



PLANNING AND DEVELOPMENT

200 Third Street North
Fargo, North Dakota 58102

Phone: (701) 241-1474

Fax: (701) 241-1526

E-Mail: planning@FargoND.gov
www.FargoND.gov

February 27, 2018

Lowry Engineering
Attn: Jonathan Lowry
1111 Westrac Drive, Suite 108
Fargo, ND 58103

Re: Ohmer's Addition – Conditional Use Permit

Dear Mr. Lowry:

Thank you for your conditional use permit application submitted on February 21, 2018. It is my understanding that you are seeking City approval of an alternative access plan to reduce the number of parking stalls required on Lots 11, 12 & N 50 feet of E 130 feet of Lot 70, Ohmer's Addition.

Your application is deemed complete. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the April 3, 2018 Planning Commission public hearing. The meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Kylie Bagley. She can be reached at kbagley@fargond.gov or by calling (701) 476-4152. She will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,

A handwritten signature in blue ink, appearing to read "DKress".

Donald Kress
Planning Coordinator

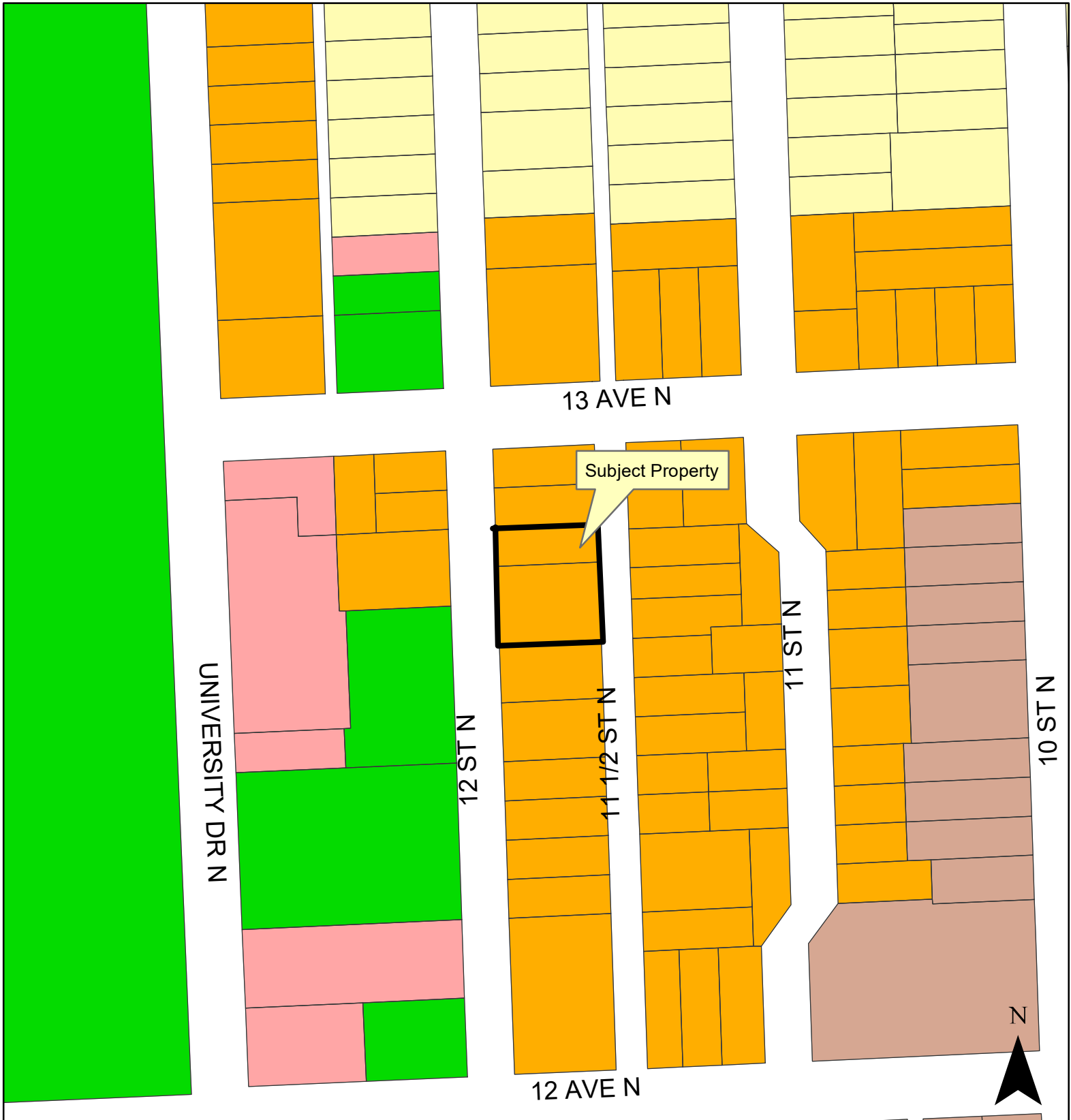
cc: Alpha Gamma Delta Fraternity Housing Corporation, 8710 N. Meridian St., Indianapolis, IN
46260
Project File



CUP (Alternative Access Plan)

Ohmer's Addition

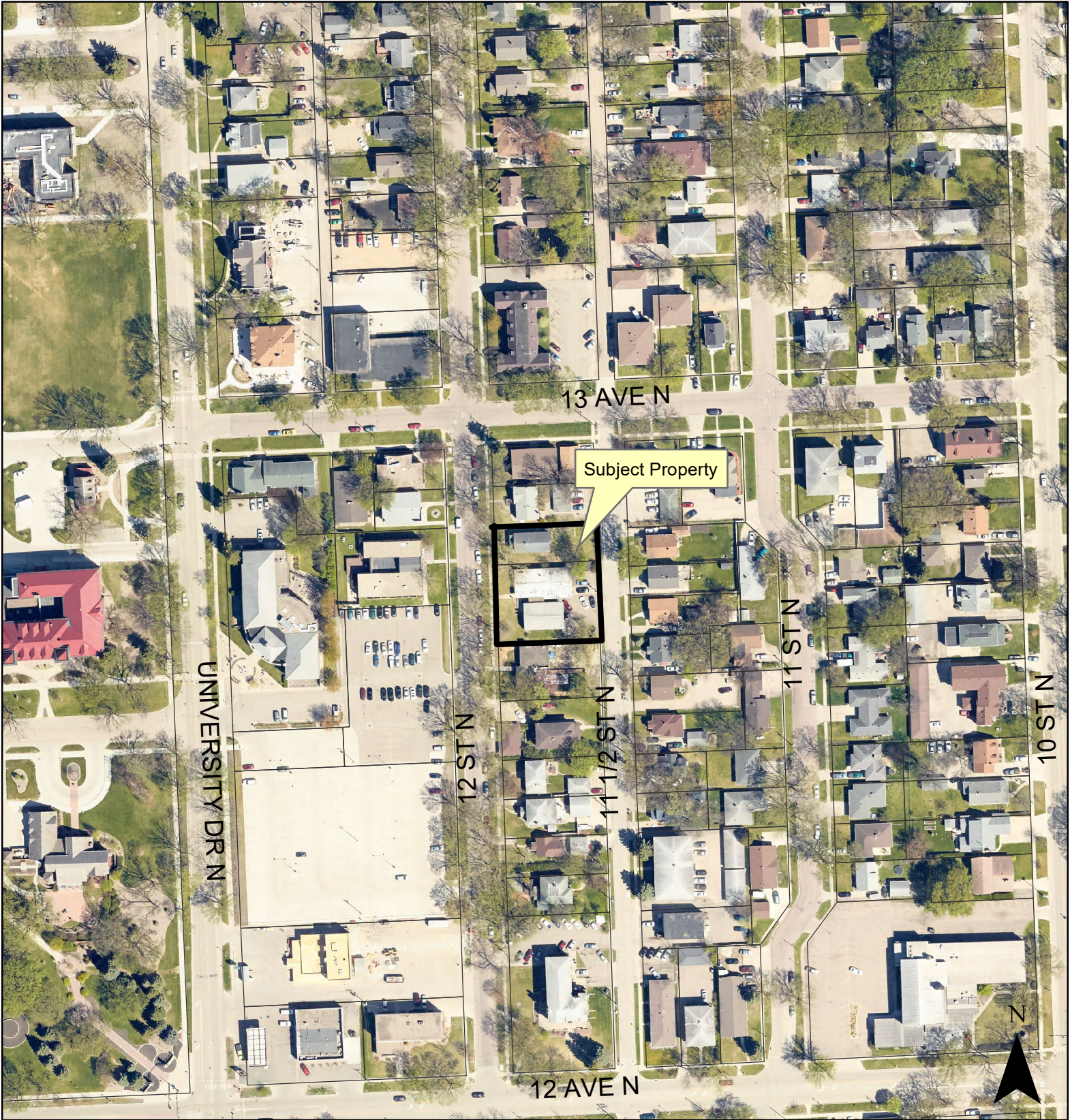
1249 & 1253 12th St N



CUP (Alternative Access Plan)

Ohmer's Addition

1249 & 1253 12th St N





Civil Engineering • Construction Engineering • Land Survey

February 12th, 2018

City of Fargo
Attn: Kylie Bagley
Planning and Development
200 Third Street North
Fargo, ND 58102

**RE: Alpha Gamma Delta
LE Project #17087**

Ms. Bagley,

The intention of this letter is to briefly recap the existing zoning conditions that apply to the subject property, clearly define the desired outcome of the project, and identify the steps we feel will best lead us to the desired outcome.

Existing Conditions

The Alpha Gamma Delta Sorority ("AGD") site ("project site") is proposed on 1249 and 1253 12th Street North and is zoned as MR-3 – Multi-Dwelling District. Existing structures on the project site are to be demolished. The existing AGD has 21 beds encompassing 1,290 SF of sleeping space and 10 on-site off-street parking spaces. This is less than the required 1 parking space per 100 SF of sleeping area (13 required off-street parking spaces) per the LDC. Parking permits are purchased from North Dakota State University (NDSU) each semester by AGD for the additional off-street parking spaces needed. These off-street spaces are located at the IFC parking lot (NDSU Alumni Center parking lot) which is located directly across 12th Street North from AGD. Other current eligible access alternatives utilized by AGD members include the MATbus transit hub located on NDSU campus and transportation by bicycle.

Proposed Conditions

The proposed AGD will span 1249 and 1253 12th Street North. A preliminary site plan and architectural building elevations are attached. The proposed AGD will offer 34 beds encompassing 2,488 SF of sleeping space and 17 on-site off-street parking spaces. This is less than the required 1 parking space per 100 SF of sleeping area (25 required off-street parking spaces) per the LDC.

Desired Outcome

The LDC states that 1 parking space is required per 100 SF of sleeping area for group living. The intention is to obtain a conditional use permit for parking reduction by using the “minimum ratio established” method utilizing existing and proposed bed counts at AGD in lieu of SF of sleeping area. Using bed counts provide a more accurate interpretation of parking requirements as the existing AGD has a high number of beds in a small sleeping area. Eligible access alternatives from subsection 2 of the LDC to the project site will also be implemented into the project.

Steps to Achieve the Desired Outcome

We believe the correct steps to achieve the desired outcome are as follows:

1. Using the “minimum ratio established” method per existing & proposed bed counts at AGD, the below table shows an increase in ratio from 47.6% to 50.0%. There have not been issues with the existing parking to bed ratio and it can be assumed there will not be in the future.

Existing Conditions		Proposed Conditions	
(On-Site) Off-Street Parking	10	(On-Site) Off-Street Parking	17
Bed Count	21	Bed Count	34
Minimum Ratio	47.6%	Minimum Ratio	50.0%

2. Eligible Alternatives from Subsection 2 of the LDC have been implemented to the project site and include;
 - Bicycle parking will be provided on-site. NDSU campus is less than 400 feet away from AGD and bicycle traffic is one of the primary means of transportation for students.
 - Consideration that the project site provides excellent pedestrian connectivity to NDSU campus, specifically the MATbus Transit Hub. This hub is a sheltered bus stop for routes 13, 13U, 33, and 34 and is located less than 900 feet away from AGD.
 - Additional off-street parking spaces to meet requirements will be provided by parking permit from NDSU for the IFC lot located directly across 12th Street North.



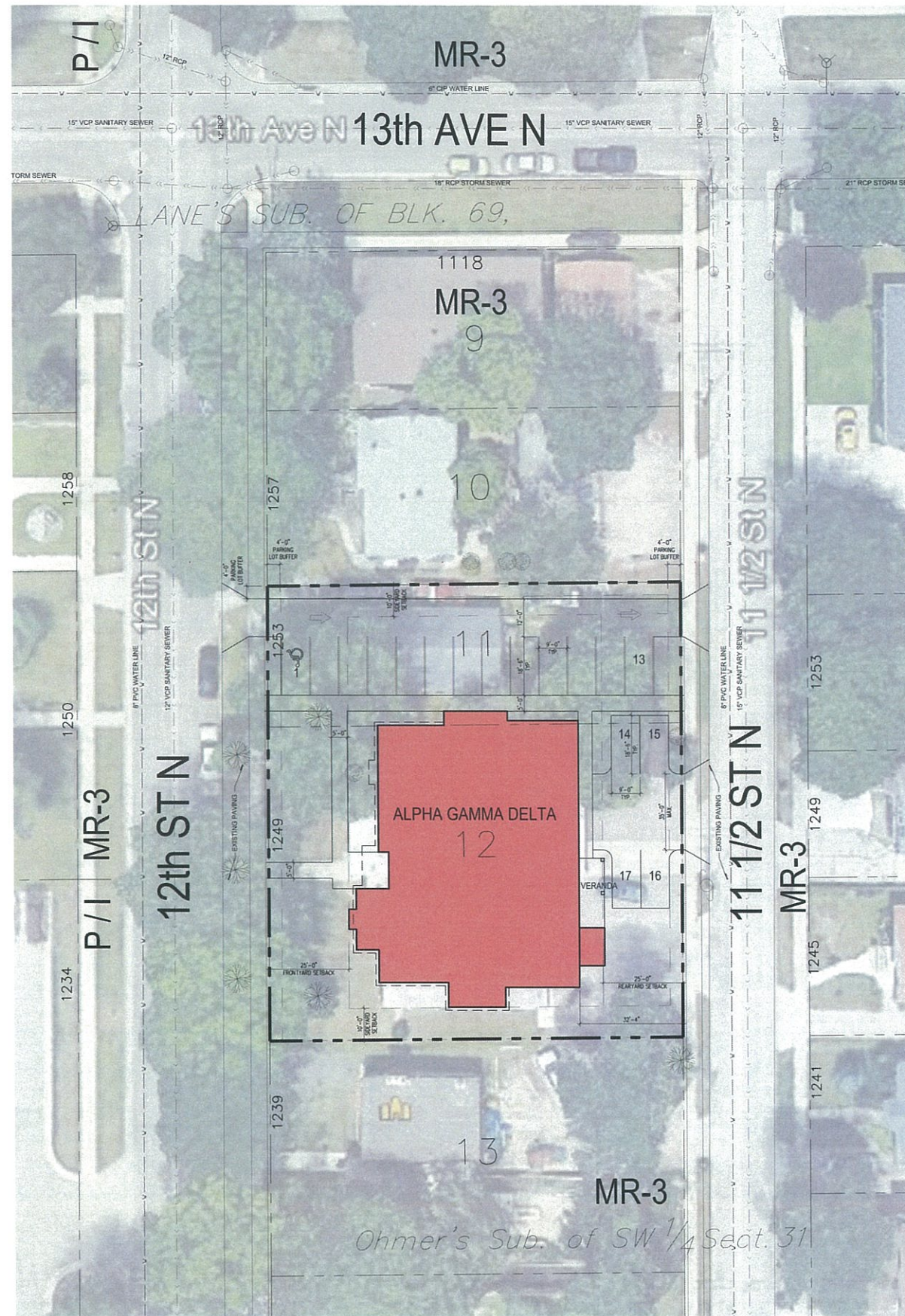
Civil Engineering • Construction Engineering • Land Survey

Thank you for taking time to do a preliminary review on the conditional use permit application for parking reduction. Please do not hesitate to contact me with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Lowry', is written over the typed name.

Jonathan Lowry
Civil Engineer



2 Site Plan - Proposed
A001 1" = 30'-0"

GENERAL NOTES:

1. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FARGO STANDARD CONSTRUCTION SPECIFICATIONS. PRIOR TO PERFORMING WORK IN THE CITY RIGHT-OF-WAY THE CONTRACTOR SHALL CALL THE ENGINEERING DEPARTMENT AT 701 241 1545.
2. ALL DRIVEWAYS LEADING TO REFUSE CONTAINERS SHALL BE CONSTRUCTED OF 6" CONCRETE WITH A MINIMUM 6" COMPACTED BASE.
3. ALL LANDSCAPING SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY A STANDARD CONCRETE CURB AND GUTTER.
4. SOD @ ALL LAWN AREAS NOTED ON THIS PLAN, INCLUDING THOSE OUTSIDE OF THE LOT LINES, ARE PART OF THIS PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THIS PROJECT'S CONSTRUCTION DAMAGE TO ALL EXISTING INFRASTRUCTURE.
6. FINE GRADE LAWN & PLANT BED AREAS IN PREPARATION FOR LANDSCAPING. LAWN SPRINKLER & LANDSCAPING SHALL BE PURCHASED BY THE GENERAL CONTRACTOR WITH THE "LANDSCAPE ALLOWANCE". LANDSCAPE SHALL BE COMPLETED WITHIN THE CONSTRUCTION SCHEDULE.
7. BACKFILL AT BUILDING PERIMETER AND ADJACENT TO FLAT WORK WITH TOP SOIL TO CREATE DRAINAGE AWAY FROM BUILDING. MAXIMUM SLOPE = 3:1
8. EXISTING CONTOURS ARE TAKEN FROM SURVEY PROVIDED BY BRUSH AND ASSOCIATES, INC. DATED 12-26-05. VERIFY RELATIVE ELEVATIONS OF STREET CURB TO BUILDING SLAB.
9. PROVIDE EXPANSION JOINT @ INTERFACE OF CONCRETE PAVING AND FOUNDATION.
10. PROVIDE 4" PVC SLEEVES BELOW PAVING FOR IRRIGATION SYSTEM.
11. REFER TO SHEET MEP-1 FOR BELOW GRADE DRAINAGE SYSTEM.
12. STREET TREES (SECTION 20-0705):
PLEASE NOTE THE FOLLOWING: ALL STREET TREES REQUIRE A STREET TREE PERMIT PRIOR TO INSTALLATION FROM THE FORESTRY DEPARTMENT. THE FORESTRY DEPARTMENT WILL DETERMINE ALLOWABLE SPECIES. CONTACT THE FORESTRY DEPARTMENT AT 701 241 1465 FOR INFORMATION. WHEN WORK IS PROPOSED NEAR OR ON EXISTING STREET TREES CONTACT THE FORESTRY DEPARTMENT IN ADVANCE FOR ADDITIONAL REQUIREMENTS. THE ABOVE INFORMATION ALSO NEEDS TO BE INCLUDED ON LANDSCAPE PLAN (S).

PROPERTY INFORMATION

ALPHA GAMMA DELTA HOUSE
1249 & 1253 12TH STREET NORTH
FARGO, ND 58102

LEGAL DESCRIPTION

LOTS 11 & 12, BLOCK 69
LANE'S SUBDIVISION

ZONING

MR-3 MULTIPLE DWELLING

OWNER / DEVELOPER

ALPHA GAMMA DELTA
FRATERNITY HOUSING CORPORATION
8710 N. MERIDIAN STREET
INDIANAPOLIS, IN 46260

PROJECT INFORMATION

BUILDING INFORMATION

BUILDING HEIGHT = PER IBC DEFINITION - 30'
OCCUPANCY = A-3 & P-2
CONSTRUCTION TYPE = I-B
SPRINKLER SYSTEM = TYPE 13
FFE = TBD (V.)

PARKING REQUIREMENTS

OFF-STREET PARKING SHALL PROVIDE 1 SPACE PER 100 SQUARE FEET OF SLEEPING AREA.

PROPOSED 2,488 SF SLEEPING AREA = 24 SPACES

EXISTING BED COUNT = 21 / 4 = 5.25 DWELLING UNITS

PROPOSED BED COUNT = 34 / 4 = 8.50 DWELLING UNITS

EXISTING PARKING = 10 SPACES

PROPOSED PARKING = 17 SPACES

PARKING PROVIDED

PARKING SCHEDULE

PARKING SPACE - STANDARD - ADA 9' X 18'-6" DIAGONAL	1
PARKING SPACE 9' X 18'-0" DEED	16

ACCESSIBLE PARKING (REQUIRED)

TOTAL PARKING SPACES REQUIRED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	PROVIDED
1	1	1

LOT, HEIGHT, AREA & YARD REQUIREMENTS

LAND DEVELOPMENT CODE (CH 20-0911)

OPEN SPACE REQ:

MAX DENSITY = 24 PROPOSED = 8.5

MIN. LOT SIZE = 5,000 SF PROPOSED = 18,701 SF

MIN. WIDTH = 50' PROPOSED = 147'

MIN. FRONT YARD SETBACK = 20' PROPOSED = 25'

MIN. SIDE YARD SETBACK = 10' PROPOSED = 10'

MIN. REAR YARD = 12.5' PROPOSED = N/A

MIN. REAR YARD = 20' PROPOSED = N/A

MAX. BUILDING COVERAGE = 20% PROPOSED = 29.6%

MIN. OPEN SPACE = 35% PROPOSED = 38.7%

MAX. HEIGHT = 60' PROPOSED = 30'

MAX. IMPERVIOUS = (CH. 18)

PARKING LOT BUFFER = 4'

LANDSCAPE (CH 20-0705)

LOCAL STREETS 1 TREE / 35' L.F. MIN. 1 1/2" CALIPER

12TH STREET 1 1/2" STREET

PLANT UNITS 3 PLANT UNITS / 1,000 SF LOT AREA AND 8 SF / PLANT UNIT

SITE SCHEDULE

Name	Surface Area	Percent Coverage
Site - Overall	18,701 SF (0.42 ac)	100%
Building Footprint	5,550 SF	29.6% (-35%)
New Paved Surface	7,395 SF	39.5%
Green Space	5,756 SF	30.7%
Impervious Surface	12,945 SF	69.2%
Open Space	7,238 SF	38.7% (-35%)

LINE TYPE LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	SETBACK LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	SANITARY SEWER FORCE
---	STORM SEWER LINE
---	ELECTRICAL
---	GAS
---	GAS
---	GAS
---	GAS
---	UNDERGROUND FIBER
---	UNDERGROUND TELE
---	CABLE TV
---	OVERHEAD POWER

APPROVAL

APPROVED BY: _____

TITLE: _____

DATE: _____

WASTE/RECYCLING CONTAINERS PROVIDED

TRASH CONTAINERS SHALL BE PROVIDED ON SITE FOR DEBRIS. ALL WASTE FROM THE OPERATION SHALL BE PROPERLY DISPOSED OF.

STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL

Alpha Gamma Delta House
1249 12th Street North

North Dakota State University
Fargo, ND 58102

Drawing History

No.	Description	Date
1		

DRAWN BY: KIK/KD JN: 17-103



NOT FOR CONSTRUCTION

Site Plan - Proposed

SHEET
A001