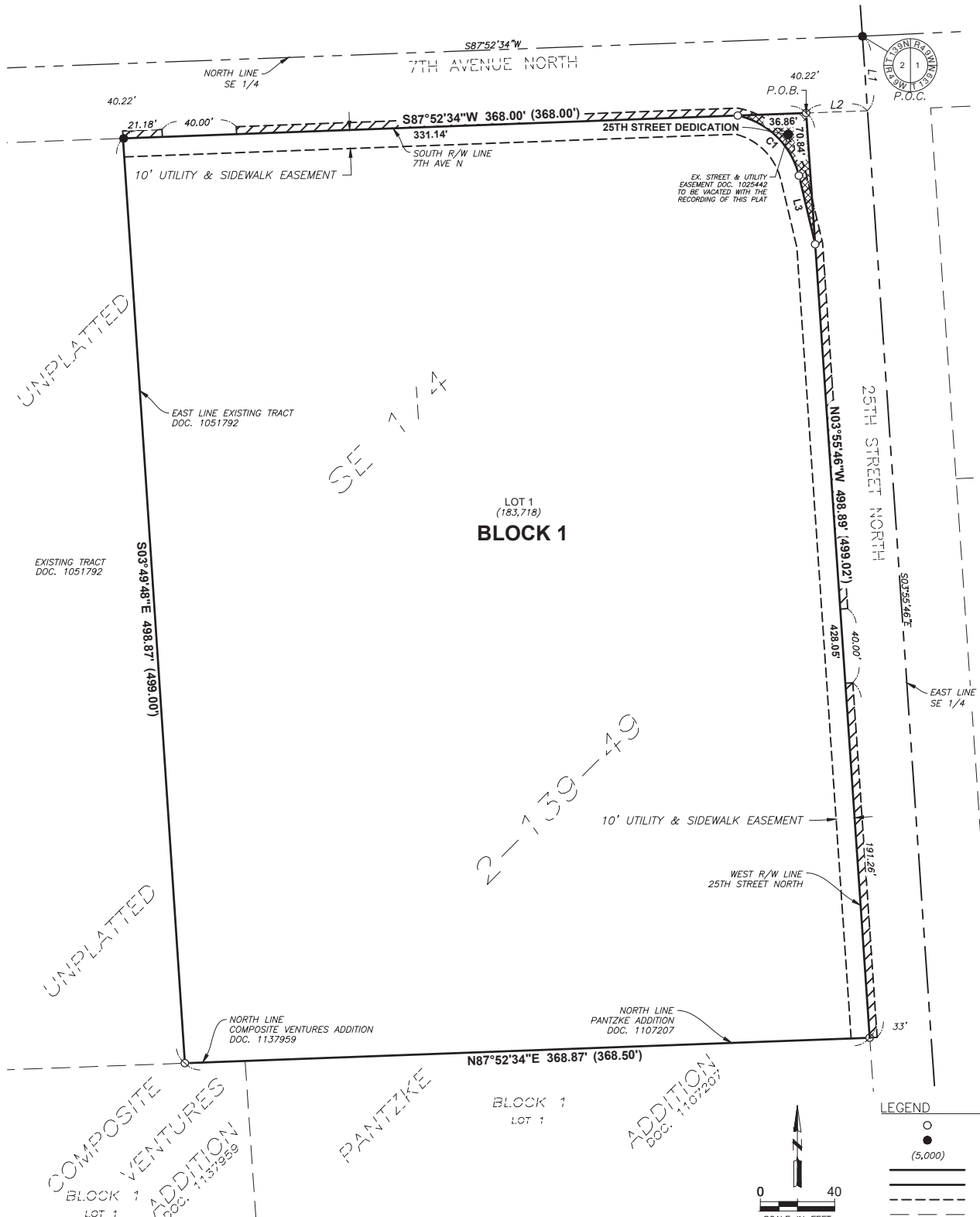
Borg Addition

2502 7th Avenue North



BORG ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
BEING A PLAT OF PART OF SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 49 WEST AND DEDICATION OF 25TH STREET NORTH
(A MAJOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the Borg Enterprises LLC, a North Dakota Limited Liability Company, as owner of part of the Southeast Quarter of Section 2, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter; thence on an assumed bearing of South 03 degrees 55 minutes 46 seconds East on the east line of said Southeast Quarter a distance of 40.24 feet to a point of intersection with the southerly right-of-way line extension of 7th Avenue North; thence South 87 degrees 52 minutes 34 seconds West on said south line a distance of 33.02 feet to a point of intersection with the west right-of-way line of 25th Street North and the POINT OF BEGINNING; thence continuing South 87 degrees 52 minutes 34 seconds West a distance of 368.00 feet to the east line of a tract of land described in Document No. 1051792 according to the recorded special warranty deed on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence South 03 degrees 49 minutes 48 seconds East on said east line a distance of 498.87 feet to a point of intersection with the north line of COMPOSITE VENTURES ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence North 87 degrees 52 minutes 34 seconds East on said north line a distance of 368.87 feet to a point of intersection with the west right-of-way line of 25th Street North; thence North 03 degrees 55 minutes 46 seconds West on said west line a distance of 498.89 feet to the POINT OF BEGINNING.

Containing 4.22 acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

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

OWNER

Borg Enterprises LLC

Borg, President

State of _____ }
County of _____ } ss

On this ____ day of _____, 20____, before me personally appeared Borg, President, Borg Enterprises LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said company.

Notary Public: _____

MORTGAGE HOLDER

First International Bank and Trust, Mortgagee

Matt Mueller, President

State of _____ }
County of _____ } ss

On this ____ day of _____, 20____, before me personally appeared Matt Mueller, President, First International Bank and Trust, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of First International Bank and Trust.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

Dated this ____ day of _____, 20____.

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

State of North Dakota)
County of Cass) ss

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

Notary Public: _____

LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- ===== SURVEYED/PLAT BOUNDARY
- ===== PLAT BLOCK LINES
- NEW EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- QUARTER LINE
- ===== NEW NEGATIVE ACCESS EASEMENT
- ===== PUBLIC STREET DEDICATION
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- 100.00 MEASURED DISTANCE
- (100.00) RECORDED DISTANCE
- 100.00 MEASURED DISTANCE
- (100.00) RECORDED DISTANCE

LINE TABLE		
#	DISTANCE	BEARING
L1	40.24'	S03°55'46"E
L2	33.02'	S87°52'34"W
L3	37.95'	N13°20'13"W

CURVE TABLE				
#	LENGTH	RADIUS	DELTA	CHORD DISTANCE
C1	48.69'	43.50'	64°07'50"	46.19'

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF BORG ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OF PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E.
City Engineer

State of North Dakota)
County of Cass) ss

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

Notary Public: _____

FARGO CITY COMMISSION APPROVAL

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

Timothy J. Mahoney
Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

Notary Public: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa
Planning Commission Chair

State of North Dakota)
County of Cass) ss

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

Notary Public: _____



1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com

Agenda Item #	5a & 5b
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City of Fargo Staff Report			
Title:	RLN Business Park Third Addition	Date:	10/1/2025
Location:	4583 33 rd Street North; 3108 46 th Avenue North	Staff Contact:	Alayna Espeseth, Assistant Planner
Legal Description:	Lots 4, 5, 6, Block 1, RLN Business Park Second Addition; unplatted portion of SE 1/4 of Sec. 14, T140N R49W		
Owner(s)/Applicant:	RLN Business Park, LLC; Robert L. Nelson Revocable Trust	Engineer:	Lowry Engineering
Entitlements Requested:	Major Subdivision (a plat of part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 140 North, Range 49 West, and a replat of Lots 4-6, Block 1, RLN Business Park Second Addition), Vacation of Right-of-Way (ROW) (portions of 46 th Avenue North right-of-way) and Zone Change (from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional zoning districts)		
Status:	Planning Commission Public Hearing: October 7 th , 2025		

Existing	Proposed
Zoning: LI, Limited Industrial and AG, Agricultural	Zoning: LI, Limited Industrial and P/I, Public and Institutional
Uses Allowed: LI – Limited Industrial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishment, offices, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, and certain telecommunications facilities. AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, crop production and certain telecommunication facilities.	Uses Allowed: LI – No change P/I – Public and Institutional. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, schools, offices, commercial parking, outdoor recreation and entertainment, industrial service, manufacturing and production, warehouse and freight movement, waste related use, agriculture, aviation, surface transportation, major entertainment events and certain telecommunication facilities.
Maximum Density Allowed in AG: Allows a maximum of 1 dwelling unit per 10 acres.	Maximum Density Allowed: None

Maximum Lot Coverage Allowed in LI: 85%	Maximum Lot Coverage Allowed in LI: No change Maximum Lot Coverage Allowed in P/I: Dimensional standards of adjacent zoning district (LI)
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Proposal:

1. **Major Subdivision**, entitled *RLN Business Park Third Addition*, a plat of part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 140 North, Rand 49 West, and a replat of Lots 4-6, Block 1, RLN Business Park Second Addition
2. **Vacation of Right-of-Way (ROW)**; portions of 46th Avenue North.
3. **Zone Change** from LI, Limited industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional.

Surrounding Land Uses and Zoning Districts:

- North: AG, Agricultural, undeveloped.
- East: AG, Agricultural with Drain 10.
- South: GI, General Industrial with industrial uses.
- West: GI, General Industrial with industrial uses.

Area Plans:

The 2024 Fargo Growth Plan depicts the place type designation as “General Industrial and Flex Warehouse.” Primary uses within this place type are light and general industrial and flex warehouse. Secondary uses are commercial uses specifically related to the primary use. The proposed zoning is consistent with this place type.

Schools and Parks:

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

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

Parks: The North Softball Complex is approximately 1.5 miles northwest of the subject property.

Pedestrian / Bicycle: There are no on-road or off-road bike facilities adjacent to this property.

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

Staff Analysis:

MAJOR SUBDIVISION

The applicant is seeking approval for a major subdivision located at 4583 33rd Street North and 3108 46th Avenue North. The request is to combine part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 140 North, Range 49 West and Lots 4-6, Block 1 RLN Business Park Second Addition into a 3 Lot, 1 Block major subdivision entitled, **RLN Business Park Third Addition**. The applicant is requesting to vacate utility easements with this plat and has provided documentations that no utility companies are within these easements.

175 FOOT DRAIN SETBACK: The subject property abuts Cass County Drain No. 10 on the southeast side. Land Development Code Section 20-0610.F requires that no subdivision may be approved without a notation and delineation of an area 175 feet from the centerline of any legal drain and the applicant for

subdivision approval will be required to dedicate such areas to the public for purposes of such drain. This plat will be dedicating Lot 3, Block 1 to the Southeast Cass Water Resource District for this purpose. A motion was made and approved by the Southeast Cass Water Resource District Board at the September 9th, 2025 meeting to include Southeast Cass Water Resource District as a signatory on the plat.

ACCESS:

The applicant has amended and restated their Declaration of Covenants to grant ingress and egress to the property through Lot Thirteen, Block One, of RLN Business Park Second Addition.

VACATION OF ROW

Portion of 46th Avenue North along the north side of this plat will be vacated. A street and utility easement will be retained if this roadway becomes necessary in the future.

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.

Subdivision

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

- 1. Section 20-0907.C.1 (Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.**

The 2024 Fargo Growth Plan depicts the place type designation as "General Industrial and Flex Warehouse." Primary uses within this place type are light and general industrial and flex warehouse. Secondary uses are commercial uses specifically related to the primary use. The proposed zoning is consistent with this place type. The Subject property is to be zoned LI, Limited Industrial and P/I, Public and Institutional (due to the proximity of Drain No. 10. Lot 3, Block 1 is not a buildable lot). Uses allowed in LI, Limited Industrial include office uses, retail sales and service, wholesale sales, and warehousing and freight movement. This zoning is consistent with the Fargo Growth Plan 2024 designation. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. At the time of publication, Staff have not received any comments or inquiries about the project. **(Criteria Satisfied)**

- 2. Section 20-0907.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The subject property is zoned LI, Limited Industrial, which is consistent with the "General Industrial and Flex Warehouse." place type designated for this property in the Fargo Growth Plan 2024. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

- 3. Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

Any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. City staff is working with the applicant to develop an amenities plan to define certain aspects of the development. This amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final City Commission hearing for this subdivision. **(Criteria Satisfied)**

ROW Vacation:

The City of Fargo does not currently have any adopted regulation dealing with the vacation of right-of-way. However, city policy requires that any applicant wishing to vacate right-of-way must submit a Vacate Application—a one-page form wherein the petitioner provides: a description of the area to be vacated and signatures of all property owners adjoining the area to be vacated. In addition, the applicant must submit a vacation plat (a major subdivision). Notwithstanding the Land Development Code's (LDC) silence on the matter, the North Dakota Century Code (N.D.C.C) does address the opening and vacating of roadways in Chapter 40-39 (inside municipal limits). To that end, the balance of this report will focus on the specific approval criteria outlined within Chapter 40-39 of the N.D.C.C.

- 1. N.D.C.C. 40-39-04. Vacation of streets and alleys where sewers, water mains, pipes, and lines located – Conditions. No public grounds, streets, alleys, or parts thereof over, under, or through which have been constructed, lengthwise, any sewers, water mains, gas, or other pipes or telephone, electric, or cable television lines, of the municipality or the municipality's grantees of the right of way thereof, may be vacated unless the sewers, mains, pipes, or lines have been abandoned and are not in use, or unless the grantee consents, thereto, or unless perpetual easements for the maintenance of sewers, water mains, gas, or other pipes, or telephone, electric facilities, whether underground or aboveground, is subject to the continued right of location of such electric facilities in the vacated streets.**

It is the applicant's responsibility to contact all potential utility providers and submit documentation that there are no utilities in the roadway. City staff reviews the applicant's documentation prior to City Commission approval of the plat. A street and utility easement will be retained if this roadway becomes necessary in the future. **(Criteria Satisfied)**

- 2. N.D.C.C 40-39-06. Petition filed with city auditor – Notice published – Contents of notice. If the governing body finds that the petition for vacation is in proper form and contains the requisite signatures, and if it deems it expedient to consider such petition, it shall order the petition to be filed with the city auditor who shall give notice by publication in the official newspaper of the municipality at least once each week for four weeks. The notice shall state that a petition has been filed and the object thereof, and that it will be heard and considered by the governing body or a committee thereof on a certain specified day which shall not be less than thirty days after the first publication of the notice.**

The vacation plat will be advertised as required by this section prior to the hearing before the City Commission (the City's governing body). **(Criteria Satisfied)**

- 3. N.D.C.C. 40-39-07. Hearing on petition – Passage of resolution declaring vacation by governing body. The governing body, or such committee as may be appointed by it, shall investigate and consider the matter set forth in the petition specified in section 40-39-05 and, at the time and place specified in the notice, shall hear the testimony and evidence of persons interested. After hearing the testimony and evidence or upon the report of the committee favoring the granting of the petition, the governing body, by a resolution**

passed by a two-thirds vote of all its members, may declare the public grounds, streets, alleys, or highway described in the petition vacated upon such terms and conditions as it shall deem just and reasonable.

This action will be taken by the City Commission. **(Criteria Satisfied)**

Zone Change:

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

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

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zone LI, Limited Commercial and AG, Agricultural. The proposed zoning districts are LI, Limited Industrial and P/I, Public and Institutional. The required 175' setback area from Drain 10 is shown as Lot 3, Block 1. Lot 3, Block 1 is proposing to rezone to P/I, Public and Institutional and this lot will be dedicated with this plat to Southeast Cass Water Resource District. **(Criteria Satisfied)**

2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The subject property is adjacent to an existing developed public right-of-way, which will be provide public utilities to serve the property and additional right of way will be dedicated with this plat. **(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 no comments or inquiries about the project. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria Satisfied)**

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

The purpose of the LDC is to implement Fargo's Comprehensive Plan in a way that will protect the general health, safety, and welfare of the citizens. Staff finds that the proposed zone change is consistent with the purpose of the LDC, Fargo Growth Plan 2024, and other adopted policies of the City. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed: 1) zone change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional; and 2) **RLN Business Park Third Addition** (including the right-of-way vacation) subdivision plat as presented; as the proposal complies

with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907 of the LDC, North Dakota Century Code Chapter 40-39 and all other applicable requirements of the LDC.”

Planning Commission Recommendation: October 7, 2025

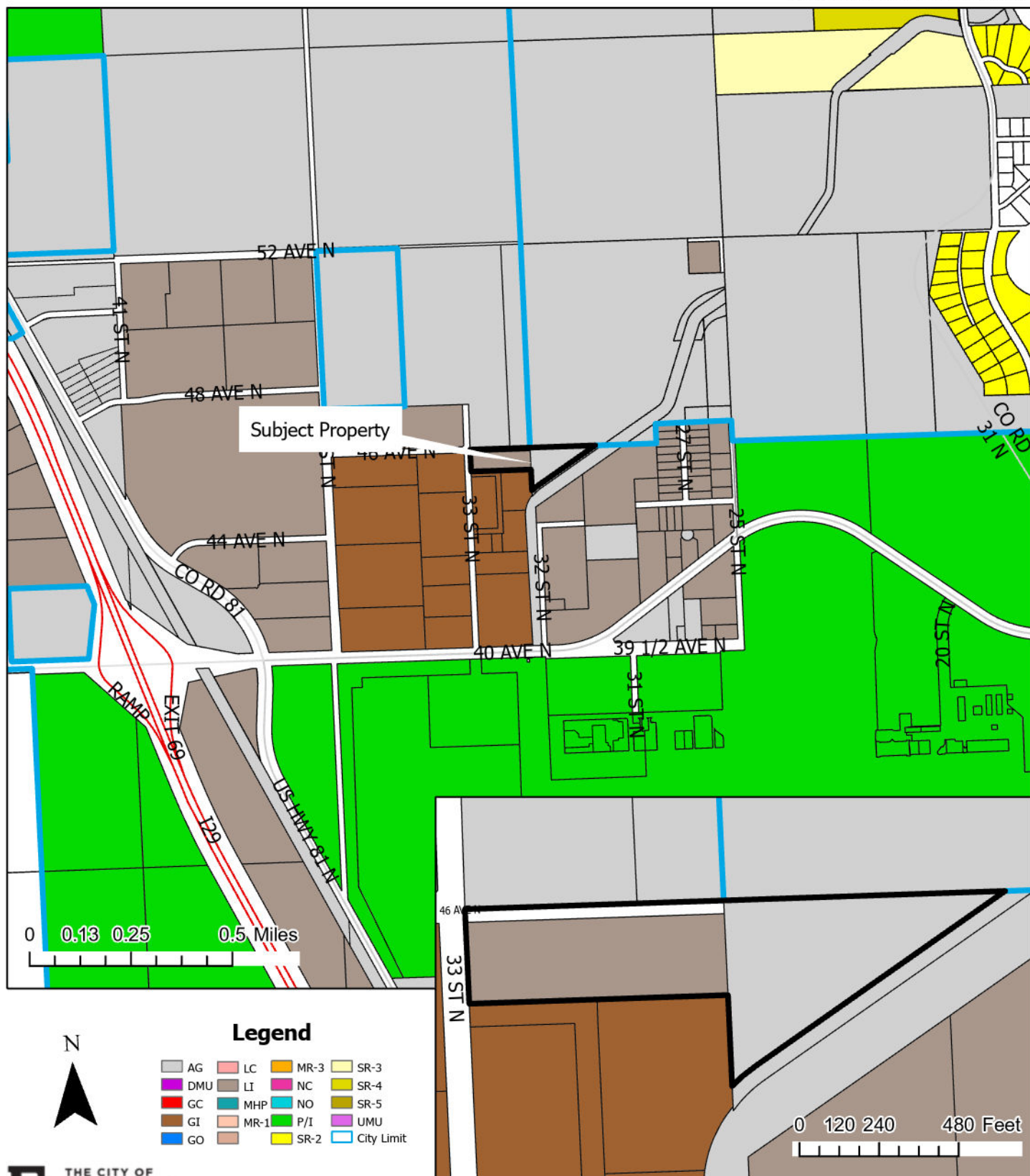
Attachments:

1. Zoning map
2. Location map
3. Preliminary plat
4. Proposed zoning exhibit

Major Subdivision, Vacation of part of 46th Avenue North and Zone Change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional

RLN Business Park Third Addition

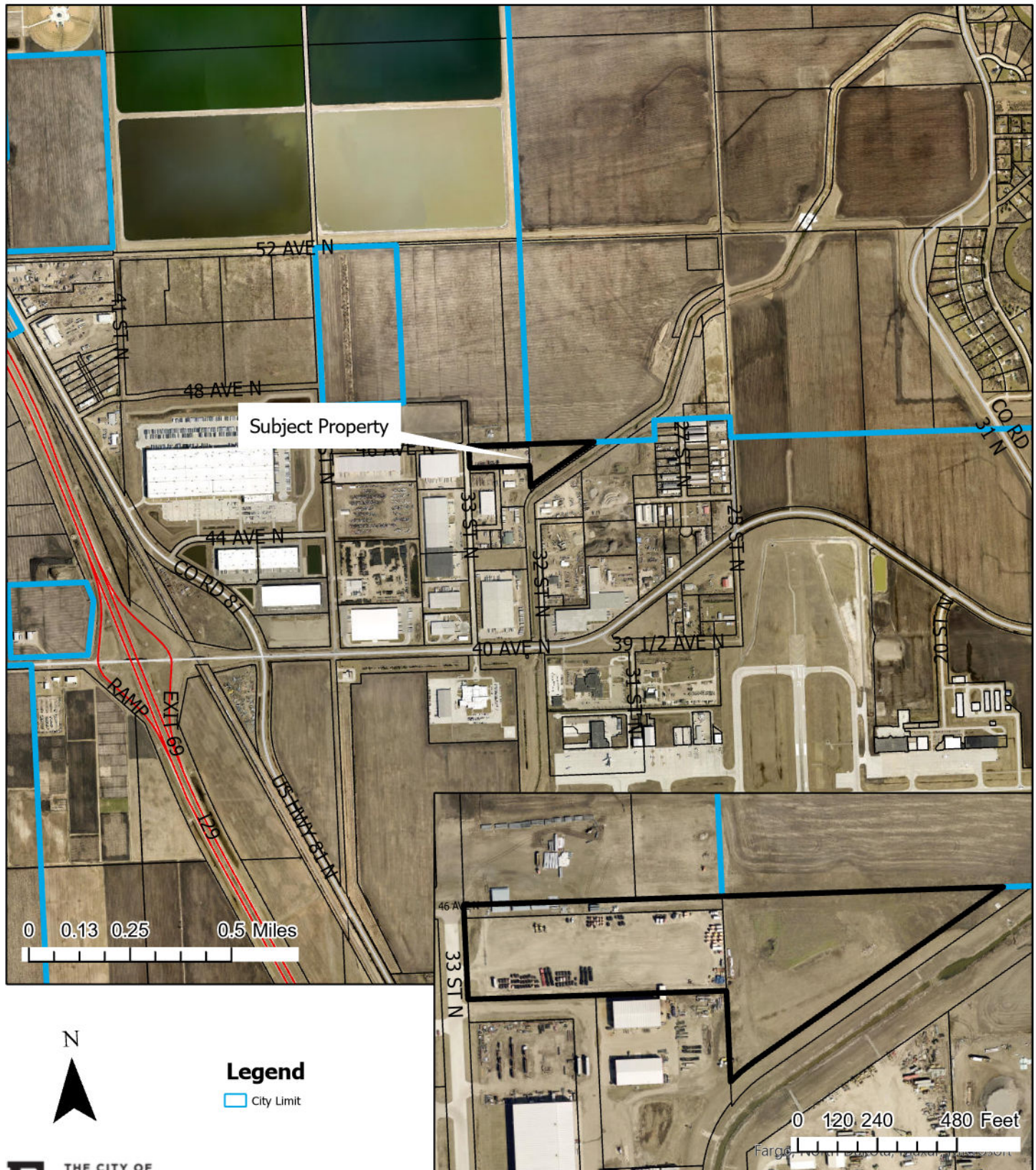
4583 33rd Street North;
3108 46th Avenue North



Major Subdivision, Vacation of part of 46th Avenue North and Zone Change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional

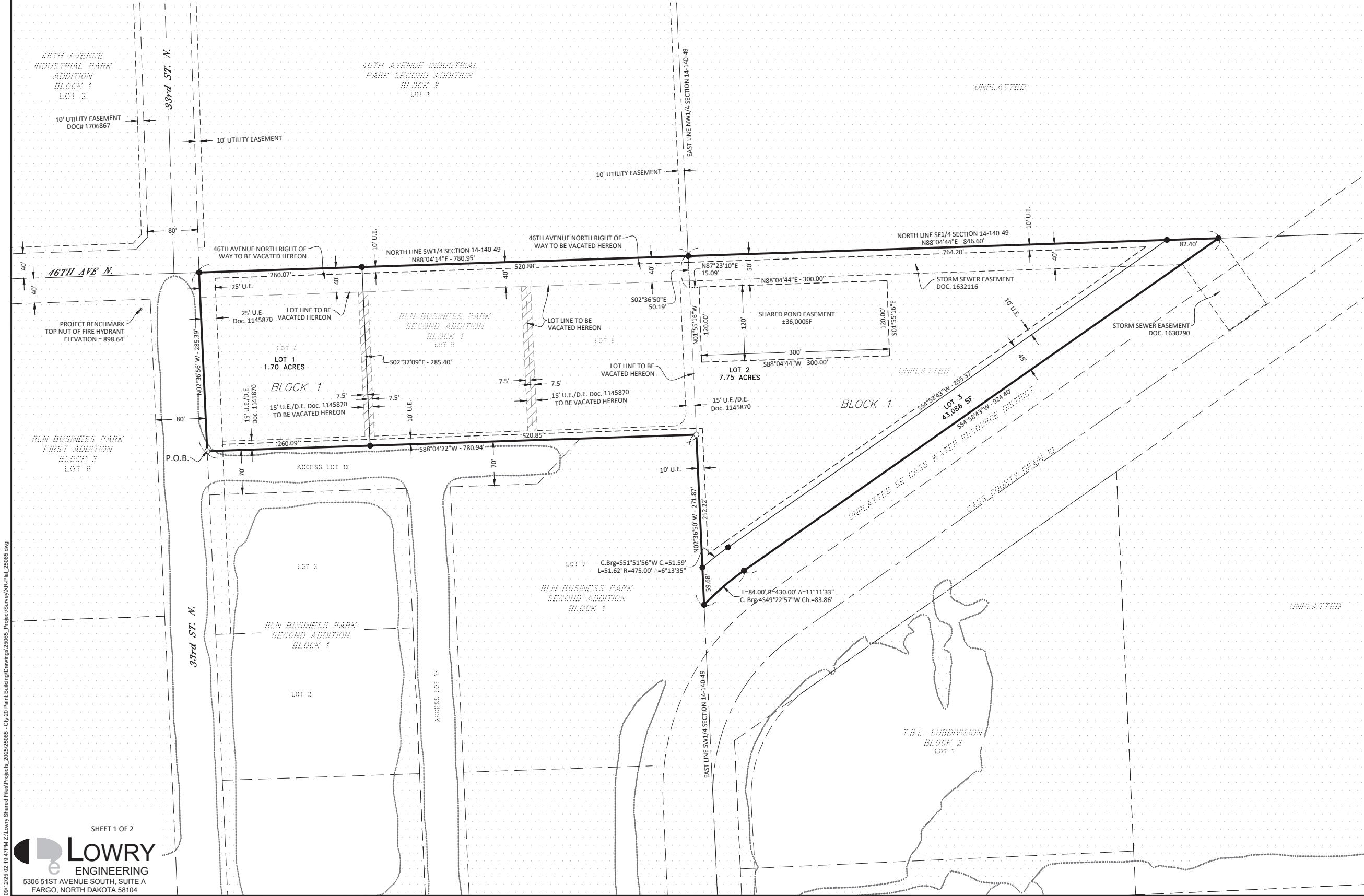
RLN Business Park Third Addition


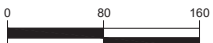
4583 33rd Street North;
3108 46th Avenue North




RLN BUSINESS PARK THIRD ADDITION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A REPLAT OF LOTS 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND A PARTIAL VACATION OF 46TH AVENUE NORTH RIGHT OF WAY (A MAJOR SUBDIVISION)



LEGEND

●	MONUMENT SET
○	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
(PLAT)	PLATTED DISTANCE
U.E.	UTILITY EASEMENT
U.E./D.E.	UTILITY AND DRAINAGE EASEMENT
888	EX. CONTOUR
- - -	EX. EASEMENT
- - -	EX. PROPERTY LINE
- - -	EX. SECTION LINE
—	PROPERTY BOUNDARY LINE
—	NEW ROW/PROPERTY LINE
—	NEW EASEMENT LINE
- - -	EX. PROPERTY LINE TO BE VACATED
- - -	EX. 15' U.E./D.E. TO BE VACATED
	SPECIAL FLOOD HAZARD AREA

SURVEY INFORMATION

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

BENCHMARK 1: T-NUT OF HYDRANT IN THE SOUTHWEST CORNER
OF THE INTERSECTION OF 46TH AVE N AND 33RD ST. N.
ELEVATION = 898.64 FEET

- NOTES**
- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
 - ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 38017C0579G EFFECTIVE JANUARY 16, 2015 BASE FLOOD ELEVATION 892.99 (NAVD 88)

FOR RECORDING PURPOSES ONLY

09/12/25 02:19:47PM Z:\Lowry Shared Files\Projects_2025\5005 - City 20 Paint Building Drawings\25005 - Project\Survey\VR-Plat_25005.dwg

09/12/25 02:19:48PM Z:\Lowry Shared Files\Projects_2025\5005 - City 20 Plat Building Drawings\5005 - Project\Survey\VR-Plat_25005.dwg

RLN BUSINESS PARK THIRD ADDITION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A REPLAT OF LOTS 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND A PARTIAL VACATION OF 46TH AVENUE NORTH RIGHT OF WAY (A MAJOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT RLN BUSINESS PARK, LLC AND ROBERT L. NELSON REVOCABLE TRUST, ARE THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND LOTS 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION; THENCE N02°36'56"W ALONG THE EXTENDED WEST LINE OF SAID LOT 4 A DISTANCE OF 285.39 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST; THENCE N88°04'14"E ALONG SAID NORTH LINE A DISTANCE OF 780.95 FEET; THENCE N88°04'44"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 A DISTANCE OF 846.60 FEET; THENCE S54°58'43"W A DISTANCE OF 924.40 FEET; THENCE SOUTH WESTERLY 84.00 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CHORD BEARING OF S49°22'57"W, A CHORD LENGTH OF 83.86 FEET, A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 11°11'33"; THENCE N02°36'50"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 271.87 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 1 OF SAID RLN BUSINESS PARK SECOND ADDITION; THENCE S88°04'22"W A DISTANCE OF 780.94 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS RLN BUSINESS PARK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY THE SHARED POND EASEMENT AS SHOWN ON SAID PLAT AS A PRIVATE EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2, BLOCK 1. SAID OWNERS ALSO HEREBY DEDICATE LOT 3, BLOCK 1 TO THE SOUTHEAST CASS WATER RESOURCE DISTRICT. SAID RLN BUSINESS PARK THIRD ADDITION, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 10.44 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
ROBERT NELSON, OWNER
RLN BUSINESS PARK, LLC

BY: _____
ROBERT NELSON, OWNER
ROBERT L. NELSON REVOCABLE TRUST

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT NELSON, OWNER, RLN BUSINESS PARK, LLC AND ROBERT L. NELSON REVOCABLE TRUST, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS RLN BUSINESS PARK THIRD ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
DATED THIS _____ DAY OF _____, 2025.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

SOUTHEAST CASS WATER RESOURCE DISTRICT APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

KEITH WESTON
CHAIRMAN

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH WESTON, CHAIRMAN OF SOUTHEAST CASS WATER RESOURCE DISTRICT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & STEVEN SPRAGUE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

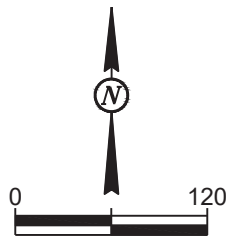
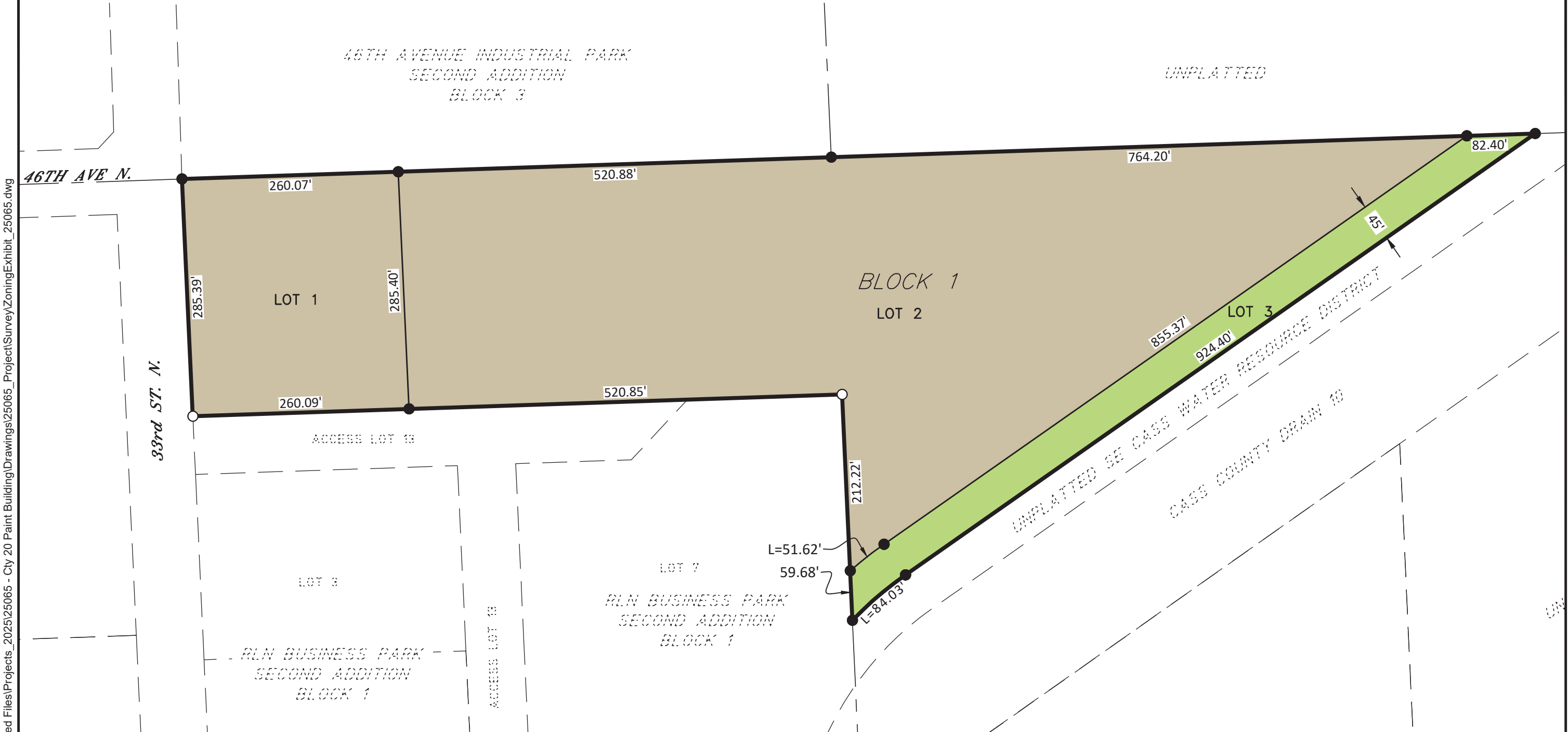
ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

ZONING EXHIBIT

LOT 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION
FARGO, CASS COUNTY, NORTH DAKOTA



ZONING	
	USE
	LI - LIMITED INDUSTRIAL DISTRICT
	P/I - PUBLIC INSTITUTIONAL



LOWRY
ENGINEERING

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