



PLANNING AND DEVELOPMENT

200 Third Street North

Fargo, North Dakota 58102

Phone: (701) 241-1474

Fax: (701) 241-1526

E-Mail: planning@cityoffargo.com

www.cityoffargo.com

December 29, 2017

Shultz & Associates Architects

Attn: David Shultz

612 ½ Main Ave

Fargo, ND 58103

Re: PTP Addition – Zoning Map Amendment (Zoning Change)

Dear Mr. Shultz:

Thank you for your zoning change application submitted on December 15, 2017. It is my understanding that you are seeking city approval to repeal and reestablish the C-O, Conditional Overlay on Lot 1, Block 1, PTP 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 February 6, 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 Maegin Elshaug. She can be reached at melshaug@FargoND.gov or by calling (701) 476-4120. 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 that reads "DKress".

Donald Kress
Senior Planner

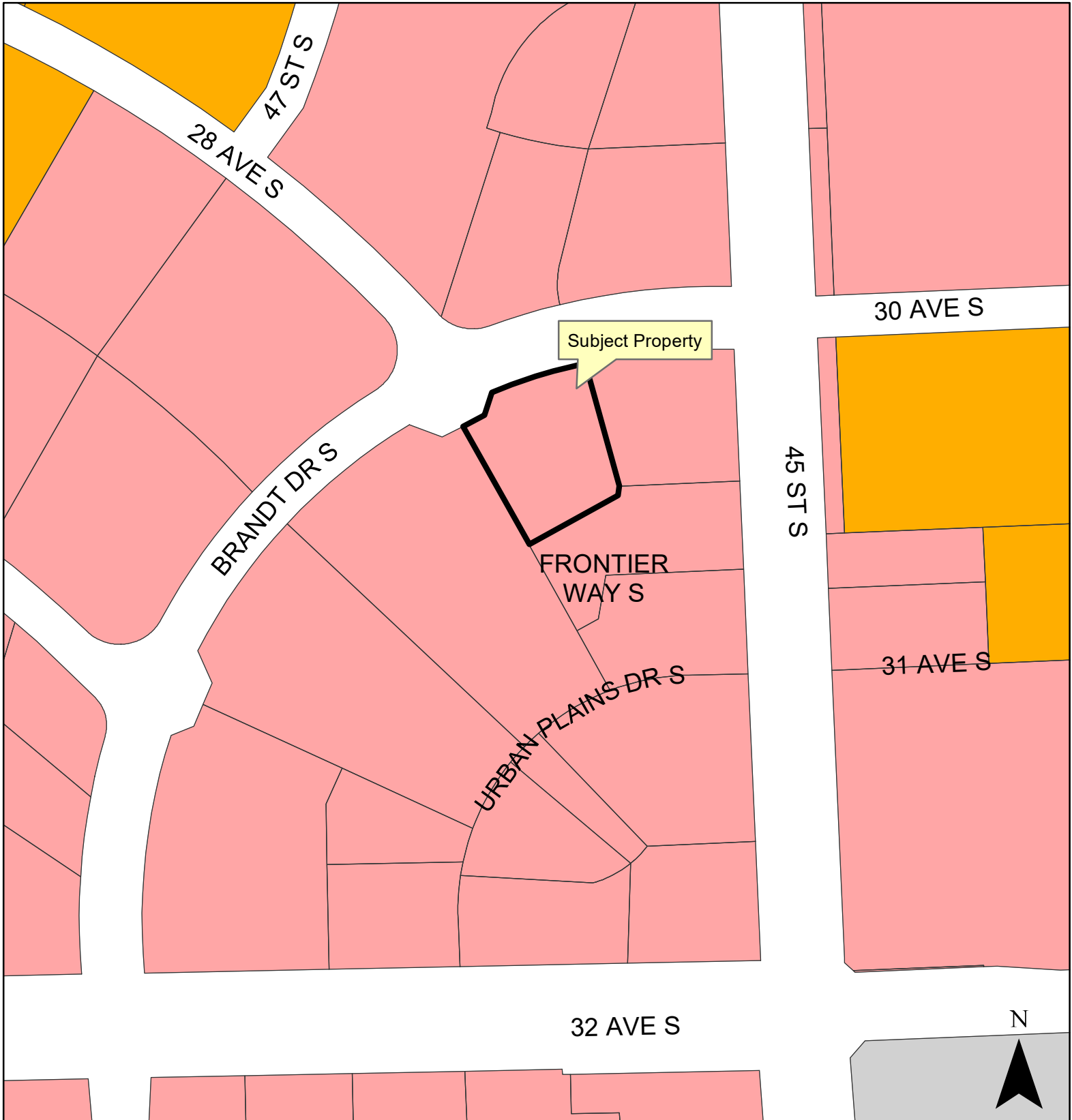
cc: Franklin and Mary Jo Larson, 11686 River Road, Valley City, ND 58072
Project File



Zone Change (Repeal & Reestablish C-O)

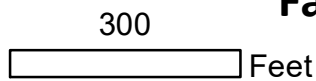
PTP Addition

2856 Brandt Drive South



Legend

AG	LC	MHP	SSR-2
DMU	MLR-1	NC	SSR-3
GL	MR-2	NO	SSR-4
GO	MR-3	PT	SSR-5
		UML	City Limits



Fargo Planning Commission

February 6, 2018

Zone Change (Repeal & Reestablish C-O)

PTP Addition

2856 Brandt Drive South



OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA
Proposed Revisions to
ORDINANCE NO. 4978
Pertaining to 2856 Brant Drive

NA

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND LYING IN URBAN PLAINS MEDICAL PARK, URBAN PLAINS BY BRANDT FIRST, URBAN PLAINS CENTER, URBAN PLAINS REC FACILITY, URBAN PLAINS RETAIL, URBAN PLAINS NORTHEAST RETAIL, BRANDT PARK, URBAN PLAINS NORTHEAST RETAIL SECOND, URBAN PLAINS STARION, URBAN PLAINS RECREATIONAL, URBAN PLAINS RECREATIONAL SECOND, PTP ADDITIONS, URBAN PLAINS BY BRANDT SECOND ADDITION AND AMBER VALLEY WEST FORTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

NA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the proposed rezoning of certain parcels of land lying in Urban Plains Medical Park, Urban Plains By Brandt First, Urban Plains Center, Urban Plains Rec Facility, Urban Plains Retail, Urban Plains Northeast Retail, Brandt Park, Urban Plains Northeast Retail Second, Urban Plains Starion, Urban Plains Recreational, Urban Plains Recreational Second, PTP Additions, Urban Plains By Brandt Second Addition and Amber Valley West Forth Addition, Fargo, Cass County, North Dakota; and

WHEREAS, the Fargo Planning Commission approved the rezoning request on February 3, 2015; and

WHEREAS, the rezoning changes were approved by the City Commission on March 2, 2015,

NOW, THEREFORE,

NA

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

Section 1. The following-described property:

All of Urban Plains Medical Park, Urban Plains By Brandt First, Urban Plains Center, Urban Plains Rec Facility, Urban Plains Retail, Urban Plains Northeast Retail, Brandt Park, Urban Plains Northeast Retail Second, Urban Plains Starion, Urban Plains Recreational, Urban Plains Recreational Second and PTP Additions;

and

Lot Two (2) and Lot Three (3), Block One (1) and Blocks Two (2) through Five (5) Urban Plains By Brandt Second Addition to the city of Fargo, Cass County, North Dakota;

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4978

NA

and

~~Lot Two (2), Block One (1), Amber Valley West Fourth Addition to the city of Fargo, Cass County, North Dakota;~~

is hereby rezoned to extinguish any existing “C-O”, Conditional Overlay zoning districts on this property and to enact a new “C-O”, Conditional Overlay zoning district as follows:

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

1) Description

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

2) Building form and style

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

↖public

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

2.3 Ground floor façades of non-residential buildings that face public right-of-way shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of its horizontal length.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4978

- 2.4 All buildings, regardless of size, shall have clearly-defined, highly-visible, public entrances that connect to public spaces, streets, pedestrian paths and plazas with no fewer than two of the following:
- i. Canopies, awnings or porticos
 - ii. Recesses/projections varying the façade
 - iii. Raised corniced parapets over the door
 - iv. Peaked roof forms
 - v. Arches or arcades
 - vi. Entry courts
 - vii. Raised landscape planters and/or wing walls integrated with the building
- 2.5 Principle Materials – Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally-colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, curtain walls, or glass. All materials shall be commercial grade, durable, and have a multi-generational life span.
- 2.6 Accent Materials – In conjunction with the principle materials listed above, the following accent materials may also be used to construct or clad exterior walls: finished wood, architectural metal panels, and vinyl. Accent materials shall be applied to no greater than 10 percent of each building façade. ← facing a public right-of-way, and no greater than 50% on other elevations.
- 2.7 Flat roofs and rooftop mechanical equipment, such as HVAC units, shall be concealed from public view at ground level by parapets or other enclosures. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall.
- 2.8 Loading/unloading areas, building service entrances, loading docks, overhead doors, and ground level HVAC units shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way by structures and/or landscaping. All structures used for visual screening shall be constructed or clad with the same materials used for the primary building.
- 2.9 Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way by permanent walls. The permanent walls shall be constructed or clad with the same materials used for the primary building. Dumpsters and refuse containers shall contain

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4978

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

3) Site Design

~~3.1 Parking shall be located in the side yard or rear yard of the buildings so as not to be located between the building and the street right of way.~~

3.2 A minimum of 5% of the internal surface area of the parking lot shall be landscaped through the use of planter islands and peninsulas, **except where parking is single-loaded.**

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

- i. Parking lots or parking structures
- ii. Any public sidewalk or multi-use path along the perimeter of the lot
- iii. Entrances of other buildings on the site
- iv. Any public sidewalk system along the perimeter streets adjacent to the development
- v. Adjacent pedestrian origins and destinations—including but not limited to transit stops, residential development, office buildings, and retail shopping buildings—where deemed practical and appropriate by the Zoning Administrator

4) Prohibited Uses

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

4.1 Portable advertising signs

4.2 Detention facilities

4.3 Self-service storage

4.4 Vehicle repair

4.5 Vehicle service, limited

4.6 Industrial uses

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4978

4.7 Adult entertainment center

5) Conditional Uses

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

5.1 Off-premise advertising

6) Definitions

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

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

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

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

NA

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

1) Description

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

2) Building form and style

2.1 Principle Materials – Unless otherwise deemed acceptable by the Zoning Administrator, all exterior walls shall be constructed or clad with natural stone, synthetic stone, brick, stucco, integrally-colored and textured concrete masonry units or systems, exterior insulation finishing systems (EIFS), fiber cement, curtain walls, or glass. All materials shall be commercial grade, durable, and have a multi-generational life span. Horizontal metal lap siding and vertical metal batten shall be allowed on residential structures but should not exceed 75% of the building elevation.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4978

NA

2.2 Accent Materials – In conjunction with the principle materials listed above, the following accent materials may also be used to construct or clad exterior walls: finished wood, architectural metal panels, and vinyl. Accent materials shall be applied to no greater than 10 percent of each building façade.

2.3 Dumpsters, refuse containers, and outdoor storage areas shall be located at the side or rear of buildings and shall be visually screened from adjacent public right-of-way by walls or fencing. Dumpsters and refuse containers shall contain walls or fencing on at least three sides with the service opening not directly facing any public right-of-way or residentially zoned property. The fourth side shall incorporate a gate to visually screen the dumpsters or refuse containers.

3) Site Design

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

- vi. Parking lots or parking structures
- vii. Any public sidewalk or multi-use path along the perimeter of the lot
- viii. Entrances of other buildings on the site
- ix. Any public sidewalk system along the perimeter streets adjacent to the development
- x. Adjacent pedestrian origins and destinations—including but not limited to transit stops, residential development, office buildings, and retail shopping buildings—where deemed practical and appropriate by the Zoning Administrator.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4978

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

s/

Timothy J. Mahoney, Mayor

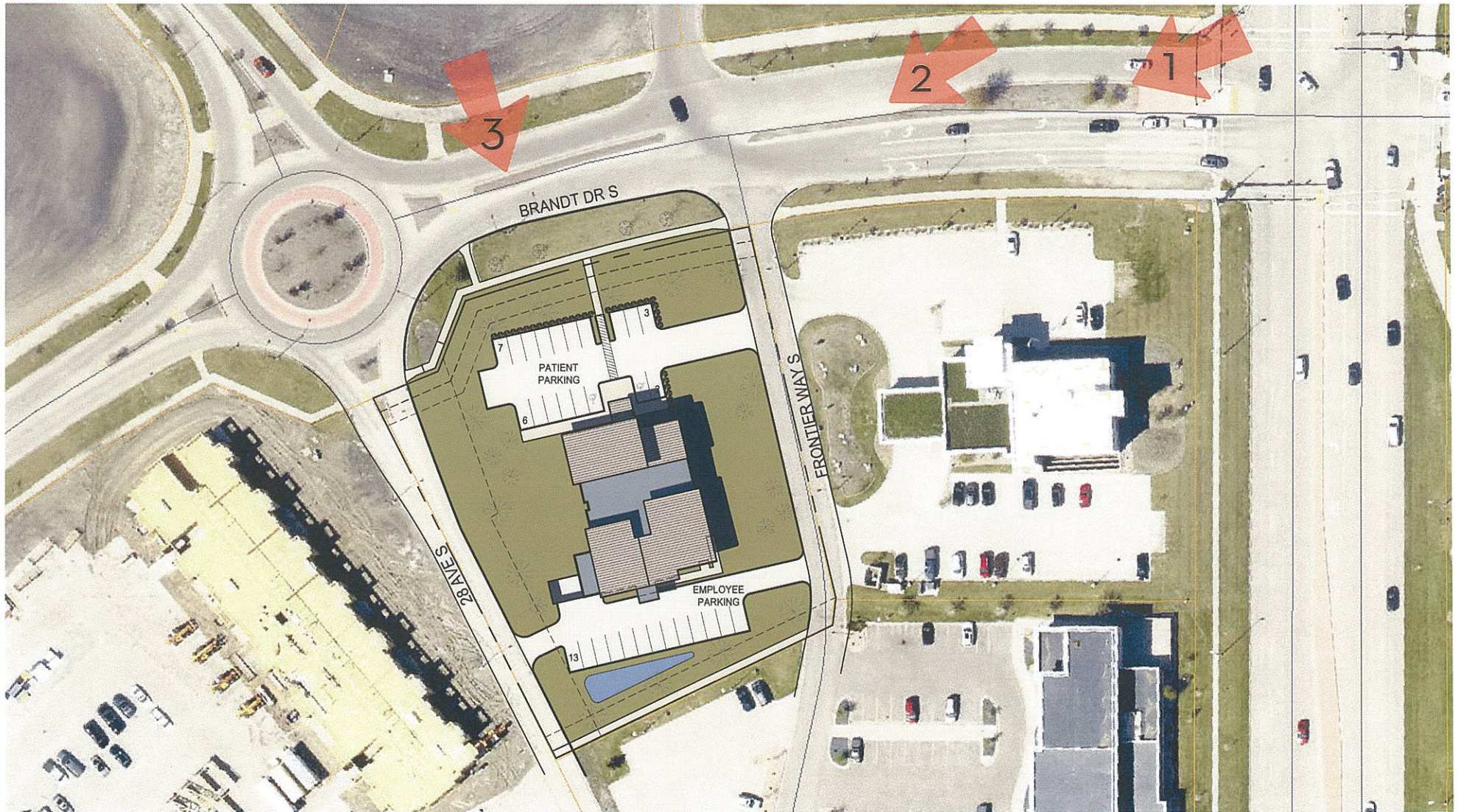
(SEAL)

Attest:

s/

Steven Sprague, City Auditor

~~First Reading: 3-2-15
Second Reading: 3-16-15
Final Passage: 3-16-15~~



Parking Calculation:

Storage: 364 sqft (1/2500 sq ft) = 0 spaces

Medical Office: 3884 sq ft (1/200 sq ft) = 20 spaces

Office: 2764 sq ft (1/300 sq ft) = 10 spaces

Total Required Parking Spaces: 30

Actual Number of Parking Spaces: 31



SHULTZ ASSOCIATES
ARCHITECTS

1723: FACIAL AND ORAL SURGERY CENTER

2856 Brandt Drive S-Site Plan

Dec 18, 2017