

FARGO PLANNING COMMISSION AGENDA
Thursday, September 4 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of August 5, 2025

C: Public Hearing Items:

- 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) (me)
- 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) (me)
- 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) (me)
2. 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) (dk)
3. 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) (dk)
4. 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

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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.

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) (dk)

5. 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) (dk)

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BOARD OF PLANNING COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, August 5, 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., Tuesday, August 5, 2025.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Scott Stofferahn, Art Rosenberg, Thomas Schmidt, Brett Shewey, Amy Hass, Tyler Mohs, Paul Gleye, Michael Betlock, Tracy Jordre

Absent: Joseph Cecil

Chair Tasa called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Chair Tasa announced the September Planning Commission meeting will be Thursday, September 4, 2025.

Chair Tasa noted Items 1a, 1b, 1c have been continued to September 4, 2025 and Item 7 has been continued to an undetermined date.

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

Item B: Minutes: Regular Meeting of July 1, 2025

Member Schmidt moved the minutes of the July 1, 2025 Planning Commission meeting be approved. Second by Member Gleye. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: 45th Street Park Sixth 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): CONTINUED TO SEPTEMBER 4, 2025

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): CONTINUED TO SEPTEMBER 4, 2025

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): CONTINUED TO SEPTEMBER 4, 2025

A Hearing has been set for July 1, 2025. At the July 1, 2025 meeting, the Hearing was continued to this date and time, however the applicant has requested this application be continued to September 4, 2025.

Item 2: Valley View Twelfth Addition

Continued hearing on an application requesting a Plat of Valley View Twelfth Addition (Minor Subdivision) a replat of Lot 1, Block 1, Valley View Ninth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3900 54th Street South) (GBP, LLC/Lowry Engineering): APPROVED

A Hearing has been set for June 3, 2025. At the June 3, 2025 meeting, the Hearing was continued to July 1, 2025. At the July 1, 2025 meeting, the Hearing was continued to this date and time.

Planner Chelsea Levorsen presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Gleye moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Valley View Twelfth 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 & C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Rosenberg, Betlock, Hass, Shewey, Mohs, Gleye, Schmidt, Jordre, Stofferahn, and

Tasa voted aye. Absent and not voting: Member Cecil. The motion was declared carried.

Item 3: Gateway Hyundai Addition
Continued hearing on an application requesting a Plat of Gateway Hyundai Addition (Major Subdivision) a replat of portions of Lots 1-2, Porritt's Subdivision, to the City of Fargo, Cass County, North Dakota. (Located at 3800 Main Avenue) (I&S Development, LLP/Houston Engineering): APPROVED

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

Planner Luke Morman 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 Gateway Hyundai Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, and Sections 20-0907 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 Gleye, Schmidt, Hass, Stofferahn, Jordre, Rosenberg, Betlock, Shewey, and Tasa voted aye. Absent and not voting: Member Cecil. The motion was declared carried.

Item 4: Selkirk Place Fourth Addition

4a. Hearing on an application requesting a Zoning Change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O. Conditional Overlay, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, and P/I, Public and Institutional on the proposed Selkirk Place Fourth Addition. (Located at 3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South) (NICD, LLC/James and Kristin Bullis Family LLLP/Kick Properties, LLC/City of Fargo/Southeast Cass Water Resources District/EagleRidge Development): APPROVED

4b. Hearing on an application requesting a Plat of Selkirk Place Fourth Addition (Major Subdivision) a plat of portions of the Northwest Quarter, Southwest Quarter and Southeast Quarter of Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South) (NICD, LLC/James and Kristin Bullis Family LLLP/Kick Properties, LLC/City of Fargo/Southeast Cass Water Resources District/EagleRidge Development): APPROVED

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

Discussion was held on access into the development, drain crossings, lot width, and snow removal and storage.

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

Additional discussion was held on how this application aligns with the housing study from last year.

Assistant Director of Planning and Development Mark Williams noted this application is consistent with the housing study.

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 AG, Agricultural and GC, General Commercial to AG, Agricultural, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional, and 2) Subdivision Plat Selkirk Place Fourth Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Sections 20-0906.F (1-4), and Section 20-0907 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Hass.

Further discussion was held on lots sizes, long term value of the neighborhood, and alleys.

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

Item 5: Laverne's Sixth Addition

Hearing on an application requesting a Plat of Laverne's Sixth Addition (Minor Subdivision) a replat of Lot 1, Block 2, Laverne's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2701, 2741, and 2761 43rd Street North) (Variant Warehouse 4, LLC/Houston Engineering): APPROVED

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

Member Schmidt moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat, Laverne's Sixth 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 & C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Jordre,

Hass, Mohs, Shewey, Gleye, Schmidt, Betlock, Stofferahn, Rosenberg, and Tasa voted aye. Absent and not voting: Member Cecil. The motion was declared carried.

Item 6: Northern Pacific Third Addition

Hearing on an application requesting a Plat of Northern Pacific Third Addition (Major Subdivision) a replat of Lots 4-13, and a vacation of the alley, all in Block A4, Northern Pacific Second Addition, and a plat of a portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West, to the City of Fargo, Cass County, North Dakota. (Located at 13, 15, 21, and 23 Broadway North, and 512 and 508 Northern Pacific Avenue) (Buck Properties II, LLP/Patrick Vesey/23 Broadway, LLC): APPROVED

Mr. Morman presented the staff report stating all approval criteria have been met and staff is recommending approval and noted an updated plat was provided to the Board.

Member Rosenberg moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Northern Pacific Third Addition, as replat of Lots 4-14, and a vacation of the alley, all in Block A4, Northern Pacific Second Addition, and a plat of a portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Downtown InFocus 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 and North Dakota Century Code 40-39. Second by Member Gleye. On call of the roll Members Rosenberg, Mohs, Betlock, Shewey, Gleye, Hass, Stofferahn, Jordre, Schmidt, and Tasa voted aye. Absent and not voting: Member Cecil. The motion was declared carried.

Item 7: Madelyn's Meadows Addition

Hearing on an application requesting a Conditional Use Permit (CUP) to allow group living in the SR-4, Single-Dwelling Residential zoning district on Lot 6, Block 1, Madelyn's Meadows Addition. (Located at 2557 72nd Avenue South) (Yemane Tesfatsen): CONTINUED TO AN UNDETERMINED DATE

A Hearing has been set for this date and time, however the application has been continued to an undetermined date.

Item D: Other Items:

Item 1: Annexation of approximately 72.96 acres of portions of the Southwest Quarter and Southeast Quarter of Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota: APPROVED

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

Member Rosenberg moved that the Planning Commission find that the proposed annexation of portions of the Southwest Quarter and Southeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota to be consistent with the Fargo Growth Plan 2024. Second by Member Shewey. On call of the roll Members Stofferahn, Betlock, Hass, Shewey, Schmidt, Rosenberg, Gleye, Mohs, Jordre, and Tasa voted aye. Absent and not voting: Member Cecil. The motion was declared carried.

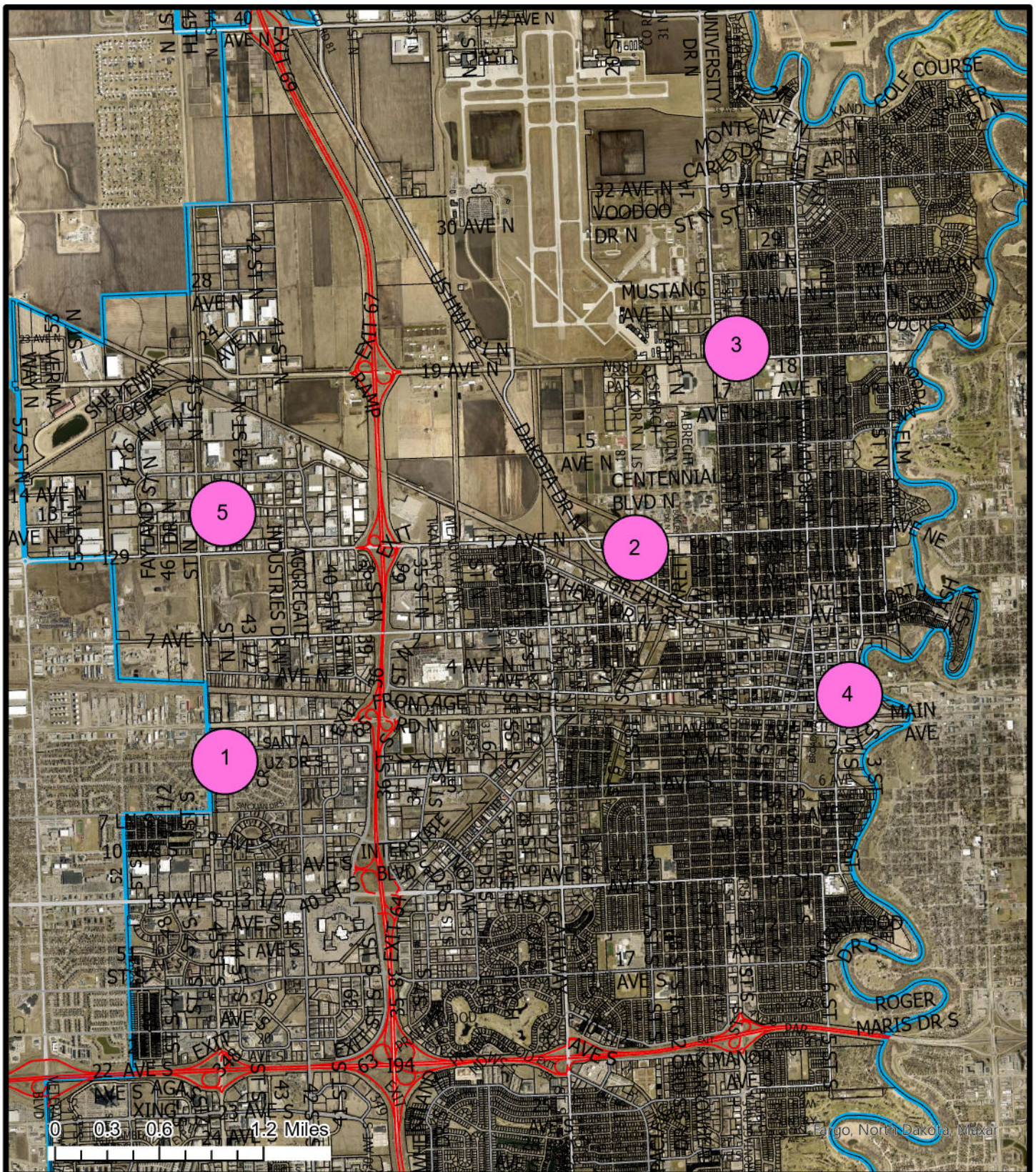
Item 2: Planned Unit Development Final Plan for the proposed J & O 45th Street Apartments Addition: APPROVED

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

Discussion was held on if there were any changes from the Master Plan.

Member Gleye moved the findings and recommendations of staff be accepted and the Planned Unit Development (PUD) Final Plan be approved for the proposed J & O 45th Street Apartments Addition, as outlined within the staff report, as the proposal complies with the Planned Unit Development (PUD) Master Land Use Plan, Section 20-0908.D of the Land Development Code, and all other applicable requirements of the Land Development Code, contingent on City Commission approval of the Zoning Change for J & O 45th Street Apartments Addition and associated Planned Unit Development (PUD) Master Land Use Plan. Second by Member Schmidt. On call of the roll Members Betlock, Gleye, Jordre, Shewey, Stofferahn, Hass, Mohs, Schmidt, Rosenberg, and Tasa voted aye. Absent and not voting: Member Cecil. The motion was declared carried.

The time at adjournment was 3:39 p.m.



Agenda Item Number

- 1a,b & c - 45th Street Park Sixth Addition & 45th Street Park Second Addition
- 2 - Bison Run Addition
- 3 - 19th Avenue Storage Addition
- 4 - Family Healthcare Center Addition
- 5 - Buchholz Industrial Addition



Agenda Items Map

Fargo Planning Commission
September 4, 2025



City of Fargo Staff Report			
Title:	45th Street Park Sixth Addition and 45th Street Park Second Addition	Date:	8/27/2025
Location:	200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South	Staff Contact:	Maegin Elshaug, planning coordinator
Legal Description:	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; and Lot 4, Block 1, 45th Street Park Second Addition.		
Owner(s)/Applicant:	West 45th Business Center, LLC and Southeast Cass Water Resources District / Goldmark Design and Development	Engineer:	Houston Engineering
Entitlements Requested:	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; 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 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.		
Status:	Planning Commission Public Hearing: September 4, 2025		

Existing	Proposed
Land Use: Commercial and Industrial	Land Use: Mixed-Use
Zoning: GC, General Commercial and LI, Limited Commercial with a CO	Zoning: GC, General Commercial with a PUD Overlay
Uses Allowed: GC allows colleges, community service, daycare centers of unlimited size, detention facilities , health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment , offices, off-premise advertising , commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, some telecommunication facilities, aviation and surface transportation , and portable signs .	Uses Allowed: 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

<p>Two Conditional Use Permit's for manufacturing and production use on the GC zoned property were approved in August 2023 (recorded documents 1696348 and 1696348) that have site design standards and restricted uses (noted above).</p> <p>LI 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.</p> <p>With C-O (ordinance 4611), which includes design standards and addressing potential nuisances related to industrial uses.</p>	<p>storage, vehicle repair, limited vehicle service, some telecommunication facilities, aviation and surface transportation, and portable signs</p> <p>And residential and industrial uses, along with site and building design standards through the PUD.</p>
<p>Maximum Density Allowed: n/a</p>	<p>Minimum Density Allowed: 13 units per acre</p>
<p>Maximum Lot Coverage Allowed: 85% maximum building coverage</p>	<p>Maximum Lot Coverage Allowed: no change</p>

<p>Proposal:</p>
<p>The applicant requests three entitlements:</p> <ol style="list-style-type: none"> 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; 3. 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. <p><u>Planned Unit Development Overview</u></p> <p>A PUD is an overlay district permitting greater flexibility of land planning and site design than other zoning districts, where different zoning standards are eligible for modification. PUD zoning districts are inextricably linked to PUD plans in that development must be in alignment with, and not deviate from, the approved plans. PUDs have three components: Overlay (written ordinance which includes LDC modifications and additional requirements); Master Land Use Plan (generalized land use plan that establishes the maximum development “envelope”); and Final Plan (detailed design and construction documents of which are reviewed for permitting approval).</p>

Surrounding Land Uses and Zoning Districts:

- North: Across 2nd Avenue South is LI, Limited Industrial, with uses of office and industrial uses, and Drain 40;
- East: LI and P/I, Public and Institutional with industrial use and a City-owned stormwater basin;
- South: LI with a CO, Conditional Overlay (ordinance 5062) and GC with industrial uses and Drain 40;
- West: Across 45th Street South is the City of West Fargo.

Area Plans:

Fargo's Growth Plan 2024 was adopted in August 2024. The placetype for the subject property is designated as Transitional (or Flex) Industrial/Commercial, a live-work, light industrial, and makerspace with secondary uses of multi-family residential, and mixed commercial/retail uses.

Context:

Neighborhood: Village West

Schools: The subject property is located within the West Fargo School District, specifically within the L E Berger Elementary, Cheney Middle and West Fargo High schools.

Parks: The subject property is located within a third mile of Village West Park and Dog Park (4415 9 Avenue Circle South) which provides amenities of basketball courts, picnic areas, playground, paths, skate park, warming house, and dog park and also Viola Eid Park (901 47 Street South) which provides amenities of playground and picnic areas.

Pedestrian / Bicycle: A shared use facility is located on the west side of 45th Street South and connects to the metro area trail system.

Transit: MATBUS Route 20 runs along 9th Avenue South (bus stop near 44th Street South) and 7th Avenue South (bus stop along 23rd Street East and 21st Street East in West Fargo). All stops described are within one half of a mile from the subject property.

Staff Analysis:

Project Proposal

The applicant is seeking approval of a zoning change, PUD master land use plan, and plat to accommodate redevelopment of the site for an innovation center, named COVE (Center of Innovative Ventures and Entrepreneurs), providing residential living, entrepreneurial workspaces, and community services in a campus-like setting. The proposal includes rehabilitating the existing structure, constructing an addition on the front (west) side of the building that fronts 45th Street South, and construction of two buildings in the back (east) side of the property. The applicant has provided a statement of intent for the development, which notes the project would provide approximately 225 residential units, over 200,000 square feet of "innovation-oriented uses" such as business incubator and office space, laboratories, light manufacturing, and supportive community amenities, such as food service, daycare, fitness and wellness facilities, and gathering spaces, in an interconnected campus design, supporting a highly walkable, community-oriented environment. The statement of intent and additional information about proposed COVE amenities is attached.

The development will include property currently owned by West 45th Business Center LLC and Southeast Cass Water Resource District. The plat does not include the property owned by Southeast Cass Water Resource District.

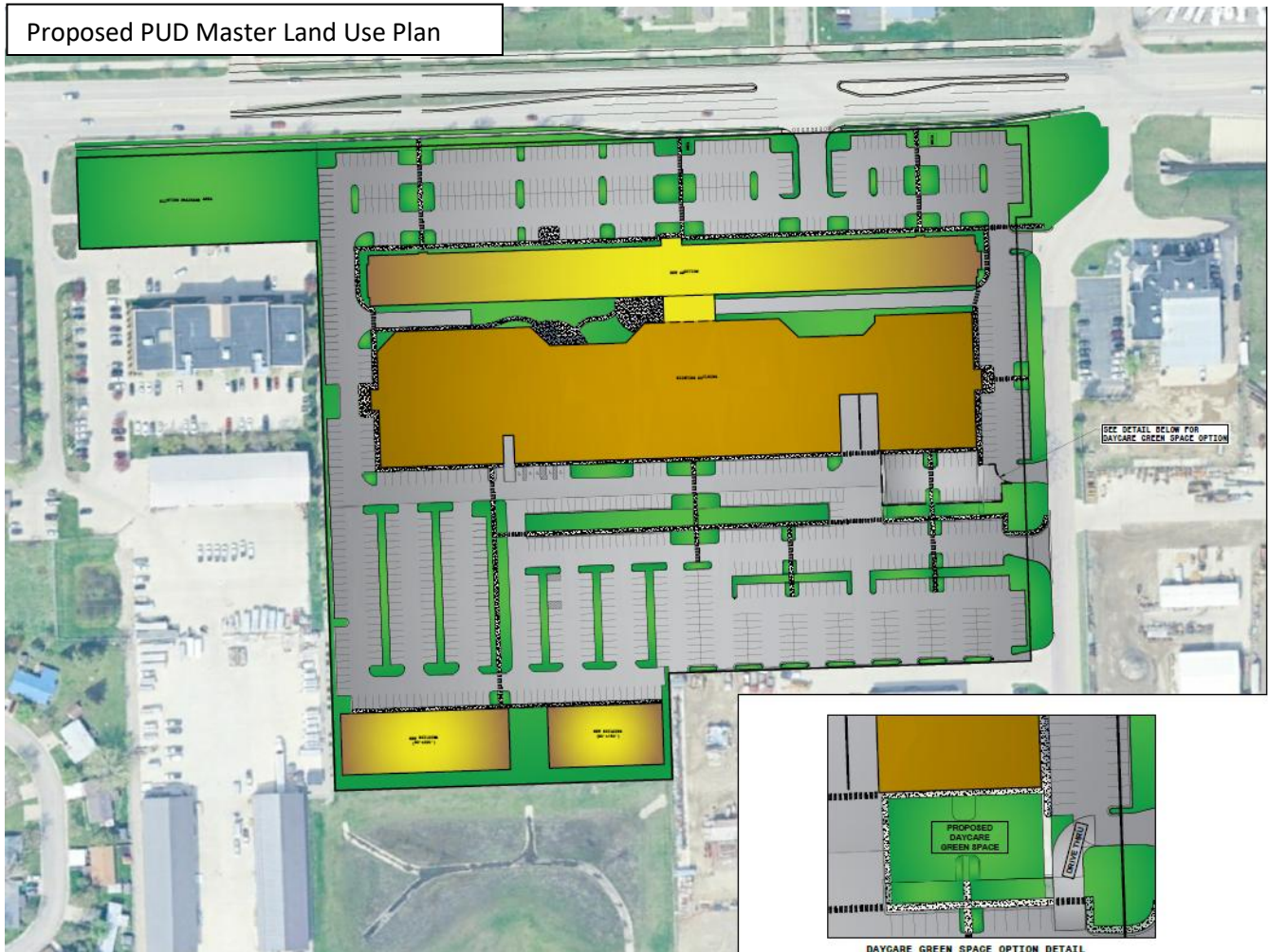
PUD Master Land Use Plan

The image below is the proposed PUD master land use plan submitted by the applicant, which shows building locations, parking and circulation, and open space. The master plan contemplates two scenarios on an area on the northeast side of the development, along 2nd Avenue South, which may continue to be parking as it is today, or if a daycare tenant is secured as is proposed, would become an outdoor space. If the master plan is approved, either scenario may occur in that location. The master plan is also attached.

Note that if the zoning change and master land use plan are approved by the City Commission, the Planning Commission will review the PUD final plans at some point in the future.

The applicant has provided a schematic landscaping master plan to further indicate the treatment of the outdoor spaces on site, which is attached.

Proposed PUD Master Land Use Plan



PUD Overlay

The proposed PUD Overlay is intended to modify or establish the following specific GC zoning standards:

- Allowed Uses – include residential and industrial
- Residential Density – establish minimum residential density

- Parking – modify and establish parking requirements
- Setbacks – establish front setback
- Landscaping – modify requirements related to parking lot buffers and open space plant unit landscaping
- Building Height – establish maximum building height
- Open Space – establish minimum open space
- Residential Protection Standards – establish that standards are not applicable

In addition to the modifications noted, the PUD overlay would also establish additional standards for the development, which are consistent with other overlays along arterial roadways in Fargo. This includes requirements related to building materials, façade treatment, color scheme, screening of nuisances, such as rooftop equipment, loading spaces and dumpsters, on-site pedestrian circulation, and prohibits certain uses. For additional information on the requirements, the draft PUD overlay is attached.

Note that if the PUD is approved, the previously approved Conditional Use Permits (CUP) no longer apply, as those approvals are from a different development project which would have allowed industrial uses on site. The two CUP's for manufacturing and production use on the GC zoned property were approved by the Planning Commission in August 2023 (recorded documents 1696348 and 1696348). Conditions within the CUP are either no longer relevant based on the PUD proposal or carry through to the conditional overlay (such as prohibited uses).

Parking information

The applicant proposed to modify parking standards for residential units and establish a parking standard for research and development use through the PUD. A parking narrative has been provided for additional information about the request, and is attached. The development proposes to provide:

- 1.5 parking spaces per residential unit
- 2.77 parking spaces per 1,000 square feet of research and development use

All other uses would be per the Land Development Code (LDC). The parking study technical memorandum is attached for review.

Minor Subdivision with Drain Setback Waiver

In order to accommodate the development, the applicant has applied for a subdivision, 45th Street Park Sixth Addition, to create one lot and one block. The property owned by Southeast Cass Water Resource District (SECWRD) is not included in the plat. Below provides additional information related to the waiver for the drain setback.

Subdivision Waiver for Drain Setback:

Cass County Drain No. 40 is an underground drain located on Lot 4, Block 1, 45th Street Park 2nd Addition, owned by SECWRD, and is part of the subject property and PUD project. As this is a legal drain, a 175 foot setback from the east side of the centerline of the drain would be required pursuant to Section 20-0610 of the Land Development Code (LDC). The subdivision waiver is for modification of this drain setback requirement; specifically, that the requirement for the 175 foot setback from the centerline of the drain be reduced and that the necessary right of way needed by SECWRD has been acquired previously and exists today. The development proposes an addition to the west side of the building, that would be approximately 10 from the property owned by SECWRD. The subject property owners have an existing agreement related to the drain and also include improvements, such as parking and landscaping, on the property, which are utilized by West 45th Business Center LLC. Due to the project, new or updated agreements will need to

occur between the property owners to ensure the proposed plans can be accommodated and reviewed by the SECWRD board, which is outside City processes.

Background on the Drain Setback Requirement

Based on the applicant's request, the City Engineering department and SECWRD staff has reviewed the need to be able to access the legal drain as currently constructed. The drain within this corridor has been previously constructed by the adjacent property to be underground within two 96-inch wide pipes approximately 15 feet deep. As such, the City Engineer and SECWRD has reviewed the proposed development and contends that a reduction of the 175-foot setback is reasonable. As this drain is underground, the full 175-foot setback is generally not required. Sufficient space must be provided alongside the underground pipes to safely excavate to access them for repair and maintenance. Based on review of the actual drain location within the SECWRD right of way, no easement or dedication is required on the plat, as there is sufficient room within the SECWRD right of way to safely excavate to access the drainage pipes for repair and maintenance.

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. The applicant will also need to submit for building permits, where all review departments will review the plans for compliance with their respective codes.

Zoning

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

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

Staff is unaware of any error in the zoning map as it relates to this property. Staff finds that the requested zoning change is justified by change in conditions since the previous zoning classification was established. The applicant proposes to redevelop the property into an innovation center, providing a work-live, walkable campus-like setting. The PUD zoning is an overlay with an underlying zoning district of GC, General Commercial, which will accommodate the development, including additional land uses of residential and industrial. The property will be developed in alignment with the PUD master plan, final plans and requirements in the ordinance related to building location, form, density, and other provisions and requirements. Together, these provide the expectations for how the development will be constructed. **(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 existing developed public rights of way, which provide access and public utilities to serve the property, including on 45th Street South and 2nd Avenue South. **(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 supporting evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. In accordance with the notification requirements of the Land Development Code, notice was provided to neighboring property owners within 300 feet of the project site. To date, Planning staff has received inquiries from one individual, from whom a letter was provided to the department and is attached. **(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 PUD is in keeping with Fargo's Comprehensive Plan, with the following initiatives:

- Promote Infill – Promote infill and density within areas that are already developed.
- Design Standards – Utilize design standards for infill development, improving quality of new housing and promote dense, walkable communities with neighborhood centers.
- Quality New Development – Require new development to meet site design standards that result in well-designed new neighborhoods.
- Parking – Pursue creative parking strategies by exploring reducing minimum parking standards and sharing parking.

The 2024 Fargo Growth Plan designates the subject property as Transitional (or Flex) Industrial/Commercial, described as a live-work, light industrial, and makerspace with secondary uses of multi-family residential, and mixed commercial/retail uses. The project is consistent with the Growth Plan.

Upon review of the proposed parking modifications, the provided study proposes to provide 1.5 parking spaces per residential unit and to establish a parking ratio of 2.77 per 1,000 square feet for research and development uses (1 per 361 square feet). The narrative cites the ITE (Institute of Transportation Engineering) Parking Generation Manual, 6th Edition for uses specific to the development, as well as the Fargo/West Fargo Parking & Access Study, which proposes between one and two parking spaces per dwelling unit. The proposed modification and establishment are supported by the ITE and Parking and Access Study. All other uses will be per the Land Development Code. The study estimates the total demand for parking for the development to be 956 spaces, while the plan proposes approximately 1,100 spaces, an excess of 144 spaces. The City of Fargo Traffic Engineer reviewed the parking study and concurred with the findings.

Staff finds this proposal is consistent with the purpose of the LDC, the Go2030 Comprehensive Plan, Fargo Growth Plan, and other adopted policies of the City. **(Criteria Satisfied)**

PUD Master Land Use Plan

Section 20-0908.B.7 (a-e) of the LDC stipulates that the Planning Commission and Board of City Commissioners shall consider the following criteria in the review of any Master Land Use Plan:

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the purpose and intent of this Land Development Code;

The plan represents an improvement over what could have been accomplished through strict application of the base zoning district to create a high-density development. The proposed zoning is GC, General Commercial with a PUD Overlay. The PUD allows for a mixed-use development, with the focus of an innovation center. The PUD overlay provides flexibility for residential and industrial use, residential

parking requirements, landscaping requirements, while requiring higher standards for building design and materials, screening nuisances, pedestrian connectivity, and restriction of incompatible uses. **(Criteria Satisfied)**

2. **The PUD Master Land Use Plan complies with the PUD standards of Section 20-0302;**
All standards and requirements as set forth in the LDC have been met. **(Criteria Satisfied)**
3. **The City and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, 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 fronts on existing developed public rights of way of 45th Street South and 2nd Avenue South, which provide access and public utilities to serve the property. **(Criteria Satisfied)**
4. **The development is consistent with and implements the planning goals and objectives contained in the Area Plan, Comprehensive Plan and other adopted policy documents;**
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 PUD is in keeping with Fargo's Comprehensive Plan. Particularly, the City's Go2030 Comprehensive Plan supports development within areas of the City that are already serviced with utilities and also supports developments with increased density. The development is consistent with the placetype designation of the 2024 Growth Plan of Transitional (or Flex) Industrial/Commercial, which is defined as a live-work, light industrial, and makerspace with secondary uses of multi-family residential, and mixed commercial/retail uses. Staff finds this proposal is consistent with the purpose of the LDC, the 2024 Growth Plan, the Go2030 Comprehensive Plan, and other adopted policies of the City. **(Criteria Satisfied)**
5. **The PUD Master Land Use Plan is consistent with sound planning practice and the development will promote the general welfare of the community.**
The PUD is consistent with sound planning practice and the development will promote the general welfare of the community by providing a development that will allow for a variety of uses within an area of the City that already has access to City services. **(Criteria Satisfied)**

Minor Subdivision

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

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
The proposed zoning is from LI, Limited Commercial with C-O, Conditional Overlay and GC, General Commercial to GC with a PUD, Planned Unit Development Overlay and repeal of the C-O. The proposed zoning is consistent with the Fargo Growth Plan 2024 designation "Transitional (or Flex) Industrial/Commercial" placetype. 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 inquiries from one individual, from whom a letter was provided to the department and is attached. 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 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)**

Subdivision Waiver

The LDC stipulates that the following criteria are met before a subdivision waiver can be approved:

1. **Section 20-0907.D.3.a of the LDC stipulates that a Subdivision Waiver must not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the area in which the property is located.**

The City Engineer and Southeast Cass Water Resource District Engineer have evaluated the drain and existing right of way owned by SECWRD and have confirmed that the existing right of way, the property owned by SECWRD, is sufficient to provide access for maintenance to this underground drain. It is entirely on the SECWRD right of way and no setback is needed beyond the extents of their property. **(Criteria Satisfied)**

2. **Section 20-0901.D.3.b of the LDC stipulates that a Subdivision Waiver must represent the least deviation from this Land Development Code that will mitigate the hardship or practical difficulty that exists on the subject property.**

As this is an underground drain, the City Engineer has determined that the full 175 foot setback on the east side of the drain centerline is not necessary in this case, as the drain and box culverts are in place. It is entirely on the SECWRD right of way and no setback is needed beyond the extents of their property. **(Criteria Satisfied)**

3. **Section 20-0907.D.3.c of the LDC stipulates that a Subdivision Waiver shall not have the effect of waiving any provisions of this development code other than the Subdivision Design and Improvement Standards of Article 20-06.**

This subdivision waiver applies only to the drain setback requirements of Section 20-0610 of the LDC for this property. **(Criteria Satisfied)**

Staff Recommendation:

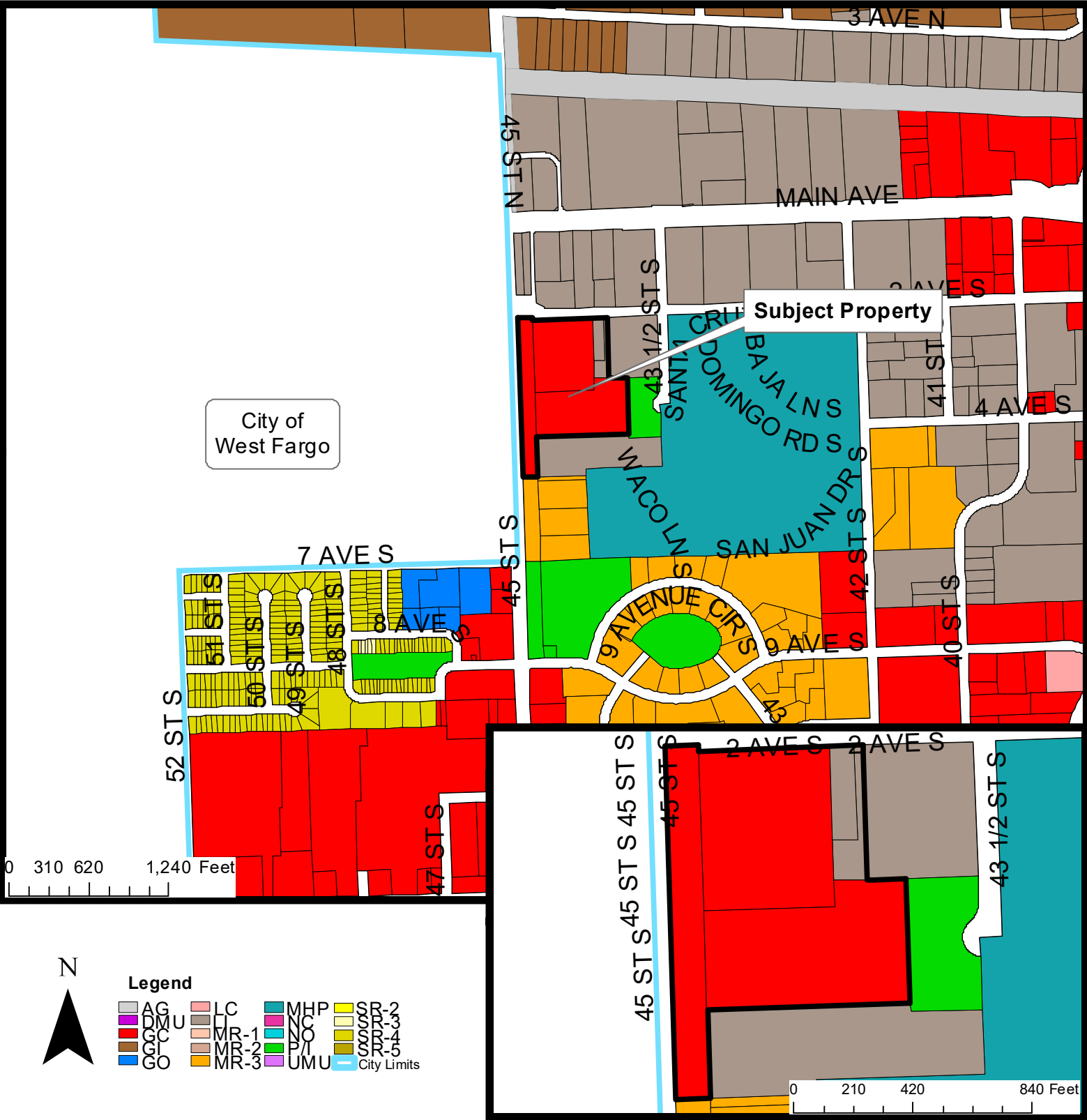
Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed: **1)** Zoning Change from LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit 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)** proposed subdivision plat, **45th Street Park Sixth Addition, including a subdivision waiver for reduced drain setback**, as outlined in the staff report, as the proposal complies with the Go2030 Fargo Comprehensive Plan, 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 LDC and all other applicable requirements of the LDC."

Planning Commission Recommendation:
Attachments:
<ol style="list-style-type: none">1. Zoning Map2. Location Map3. Statement of Intent4. COVE Narrative5. Project renderings6. PUD Chart7. Proposed PUD Master Land Use Plan8. Preliminary Landscaping Plan9. Preliminary Plat10. Parking Narrative11. Draft PUD Ordinance12. Public Comment

Minor Subdivision, including waiver for drain setback; PUD, Planned Unit Development
Master Land Use Plan & Zoning Change from LI, Limited Industrial with a C-O, Conditional
Overlay and GC, General Commercial, to GC, General Commercial with a PUD & repeal C-O

45th Street Park Sixth Addition &
45th Street Park Second Addition

200, 300, 330 & 400 45th Street South;
4414 & 4428 2nd Avenue South





West 45th Street Center of Innovation

DEVELOPER'S STATEMENT OF INTENT

Roers Development and Goldmark Design are proposing a dynamic, mixed-use development through a Planned Unit Development (PUD) overlay on the existing General Commercial zoning district, located along 45th Street in Fargo.

This project—45th Street Center of Innovation—aims to establish a forward-thinking, integrated campus that brings together residential living, entrepreneurial workspaces, and community services in one cohesive environment. By adding targeted uses to the General Commercial zone, this PUD request supports a model of urban growth that aligns with Fargo's 2030 Comprehensive Plan goals around innovation, walkability, and thoughtful density.

The PUD will allow for the following modifications and additional uses:

- **Addition of Residential Uses:** Introduction of approximately 225 residential units in a five-story, connected living facility designed for both long-term residents and short-term stays.
- **Innovation-Oriented Use Additions:** Inclusion of uses such as incubator space, laboratories, co-working and collaboration space, light manufacturing, and flexible office configurations to support startups, scaling ventures, and anchor tenants within over 200,000 SF of customizable space.
- **Supportive Community Amenities:** Integration of complementary uses including food service, daycare, fitness and wellness facilities, and common gathering spaces—accessible to both residents and Innovation Center tenants.
- **Interconnected Campus Design:** All uses will be physically and programmatically connected to create a seamless “live, work, play” experience under one roof. The internal campus structure reduces the need for external commuting, enhances sustainability goals, and supports a highly walkable, community-oriented environment.

This project proposes a modern, adaptable campus structure that nurtures innovation and community in equal measure. The flexibility and synergy between residential, commercial, and entrepreneurial spaces position the 45th Street Center of Innovation as a model for next-generation development in Fargo.

PROJECT SCOPE

The 45th Street Center of Innovation will include:

- A five-story, 225-unit residential complex, designed to accommodate a range of lifestyles, from long-term professionals to short-term innovators and guests.
- 200,000+ SF Innovation Center, including office space, labs, startup incubators, and light manufacturing areas.
- Wellness and Lifestyle Amenities, such as a full-service gym and wellness center, daycare facilities, food and beverage options, and indoor/outdoor community gathering areas.

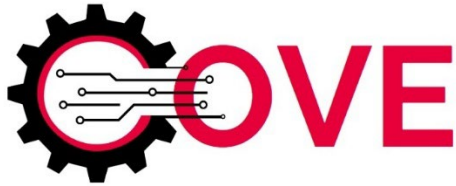
- Campus-Wide Connectivity, ensuring that all buildings and users benefit from shared infrastructure, indoor pathways, and strategic amenity integration.
- Sustainability and Accessibility Enhancements, with attention to green space, efficient use of infrastructure, and improved pedestrian access across the site.

Through this PUD request, the development team seeks to thoughtfully expand allowable uses within the General Commercial zone to support a high-impact, mixed-use vision that prioritizes community, innovation, and quality of life.

Nate Vollmuth

GDD

5.19.2025



Roers is collaborating on creating a premier opportunity for the Midwest region and beyond as we introduce **COVE – Center of Innovative Ventures and Entrepreneurs**. This state-of-the-art facility is set to become a vibrant hub where innovative ideas and productive partnerships flourish. COVE campus is divided into three sections of which the services and benefits will be encompassed in this “one-stop shop” for entrepreneurs and growing businesses:

- WORKING @ COVE
- LIVING @ COVE
- ANNEX @ COVE

COVE is designed to enhance daily living by offering a variety of thoughtfully curated **community amenities** that prioritize convenience and lifestyle. With a focus on delivering services directly on-site, residents can enjoy the ease of accessing everyday essentials without leaving the property and visitors can enjoy the amenities as well. Among the amenities being considered are a coffee shop and a restaurant, ideal for casual dining or social gatherings. For relaxation and recreation, COVE plans to feature inviting green spaces to relax, enjoy the tranquility and connection to nature. Additionally, a fully equipped workout area will support members in maintaining their health and wellness goals. Other considerations include a daycare open to residents and the public, electric vehicle charging stations available to all and designated areas to display public art pieces to celebrate local creativity. COVE can become a central hub to host community events, meetings, gathering and even larger scale conferences, trade shows or galas.

With plans to collaborate with the City on establishing a nearby bus stop, COVE will enhance accessibility through strong public transportation links, pedestrian-friendly design, and ample parking. Strategically located near major interstates, streets, and airports, COVE ensures quick connectivity.

Beyond its amenities, COVE will also play a vital economic role by creating jobs across a wide range of skill levels, from customer service and education to specialized technical and health/wellness careers.

The community aspect of the amenities will attract residents, commercial tenants, community members and visitors to the area with a wide range of recreational, social and convenience amenities.

COVE will attract local, national and international businesses seeking a growing, vibrant hub with these elements:

- **Convenient Location:** The building contains flexible space spread across two floors, tailored to meet diverse business needs. This location facilitates easy interstate and air travel, avoiding busy roads. Interstate 29 north/south and 94 east west are within 1-3 miles of the facility. Hector International Airport (FAR) is 5 miles directly north on Interstate 29. The site will be linked from the Working @ COVE and Living @ COVE so accessibility will be extremely suitable.
- **Amenities:** Offering a range of amenities, COVE will provide on-site services to deliver convenience without having to depart. Some sought after amenities being considered include a coffee shop, a restaurant, green space, and a fully equipped workout area.
- **Concierge Services:** On-site services which may include fractional accounting, legal services, human resources, IT, marketing and more is a benefit to tenants at COVE. This is a unique service to the area and meeting a need to businesses which may not have experts in all areas on their team. A dedicated concierge representative will be available to assist with tenant needs.
- **Collaborative Spaces:** Multiple meeting and breakout areas for tenants to consult, share ideas, and drive innovation together. Large areas will create networking opportunities for not only tenants but for training sessions and conferences as well as industry specific and community ventures. Also the opportunity for “plug and play” spaces for those who need a place to work independently or in small groups but without a long term commitment.
- **Residential Options:** The center also features 200 apartments with superb amenities. The units will provide added convenience for those that want to work and live in close proximity. AirBnb options will also be accessible for those attending training sessions or term projects arise for longer stays.
- **Parking:** Ample underground and surface parking ensures hassle-free access for all visitors and tenants. The parking facilities offer convenient access to 45th Street, connecting seamlessly to main access points in Fargo.

COVE is designed to be more than just a workspace—it’s a community where businesses can thrive, and professionals can connect and collaborate. We are excited to welcome you to this dynamic environment and look forward to seeing the groundbreaking ideas that will emerge in this new facility.

COVE - Community Amenities/Benefits Overview

WORKING @ COVE

Designed to foster entrepreneurship, advance technology, and catalyze business development, this transformative mixed-use development will be sought after by businesses seeking a unique environment. Co-working spaces, private offices, event spaces, leased commercial areas, residential units and robust business support services will provide opportunities for businesses in a single, innovative and focused commercial community.

A. Office Co-Working Space Options

- Conference Rooms: 3 rooms
- Collaboration Rooms: 3 rooms
- Pod Cast studio: 1 room (100 sq. ft. each) = 100
- Event Space/s: 1 area, subdivisible with capacity up to 300 people; shared space.

B. Shared Co-Working Lab & R&D Space

C. Shared Commercial Kitchen Space

- 2 Workspaces in the Kitchen Area
- 2 Working spaces in the Prep Area
- Client Storage
- Events/Classes/Private Lessons

D. Leased Commercial Space

- Large Units
- Medium Units
- Small Units
- Common Areas & Amenities: shared bathrooms, hallways and loading dock space

E. Amenities Driving/Personal Services Leased Space

- 3 units of fast food/fast casual restaurant/s
- 2 units retail
- 1 unit commercial (personal service)
- Wellness/Fitness area
- 1 unit (chiropractor)

F. Concierge Services

- 3D Printing and copying

- Accounting Banking, Budgeting creation, Debt management, Wealth management, etc.
- Bookkeeping, Payroll, Auditing, Tax,
- Business Advisory
- Business strategy, Risk advisory, Business outsourcing, grant writing, etc.
- Financial Advisory services
- Grant Writing
- Human Resources
- Legal Services
- Business Law, Intellectual property, Patent, Labor Law, Contract, Mergers/Acquisitions, etc.
- Marketing
- Notary service
- Professional Headshot
- Registered Agent

G. Accelerator Services

- Access to off-street and heated parking
- Childcare
- Food/Catering
- Mailbox/Address
- Rooftop Lounge
- Secure Storage
- Wellness/Fitness Center

LIVING @ COVE

A 22,000-square-foot amenity hub—located on the first floor of the apartment building and positioned between the commercial center and the residential are, the residential side of this project may house a childcare center, fitness center, and shared business services to serve both residents and tenants.

Strategically located within the campus, the complex supports a live-work-play ecosystem catering to professionals, families, and entrepreneurs. Not only is the internal area development plans strong with areas of appeals, but open green space will also be allotted for residents to

enjoy. This may include a play area for daycare and children living on-site, outdoor patio or restaurant options also.

With strong demand for walkable communities, family-centered amenities, and flexible lease options, this development targets residents seeking convenience and high-quality amenities. The project will deliver long-term value through diversified revenue streams and operational efficiency, while enhancing the overall appeal and functionality.

Overview:

- Number of Units: +/- 225
- Studios/Efficiency, 1-Bedroom, 2-Bedroom, 2-bedroom w/ Mezzanine and 3-Bedrooms
- Amenity Space with features such as
 - Licensed on-site childcare center
 - Fitness center and wellness room
- Underground and surface parking

ANNEX @ COVE

This additional area is complex designed to meet the demand for high-bay flex space within COVE. The light industrial area is strategically positioned near the COVE and will consist of two high-bay buildings totaling 29,600 square feet, and a secure 4,000-square-foot fenced yard to support tenants with light manufacturing, staging, prototyping, and logistics needs.

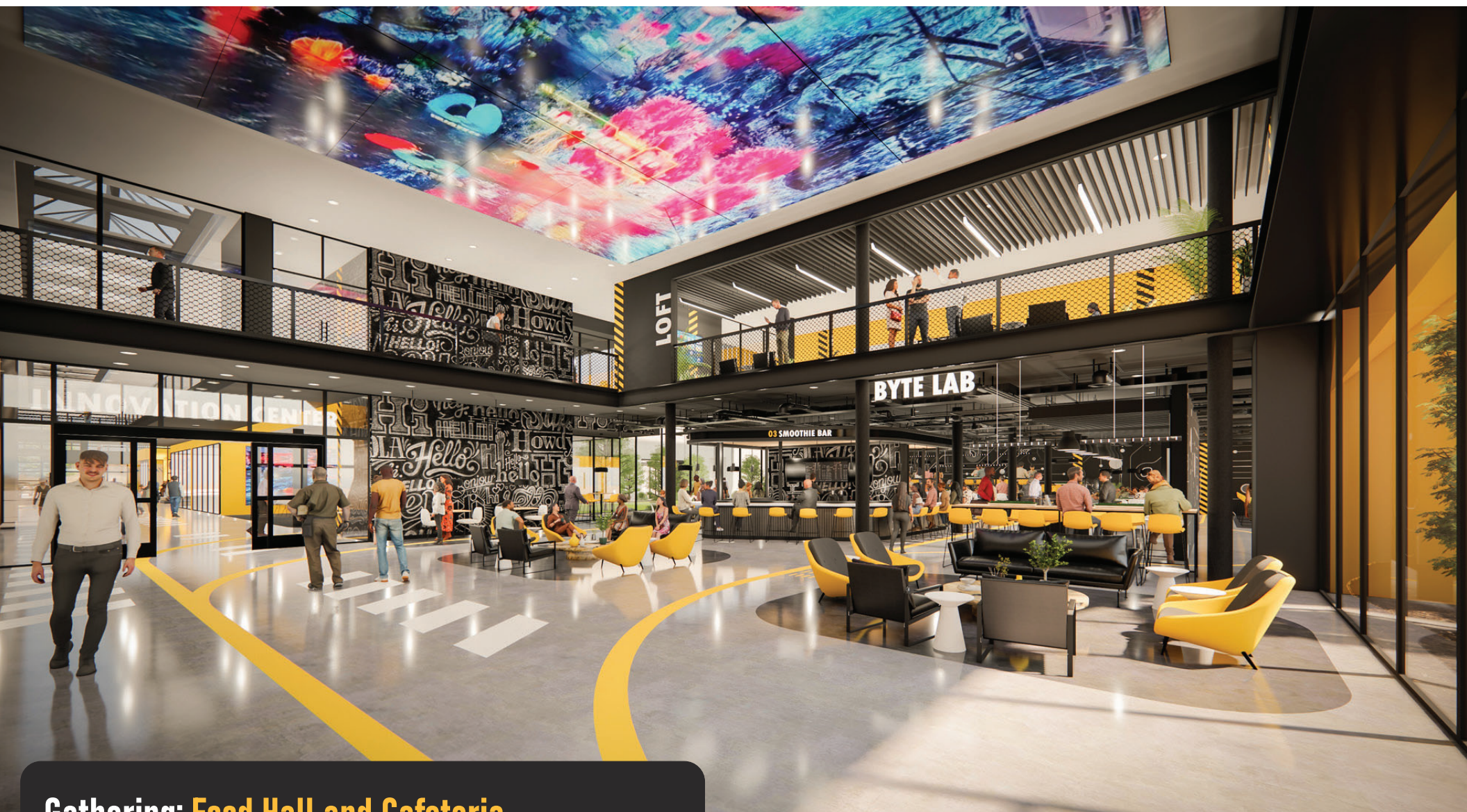
With access to the robust amenities of COVE —coworking space, advanced lab facilities, restaurants, and residential units—Annex @ COVE uniquely integrates industrial capabilities within a vibrant live-work-play environment. This location enables businesses to scale from prototype to production with minimal friction.

- Directly adjacent to the main commercial and residential developments with access to amenities such as on-site restaurants, childcare, coworking, fitness center

Target tenants include Prototype and pilot manufacturing firms, Ag-tech and biotech production support teams

- Energy storage and clean-tech component assembly
- Rapid prototyping and additive manufacturing (3D printing) firms
- Industrial support services (AV/IT integrators, logistics coordinators) close to distribution corridors





Gathering: Food Hall and Cafeteria



Gathering: **Food Hall Seating Area**



Gathering: **Food Hall**



Connection to Greenspace: **Corporate**



A New Address for Innovation

The Innovation Hub is where the convergence of robotics, biotechnology, fintech, artificial intelligence, and data happens under one roof designed to foster creativity and collaboration. This dynamic space actively gathers the brightest thoughts and ideas, transforming them into groundbreaking solutions that redefine industries.

Innovation Stairs: Located at the center of the building and the crossroads of the East and West entrances, the multifunctional staircase with integrated seating, allowing for casual gatherings, spontaneous collisions of ideas, and presentations and product launches.

Interactive Installations: Regularly changing showroom with installations so that all ages can be inspired by the ideas percolating inside the innovation center.

Networking Lounges: Activating the center of atrium are informal spaces designed to facilitate networking among startups, investors, and potential collaborators, fostering a community of innovation.

© JLG ARCHITECTS

PRELIMINARY CONCEPT AND LAYOUT

West 45th Center of Innovation PUD NARRATIVE

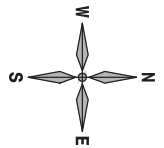
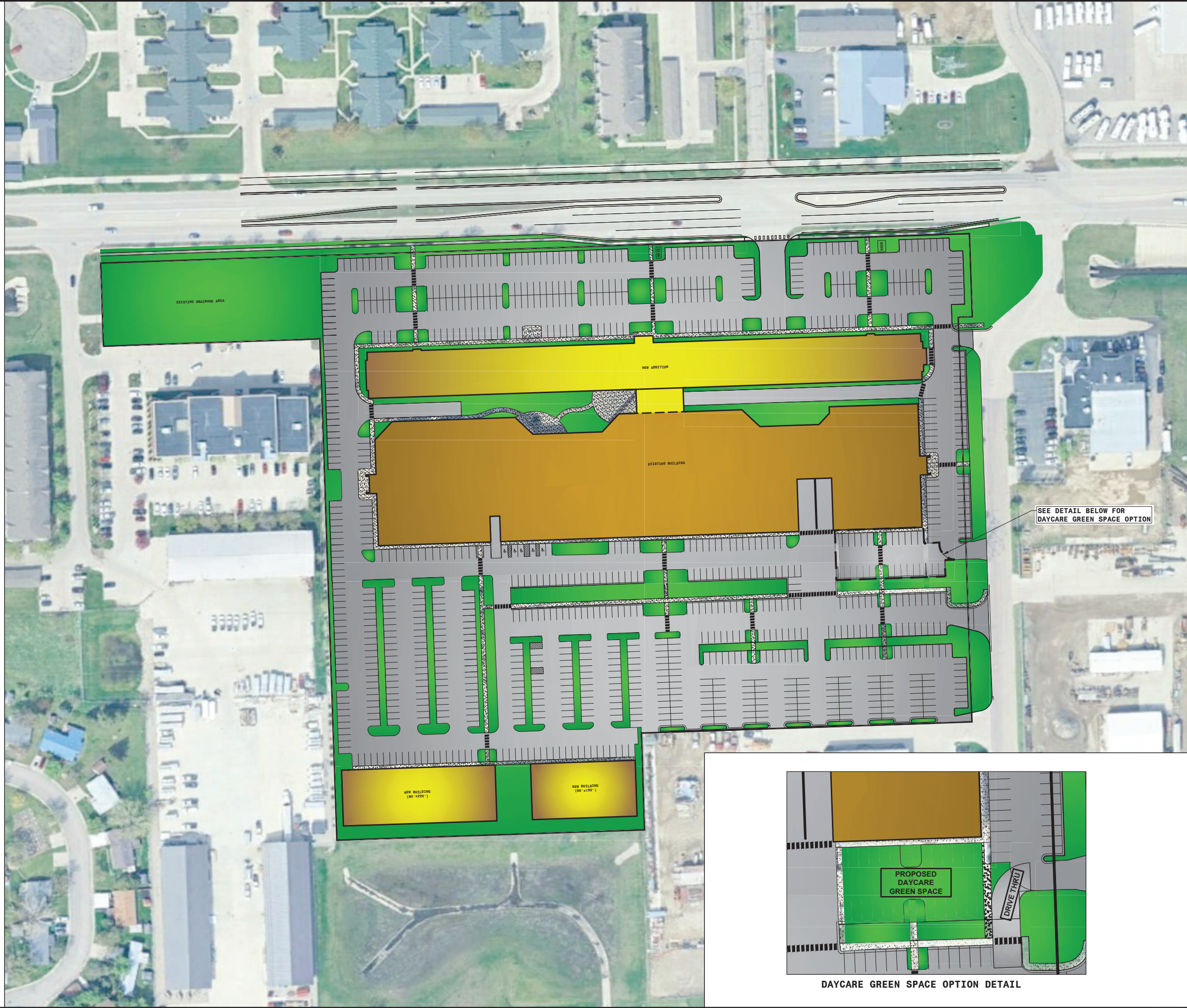
DEVELOPER'S STATEMENT OF INTENT: *Describing how the proposed development provides greater benefits to the city than would a development carried out in accordance with others applicable land use development regulations*

The PUD will include a site plan for the development that is incorporated here by reference. The PUD will, generally, apply the GC, General Commercial development standards, except as otherwise provided below:

	Current LDC development standards for GC, Limited Commercial Zone	<i>Proposed PUD modifications to development standards</i>	NOTES
Allowed Uses	None	<i>High Density Residential, Light Manufacturing/Industrial, Lab Space, Warehouse, Day Care</i>	
Minimum Lot Area	None		
Minimum Lot Width	None		
Residential Density	No specified	13.0 Per Acre	3.39 acres 6.01 acres 0.65 acres 0.60 acres 6.30 acres 16.95 total
Setbacks	Front—20 Interior side—5 Street side—20 Rear--15	<i>Use Cass Resource District lot via Unified Dev.</i>	
Max. Height	None		
Building Coverage	85%		
Minimum open space	Not specified	15.72%	<i>Includes SE Cass parcel</i>
Parking - MF	2.25 spaces per unit	<i>Reduce to 1.50 per unit</i>	
Parking – Research & Development	NA	<i>2.77 per 1000 sf</i>	
Landscaping—Street Trees	1 per every 50 feet on arterials; 1 per every 35 feet on locals	<i>Existing boulevards are established – request to allow existing plant units to remain</i>	
Landscaping—Open Space	3 plant units per 1,000 SF of area; 8 sf per unit,	<i>30% in front yards (North and West) and the remaining distributed around the site</i>	

Landscaping— Parking Lot Perimeter	Buffers shall be located between adjacent streets rights of way and off-street parking areas and all vehicular circulation areas within the front or streetside setback per Table 20-0705(D)(3)	<i>Existing boulevards are established – request to allow existing plant units to remain and not require additional plant units</i>	
Paving Setbacks	Parking lots and vehicular circulation areas shall provide a paving setback per Table 20-0705(D)(4)	<i>The parking lots are existing – request to allow existing plant units to remain and not required additional plant units</i>	
Residential Protection Standards (RPS)—Setback from abutting side and rear lot line	Development on lots adjacent to side or rear lines of lots in the SR or MR zoning district must meet the setbacks per Table 20-0704(B)(1)		
RPS—Front Setback	For new multi-family or nonresidential development occurs on lots adjacent to the side lot in any SR or MHP district, see 20-0704(B)(2) for setback requirements.		
RPS—Visual screening of dumpsters and outdoor storage areas	Required on all dumpsters and storage areas		
RPS—building height, 75 feet from residential	35 feet max		
RPS—building height 76-100 feet from residential	45 feet max		
RPS—building height 101--150 feet from residential	55 feet max		
RPS-residential protection buffers	At least 10 feet with 1 tree and 20 shrubs per 50 lineal feet		

RPS—operating hours	No garbage or recycling services between 10:00 p.m. and 6:00 a.m.		
RPS--lighting	No light more than 0.4 footcandles one foot inside SR-zoned lot		
RPS--odor	See 20-0704(H)— <i>usually not a problem on residential and commercial developments</i>		



COLOR RENDERING LEGEND:

	PUD BOUNDARY LINE
	NEW BUILDING
	NEW PAVEMENT
	NEW SIDEWALK PAVEMENT
	EXISTING BUILDING
	NEW GREEN SPACE AREA

**ROERS COMPANIES
WEST 45TH BUSINESS
CENTER DEVELOPMENT**

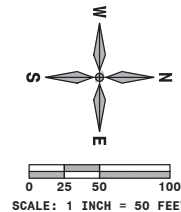
200 & 400 45TH ST S,
FARGO, NORTH DAKOTA 58103

NOT FOR CONSTRUCTION

MBN JOB #: 25-054 DATE: 08-20-25

PUD MASTER PLAN

DAYCARE GREEN SPACE OPTION DETAIL

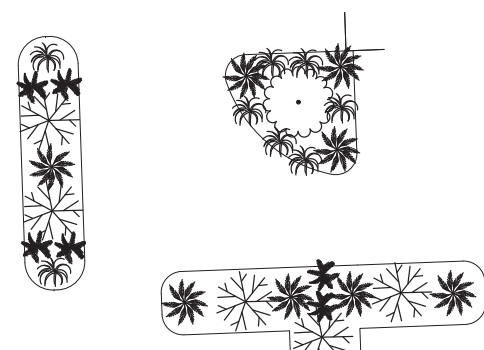


COLOR RENDERING LEGEND:

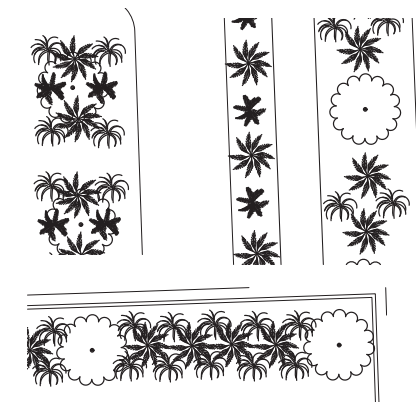
- PUD BOUNDARY LINE
- NEW BUILDING
- NEW PAVEMENT
- NEW SIDEWALK PAVEMENT
- EXISTING BUILDING
- NEW GREEN SPACE AREA
- NEW TREE
- NEW SHRUB

PUD SITE NOTES:

PARKING:
REQUIRED PARKING - 936 STALLS
PROPOSED W/O DAYCARE PARKING - 1,069 STALLS
PROPOSED W/ DAYCARE PARKING - 1,099 STALLS
SURFACE PARKING W/O DAYCARE PARKING - 931 STALLS
DAYCARE GREEN SPACE PARKING - 30 STALLS
UNDERGROUND PARKING - 138 STALLS
TOTAL EXISTING AREA (FOUR LOTS W/O SE CASS) - 13.58 ACRE (591,500.922 SF)
PROPOSED IMPERVIOUS W/O DAYCARE GREEN SPACE - 11.53 ACRE (502,173.292 SF) = 84.90%
PROPOSED GREEN SPACE W/O DAYCARE GREEN SPACE - 2.05 ACRE (89,237.630 SF) = 15.10%
REDUCTION OF IMPERVIOUS W/O DAYCARE GREEN SPACE - 0.40 ACRE (17,400.518 SF) = -2.94%
INTRODUCTION OF GREEN SPACE W/O DAYCARE GREEN SPACE - 0.40 ACRE (17,400.518 SF) = +2.94%
PROPOSED IMPERVIOUS W/ DAYCARE GREEN SPACE - 11.33 ACRE (493,475.240 SF) = 82.24%
PROPOSED GREEN SPACE W/ DAYCARE GREEN SPACE - 2.25 ACRE (98,025.682 SF) = 17.76%
REDUCTION OF IMPERVIOUS W/ DAYCARE GREEN SPACE - 0.60 ACRE (26,098.510 SF) = -4.41%
INTRODUCTION OF GREEN SPACE W/ DAYCARE GREEN SPACE - 0.60 ACRE (26,098.510 SF) = +4.41%
LANDSCAPING:
TOTAL TREES W/O DAYCARE GREEN SPACE: 304
TOTAL TREES W/ DAYCARE GREEN SPACE: 303
TOTAL SHRUBS W/O DAYCARE GREEN SPACE: 1,776
TOTAL SHRUBS W/ DAYCARE GREEN SPACE: 1,761



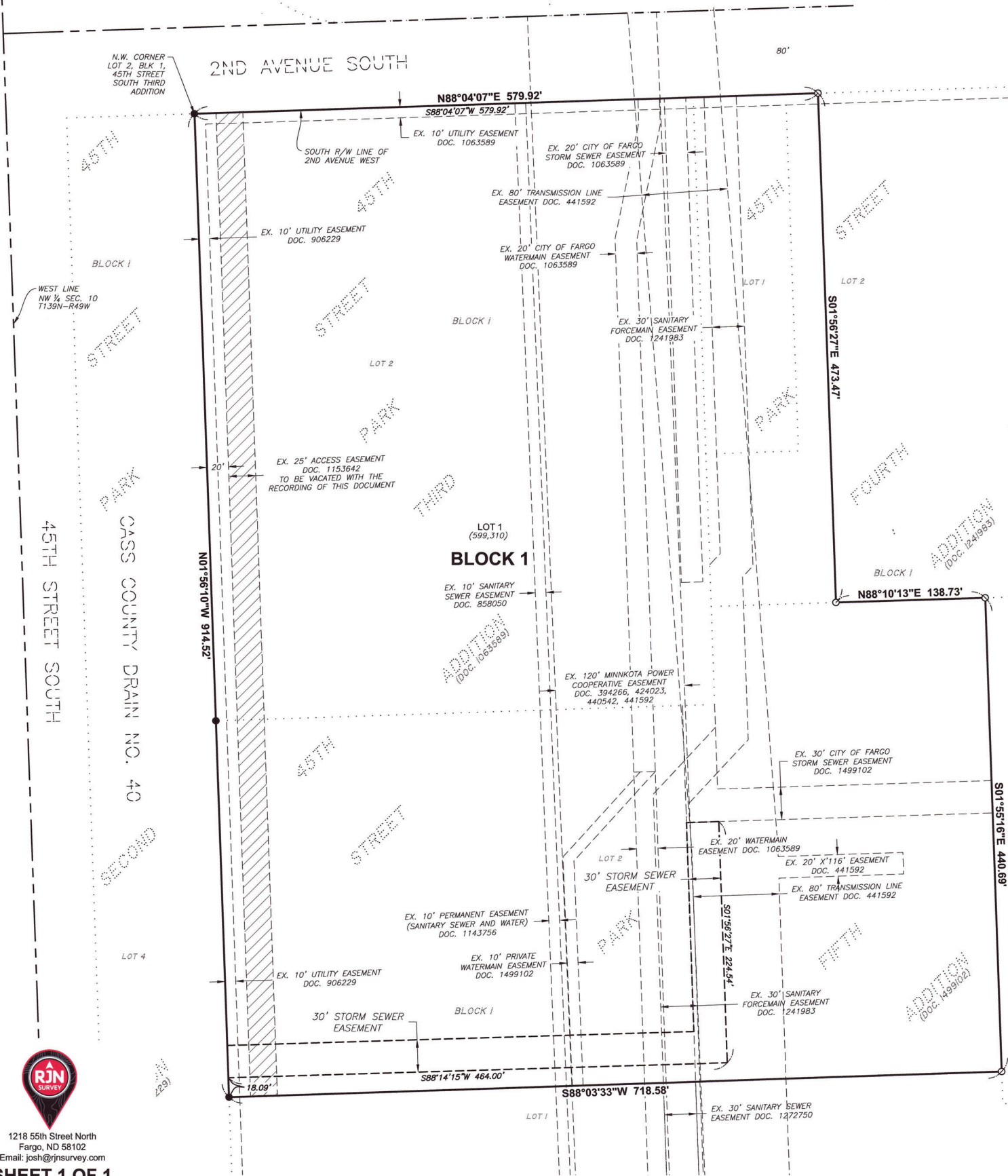
TYPICAL ISLAND LANDSCAPE DETAILS
SCALE: 1 INCH = 10 FEET



MISCELLANEOUS LANDSCAPE DETAILS
SCALE: 1 INCH = 10 FEET

45TH STREET PARK SIXTH ADDITION

BEING A REPLAT OF PART OF LOT 2, BLOCK 1 OF 45TH STREET PARK THIRD ADDITION AND ALL OF LOT 2, BLOCK 1 OF 45TH STREET PARK FIFTH ADDITION AND ALL OF LOT 1 AND PART OF LOT 2, BLOCK 1 OF 45TH STREET PARK FOURTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)



OWNER'S CERTIFICATE
KNOW ALL PERSONS BY THESE PRESENTS, West 45th Business Center LLC, a North Dakota limited liability company, being the owners of part of Lot 2, Block 1 of 45TH STREET PARK THIRD ADDITION and Lot 2, Block 1 of 45TH STREET PARK FIFTH ADDITION and Lot 1 and part of Lot 2, Block 1 of 45TH STREET PARK FOURTH ADDITION all to the City of Fargo, Cass County, North Dakota, being more particularly described as follows:

That part of Lot 2, Block 1, of 45TH STREET PARK THIRD 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 described as follows: BEGINNING at the northwest corner of said Lot 2; thence North 88 degrees 04 minutes 07 seconds East along the north line of said Lot 2 for a distance of 464.02 feet to the Northeast corner thereof; thence South 01 degrees 56 minutes 27 seconds East along the east line of said Lot 2 for a distance of 564.46 feet; thence South 88 degrees 02 minutes 49 seconds West for a distance of 464.00 feet to a point on the west line of said Lot 2; thence North 01 degrees 56 minutes 27 seconds West along the west line of said Lot 2 for a distance of 564.64 feet to the northwest corner thereof and the POINT OF BEGINNING.

AND
All of Lot 1 AND that part of Lot 2, Block 1 of 45TH STREET PARK FOURTH 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 described as follows: BEGINNING at the northwest corner of said Lot 2; thence North 88 degrees 04 minutes 07 seconds East along the north line of said Lot 2 a distance of 30.00 feet; thence South 01 degrees 56 minutes 27 seconds East parallel with the west line of said Lot 2 a distance of 473.46 feet to the point of intersection with the south line of said Lot 2; thence South 88 degrees 10 minutes 13 seconds West along the south line of said Lot 2, a distance of 116.00 feet to the southwest corner of said Lot 2; thence North 01 degrees 56 minutes 27 seconds West along the west line of said Lot 2 a distance of 141.52 feet to the southwest corner of Lot 1, Block One of said 45TH STREET PARK FOURTH ADDITION; thence North 88 degrees 04 minutes 07 seconds East along the south line of said Lot 1 a distance of 86.00 feet to the southeast corner of said Lot 1; thence North 01 degrees 56 minutes 27 seconds West along the east line of said Lot 1 a distance of 331.74 feet to the POINT OF BEGINNING.

AND
All of Lot 2, Block 1 of 45TH STREET PARK FIFTH 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.

Containing 13.76 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 "45TH STREET PARK SIXTH ADDITION" to the City of Fargo, Cass County, North Dakota. Said owners do hereby dedicate a 30' storm sewer easement to the City of Fargo as shown on said plat.

OWNER
West 45th Business Center LLC
by JSR Development, Inc., its Managing Member
James P. Roers, President

State of ND }
County of Cass } SS

On this 6 day of August, 2025 before me personally appeared James P. Roers, President, JSR Development, Inc., a North Dakota Corporation, the Managing Member of West 45th Business Center 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: [Signature]

MORTGAGE HOLDER
Old National Bank
Marilyn Stine-Doeden, SVP
Name, Title

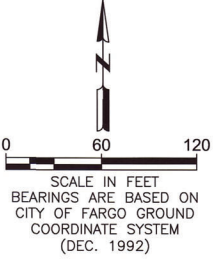
State of ND }
County of Cass } SS

On this 6 day of August, 2025 before me personally appeared Josh Herbold (name), (title), 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 Old National Bank.

Notary Public: [Signature]

MARILYN STINE-DOEDEN
Notary Public
State of North Dakota
My Commission Expires December 06, 2027

MARILYN STINE-DOEDEN
Notary Public
State of North Dakota
My Commission Expires December 06, 2027



NOTES
1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

- LEGEND
- SET 5/8" REBAR CAP LS 27292
 - FOUND MONUMENT
 - (5,000) PLAT LOT AREAS (SQ. FT.)
 - SURVEYED/PLAT BOUNDARY
 - NEW EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - ORIGINAL PLATTED LINE
 - /// EASEMENTS VACATED BY THE RECORDING OF THIS PLAT

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 28th day of July, 2025

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



State of North Dakota)

County of Cass) SS

On this 28th day of July, 2025 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: [Signature]

TRACY GOODMAN
Notary Public
State of North Dakota
My Commission Expires Oct. 27, 2026

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: _____



Real People. Real Solutions.

3168 41st Street South
Suite 2
Fargo, ND 58104

Ph: (701) 566-5339
Fax: (701) 566-5348
Bolton-Menk.com

August 13, 2025

Mark Williams
City of Fargo - Planning & Development
225 4th Street North
Fargo, ND 58102
(701)-241-1474

Reference: West 45th Street Center of Innovation
Fargo, North Dakota

Subject: Parking Narrative

Dear Mr. Williams:

This parking narrative was prepared to determine the parking demand for the proposed West 45th Street Center of Innovation at the request of the City of Fargo (City) to describe the parking operations and demand on site. The proposed development is expected to replace the existing Sanford 45th Street Business Center located along 45th Street, south of 2nd Avenue in Fargo, North Dakota. Based on the Developer's statement of intent, the proposed development is anticipated to introduce approximately 225 residential units in a five-story, connected living facility design, as well as approximately 262,000 square feet (s.f.) of research and development land use. The research and development portion of the site is expected to include office space, labs, startup incubators, light manufacturing areas, and wellness/lifestyle amenities. This study analyzes the total parking demand for the proposed development at full build out on a typical weekday to ensure the proposed parking provided adequately meets the demand.

At the request of the City, this parking narrative aims to support a request for a parking reduction for the residential portion of the site and to establish a parking ratio for the research and development portion of the site.

Development Density

Based on the most recent coordination with the project team, this proposed development is expected to be comprised of the following uses at full build out:

- 225 mid-rise apartments
 - 7 efficiency dwelling units
 - 105 1-bedroom units
 - 98 2-bedroom units
 - 15 3-bedroom units
- 15,926 s.f. of commercial retail land use
- 136,780 s.f. of general office land use
- 26,485 s.f. of manufacturing land use
- 56,085 s.f. of warehousing land use
- 26,485 s.f. of research and development land use

It should be noted that the listed intensities above may be subject to change. Refer to the Daycare Green Space section for more information on the potential site changes with the inclusion of the daycare green space. The proposed development is expected to provide 1,101 parking spaces at full build-out. This includes 963 surface parking stalls (includes daycare parking) and 138 underground parking stalls.

City of Fargo's Parking Requirements

Table 1 summarizes the expected land uses of the proposed development based on recent coordination with the project team and the associated parking requirements based on the City's Land Development Code (LDC).

Table 1: Parking Demand Estimated for the Proposed Development – City's Parking Requirements

City's Land Use Classification	Required Parking Ratio*	Variable	Required Parking Spaces (per unit/SF)
Household Living – Multi-Dwelling Structures	1.25 spaces per efficiency dwelling unit	7 units	9 spaces
Household Living – Multi-Dwelling Structures	2 spaces per 1+ bedroom unit	218 units	436 spaces
Household Living – Multi-Dwelling Structures	0.25 guest spaces per unit	225 units	56 spaces
Commercial – Retail Sales & Service	1 space per 250 s.f.	15,926 s.f.	64 spaces
Office – Not Medical	1 space per 300 s.f.	136,780 s.f.	456 spaces
Indoor Storage, Warehousing, Equipment Service, or Manufacturing Area	1 space per 2,500 s.f.	82,570 s.f.	33 spaces
Research and Development Center	**	26,485 s.f.	--
Total Parking Spaces Required			1,054 spaces

*Required parking ratios from Off-Street Parking Schedule "A" and Schedule "B" in the City's LDC.

**Land use is not specifically defined in the City's LDC. No required parking ratio available.

Per Section 20-0701 of the City's LDC, a total of 1,054 parking spaces are required for the residential, office, commercial, manufacturing, and warehousing portions of the proposed development. Of the total required spacing, it is estimated that approximately 47% would be allocated to the residential portion of the site and 53% would be allocated for the other uses.

Based on the most recent information from the project team, 1,101 parking spaces [963 surface and 138 underground stalls] are expected to be provided for the proposed development at full build-out. With the nature of the proposed development, it is expected that multiple land uses can be accessed without a vehicle leaving a parking spot.

Due to there being no parking requirement information available for the research and development portion of the site, the next section will discuss parking ratios for this land use based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (6th Edition).

ITE Parking Generation Manual

The number of parking spaces expected to be generated by the proposed development was estimated using data from the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (6th Edition). The *ITE Parking Generation Manual* is an industry standard for estimating parking demand associated with new developments. This provides total parking demand for the land uses during weekdays.

When determining the calculated parking demand for the proposed development, it should be noted that the 85th percentile parking demand rates within the *ITE Parking Generation Manual* (6th Edition) were utilized to provide a conservative estimate. Based on the most recent preliminary site plan, the anticipated land uses will be in the same building where shared parking will be utilized. The expected parking generation for the proposed development is summarized in **Table 2**.

Table 2: Parking Generation Estimates for Proposed Development – ITE Manual

ITE Code (Land Use)	Variable	Weekday Parking Demand
		85 th Percentile
Manufacturing (140)	26,485 s.f.	89 spaces
Warehousing (150)	56,085 s.f.	62 spaces
Multifamily Housing (Mid-Rise) – 1 Bedroom (218)	112 units	76 spaces*
Multifamily Housing (Mid-Rise) – 2+ Bedroom (221)	113 units	164 spaces
General Office Building (710)	136,780 s.f.	408 spaces
Research and Development Center (760)	26,485 s.f.	73 spaces
Strip Retail Plaza (822)	15,926 s.f.	71 spaces
Total Parking Demand		943 spaces

*Due to lack of information in the ITE Manual, weighted average rates were used for this land use as the 85th percentile rate was unavailable.

Table 2 indicates that based on the *ITE Parking Generation Manual* (6th Edition) 85th percentile parking demand rates, a peak total of 943 parking spaces are required for the proposed development on a typical weekday. Of the total required spacing, it is estimated that approximately 25% would be allocated to the residential portion of the site and 75% would be allocated for the other uses. The anticipated parking demand is expected to be accommodated by the approximate 1,101 parking spaces provided by the development.

Based on the *ITE Parking Generation Manual* (6th Edition), the 85th percentile rates for the research and development portion of the site equates to approximately 2.77 spaces per 1,000 s.f. of the land use.

It should be noted that the ITE *Parking Generation Manual* (6th Edition) generates 240 spaces for the residential portion of the development compared to Fargo's LDC parking ratio that requires 491 spaces. With the nature of the proposed development, it is expected that multiple land uses can be accessed without a vehicle leaving a parking spot. Based on the ITE *Parking Generation Manual* (6th Edition), a parking reduction for the residential portion of the development is supported.

MetroCOG Parking & Access Study

The Fargo/West Fargo Parking & Access Study was prepared for the Fargo-Moorhead Metropolitan Council of Governments (MetroCOG) to analyze how parking plays a role in site development and how modifications to parking regulations can achieve the long-term goals of MetroCOG and nearby municipalities.

To better understand parking demands in Fargo/West Fargo, the parking & access study discusses parking inventory and utilization surveys at multiple major land typologies including mixed-use. These surveys concluded that for mixed-use developments, the majority of parking is utilized by residential land uses compared to commercial portions. At Boulevard Square, located at 745 31st Avenue East, the study concluded that only 51% of the 407 parking spaces provided by the site were utilized during peak parking demand. Additionally, at the Shadow Ridge/Shadow Bay multifamily apartments, located at 850 36th Avenue E, it was concluded that only 75% of the 188 of the outdoor parking spaces were utilized during peak parking demand.

These surveys support the recommendation of the parking & access study that says cities of Fargo and West Fargo should adopt parking maximums in combination with minimum requirements to give flexibility to developers in providing parking for demand while preventing excessive parking from being constructed. *The Fargo/West Fargo Parking & Access Study* **proposes the following minimum and maximum parking ratios for the development prototypes:**

- **Commercial**
 - **minimum - 1 space per 1,000 s.f.**
 - **maximum - 3.5 spaces per 1,000 s.f.**
- **Mixed-Use**
 - **minimum - 1 space per 1,000 s.f.**
 - **maximum - 2.5 spaces per 1,000 s.f.**
- **Residential**
 - **minimum - 1 space per dwelling unit**
 - **maximum - 2.0 spaces per dwelling unit**

The Fargo/West Fargo Parking & Access Study also discusses how parking can be incorporated in a shared and effective manner for each of the development prototypes. For mixed-use developments, the prototype recommends the following:

- Implementing sidewalks and crosswalks to encourage walkability between land uses.
- On-street parking supports businesses, reduces the off-street parking footprint, and calms traffic.
- Retail, office, mixed-use buildings should be oriented towards arterial streets and residential buildings should be oriented towards the residential neighborhood streets.

The findings of *The Fargo/West Fargo Parking & Access Study* by MetroCOG would support a parking reduction, where it is feasible, to prevent excessive parking from being constructed by the proposed development.

Potential Daycare Green Space

Per coordination with the project team, there is a potential for a daycare facility within the building that would eliminate 27 parking stalls to be utilized as green space. This would reduce the parking to a total of 1,074 spaces [936 surface stalls and 138 underground stalls]. Due to provided coverage in parking stalls, this potential reduction in 27 parking stalls for the daycare green space is not expected to have a significant impact on the proposed development.

Conclusion

This parking narrative evaluates the anticipated parking demand for the proposed West 45th Street Center of Innovation in Fargo, North Dakota, and supports a request for a residential parking reduction and the establishment of a parking ratio for the research and development center, which is not explicitly defined in the City of Fargo's Land Development Code (LDC).

Based on the City's LDC, the proposed development would require 1,054 parking spaces for the residential, office, commercial, manufacturing, and warehousing uses which are expected to be accommodated by the 1,101 spaces provided by the development. However, the ITE *Parking Generation Manual* (6th Edition) estimates a peak demand of only 943 spaces for the development at full build-out, suggesting that the proposed parking provided exceeds actual demand, particularly for the residential portion. The ITE Manual indicates that only 240 spaces are needed for the residential component, compared to the 491 spaces required by the LDC, supporting a reduction in residential parking requirements. Additionally, *The Fargo/West Fargo Parking & Access Study* by MetroCOG reinforces the case for a parking reduction as it highlights that mixed-use developments often experience lower-peak parking utilization, with residential uses driving most demand.

For the research and development portion of the development, which lacks a defined parking ratio in the LDC, the ITE Manual (Land Use Code 760) estimates a demand of 73 spaces for the 26,485 s.f. of research and development space, equating to approximately 2.77 spaces per 1,000 square feet. This provides a reasonable basis for establishing a parking ratio for this use. **Table 3** illustrates the anticipated parking demand using a hybrid of parking ratios from the City's current LDC, the ITE Manual, and based on conversations with the City's Planning department.

Table 3: Parking Demand Estimated for the Proposed Development

Land Use Classification	Utilized Parking Ratio	Variable	Parking Demand (per unit/SF)
Household Living – Multi-Dwelling Structures	1.5 spaces per dwelling unit	225 units	338 spaces
Commercial – Retail Sales & Service	1 space per 250 s.f.	15,926 s.f.	64 spaces
Office – Not Medical	1 space per 300 s.f.	136,780 s.f.	456 spaces
Indoor Storage, Warehousing, Equipment Service, or Manufacturing Area	1 space per 2,500 s.f.	82,570 s.f.	33 spaces
Research and Development Center	2.77 spaces per 1,000 s.f.	26,485 s.f.	73 spaces
Total Parking Demand			964 spaces

Parking ratio using a recommended reduction in parking demand.

Parking ratio derived from City's current LDC.

Parking ratio derived from ITE *Parking Generation Manual* (6th Edition).

Given the shared-use nature of the site, internal walkability, and the integration of residential, office, and research and development uses, the proposed parking provided is expected to efficiently serve the development's peak parking demand. Therefore, a reduction in residential parking to 1.5 spaces per dwelling unit and the adoption of a 2.77 spaces/1,000 s.f. ratio for the research and development use are both justified and consistent with industry standards and local planning goals.

Based on recent coordination with the project team, 1,101 parking spaces are to be provided at full build-out. This includes 963 surface parking stalls (including daycare parking) and 138 underground parking stalls. As mentioned previously, the developments land use densities are still subject to change as the site plan is finalized. Based on the hybrid parking ratios illustrated in **Table 3**, 964 spaces are required with 35% being for residential and 65% for all other uses. Therefore, there is flexibility within the site plan to change uses and/ or densities without reevaluating parking since approximately 137 additional parking spaces are to be provided by the development at full build-out.

If you have any questions or concerns, please do not hesitate to contact me.

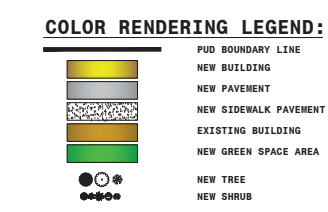
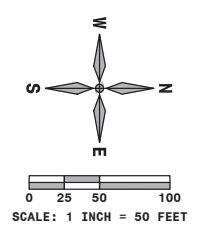
I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of North Dakota.

Sincerely,
Bolton & Menk, Inc.



Danielle Troutman, PE
License No. PE-40844
Transportation Project Engineer

Attachments: Preliminary Site Plan
ITE Parking Generation Information
Development Parking Data



PUD SITE NOTES:

PARKING:

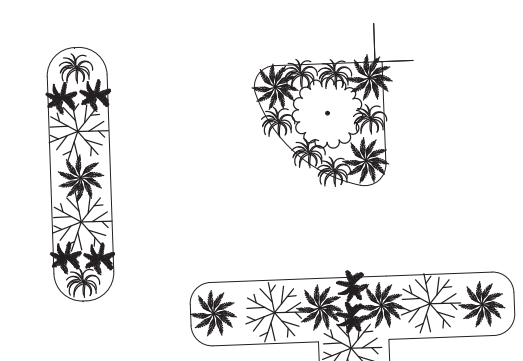
REQUIRED PARKING - 936 STALLS
PROPOSED W/O DAYCARE PARKING - 1,074 STALLS
PROPOSED W/ DAYCARE PARKING - 1,101 STALLS

SURFACE PARKING W/O DAYCARE - 936 STALLS
DAYCARE GREEN SPACE PARKING - 27 STALLS
UNDERGROUND PARKING - 138 STALLS

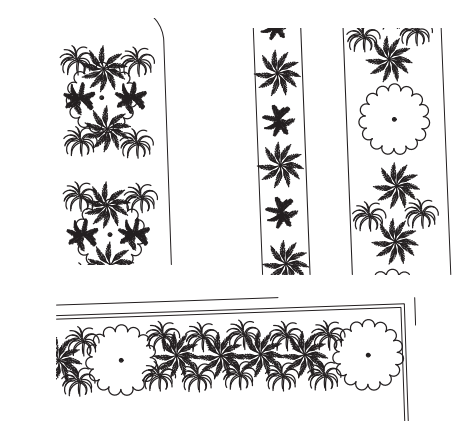
TOTAL EXISTING AREA (FOUR LOTS W/O SE CASS) - 13.58 ACRE (591,500.922 SF)
PROPOSED IMPERVIOUS W/O DAYCARE GREEN SPACE - 11.50 ACRE (500,970.797 SF) = 84.69%
PROPOSED GREEN SPACE W/O DAYCARE GREEN SPACE - 2.08 ACRE (90,530.125 SF) = 15.31%
REDUCTION OF IMPERVIOUS W/O DAYCARE GREEN SPACE - 0.42 ACRE (18,603.013 SF) = -3.15%
INTRODUCTION OF GREEN SPACE W/O DAYCARE GREEN SPACE - 0.42 ACRE (18,603.013 SF) = +3.15%
PROPOSED IMPERVIOUS W/ DAYCARE GREEN SPACE - 11.27 ACRE (491,015.730 SF) = 83.01%
PROPOSED GREEN SPACE W/ DAYCARE GREEN SPACE - 2.31 ACRE (100,485.192 SF) = 16.99%
REDUCTION OF IMPERVIOUS W/ DAYCARE GREEN SPACE - 0.66 ACRE (28,558.080 SF) = -4.83%
INTRODUCTION OF GREEN SPACE W/ DAYCARE GREEN SPACE - 0.66 ACRE (28,558.080 SF) = +4.83%

LANDSCAPING:

TOTAL TREES: 308
TOTAL SHRUBS W/O DAYCARE GREEN SPACE: 1,806
TOTAL SHRUBS W/ DAYCARE GREEN SPACE: 1,794



TYPICAL ISLAND LANDSCAPE DETAILS
SCALE: 1 INCH = 10 FEET



MISCELLANEOUS LANDSCAPE DETAILS
SCALE: 1 INCH = 10 FEET

DAYCARE GREEN SPACE OPTION DETAIL

PUD PARKING / LANDSCAPE MASTER PLAN

**ROERS COMPANIES
WEST 45TH BUSINESS
CENTER DEVELOPMENT**

200 & 400 45TH ST S,
FARGO, NORTH DAKOTA 58103

NOT FOR CONSTRUCTION

MBN JOB #: 25-054 DATE: 07-23-25

Manufacturing (140)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

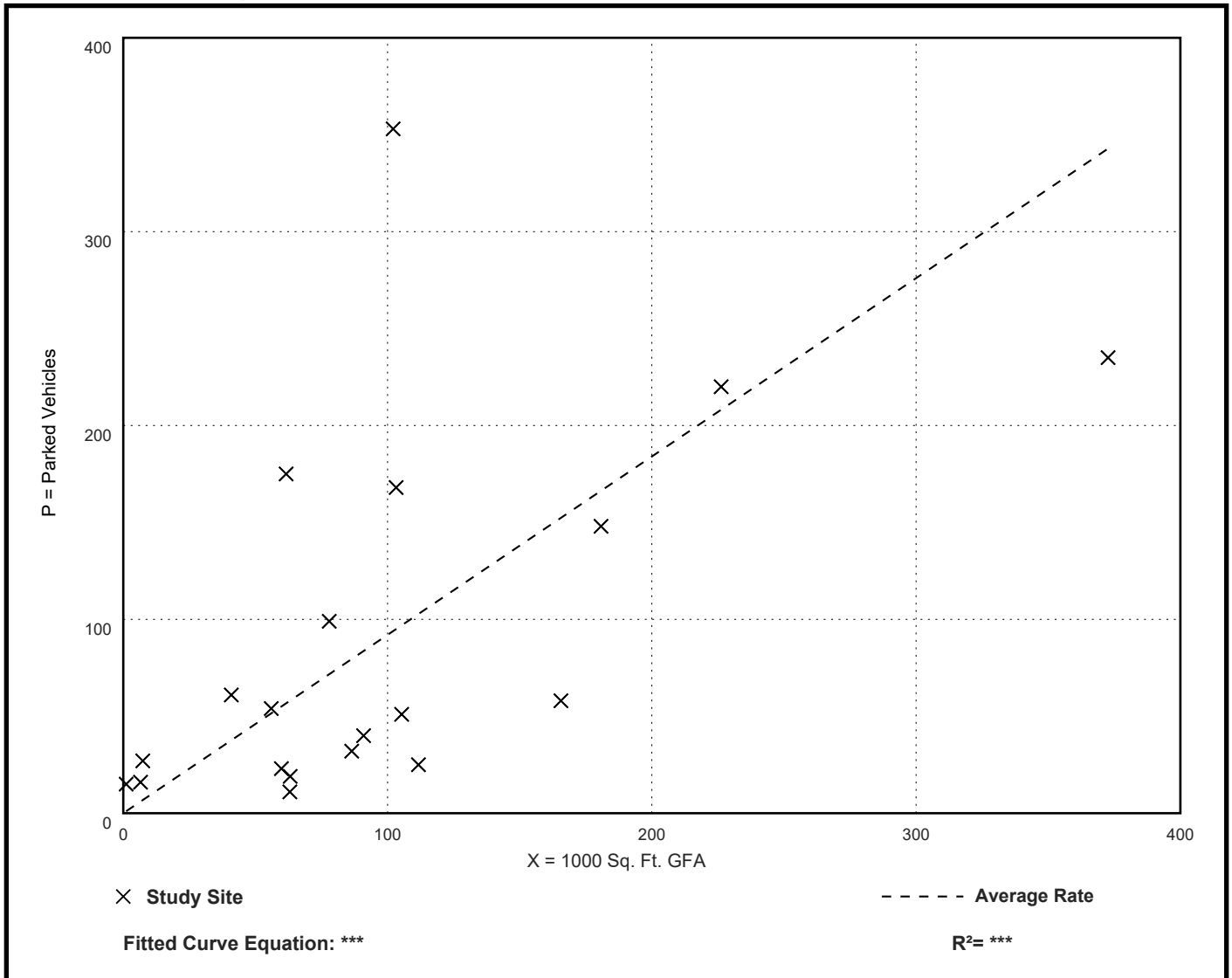
Number of Studies: 20

Avg. 1000 Sq. Ft. GFA: 99

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.92	0.17 - 13.75	0.44 / 3.36	0.53 - 1.31	0.89 (97%)

Data Plot and Equation



Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

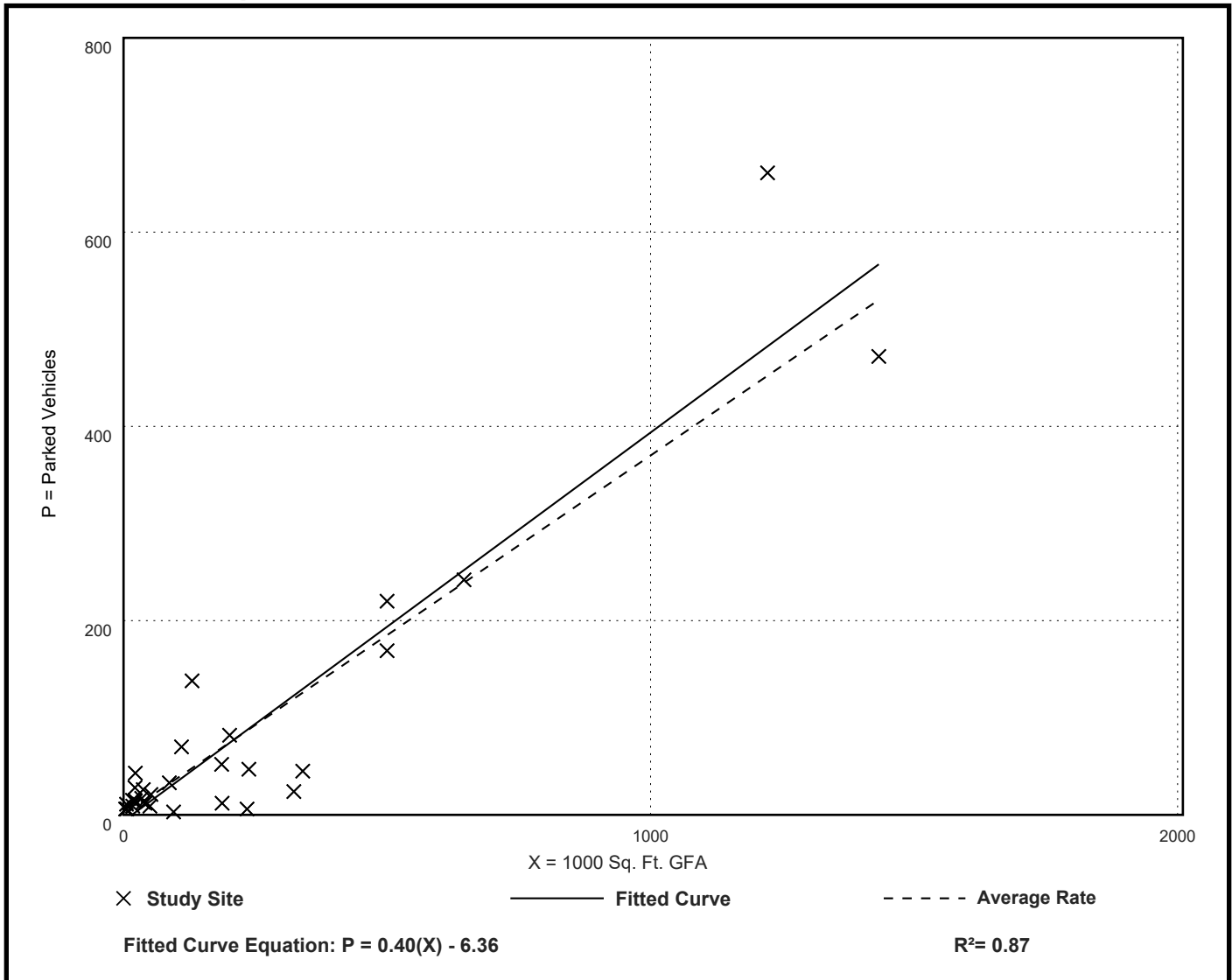
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Multifamily Housing - 1 BR (Mid-Rise) Not Close to Rail Transit (218)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 2

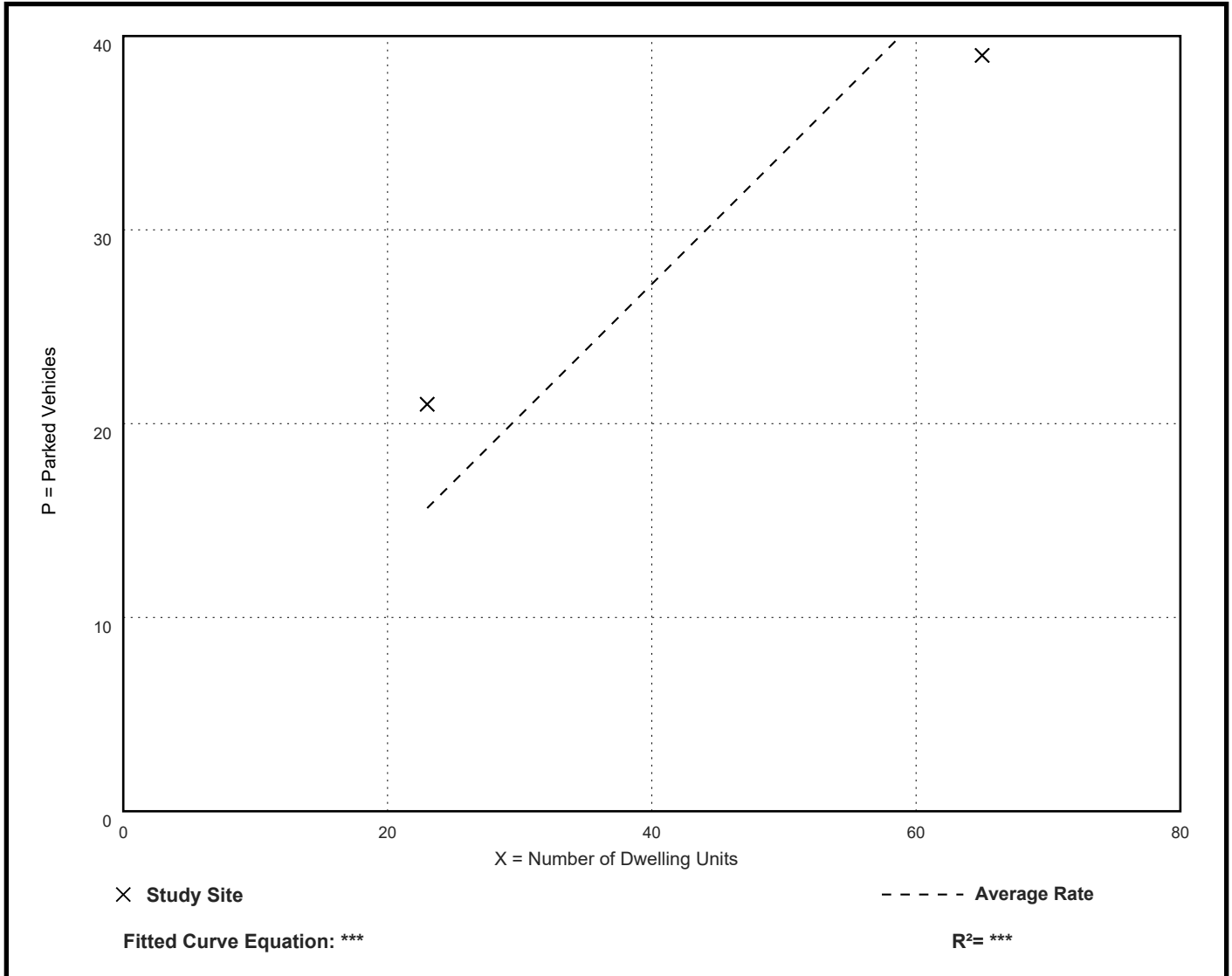
Avg. Num. of Dwelling Units: 44

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.60 - 0.91	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing - 2+ BR (Mid-Rise) Not Close to Rail Transit (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

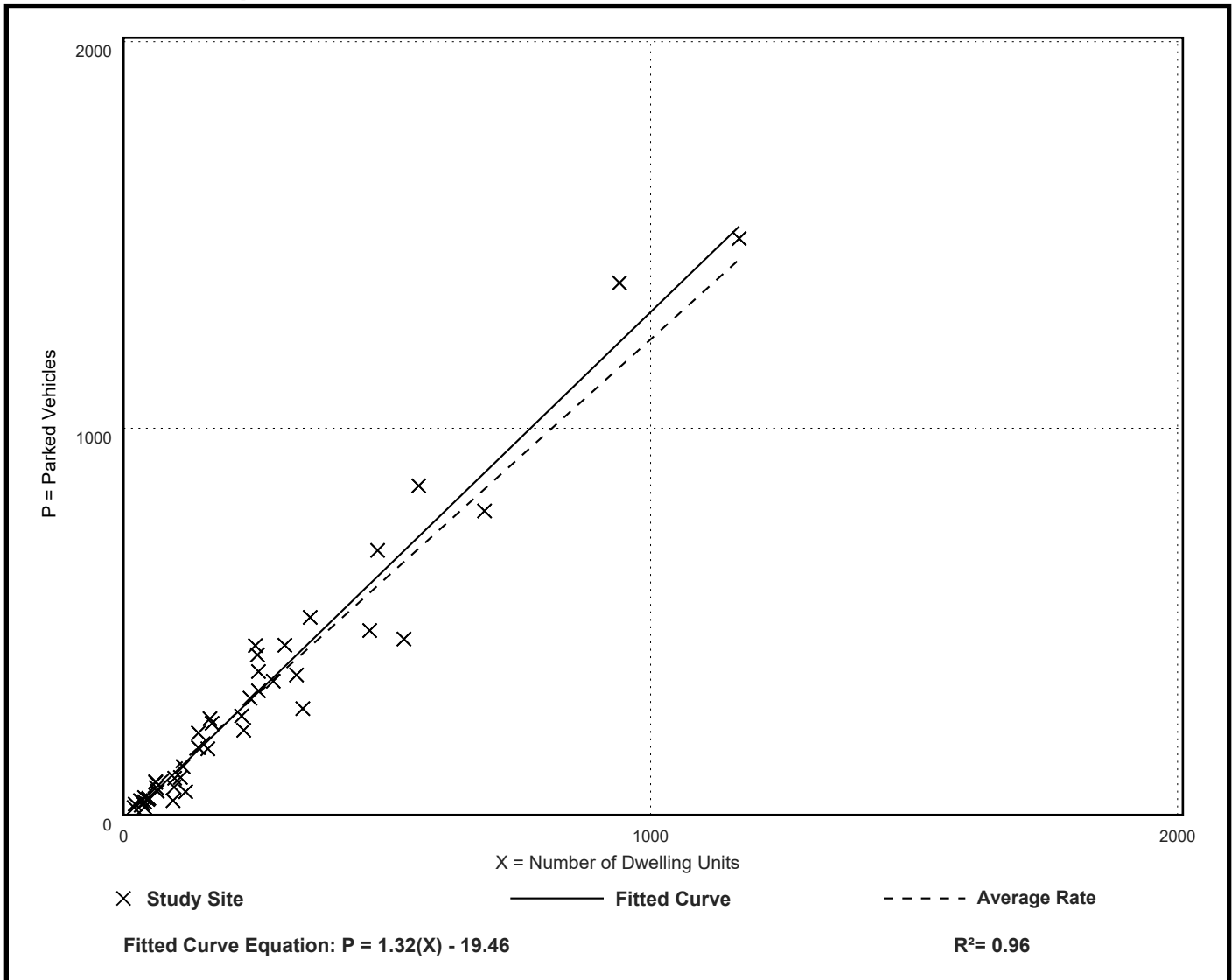
Number of Studies: 44

Avg. Num. of Dwelling Units: 231

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.23	0.39 - 1.75	0.98 / 1.45	1.15 - 1.31	0.27 (22%)

Data Plot and Equation



General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

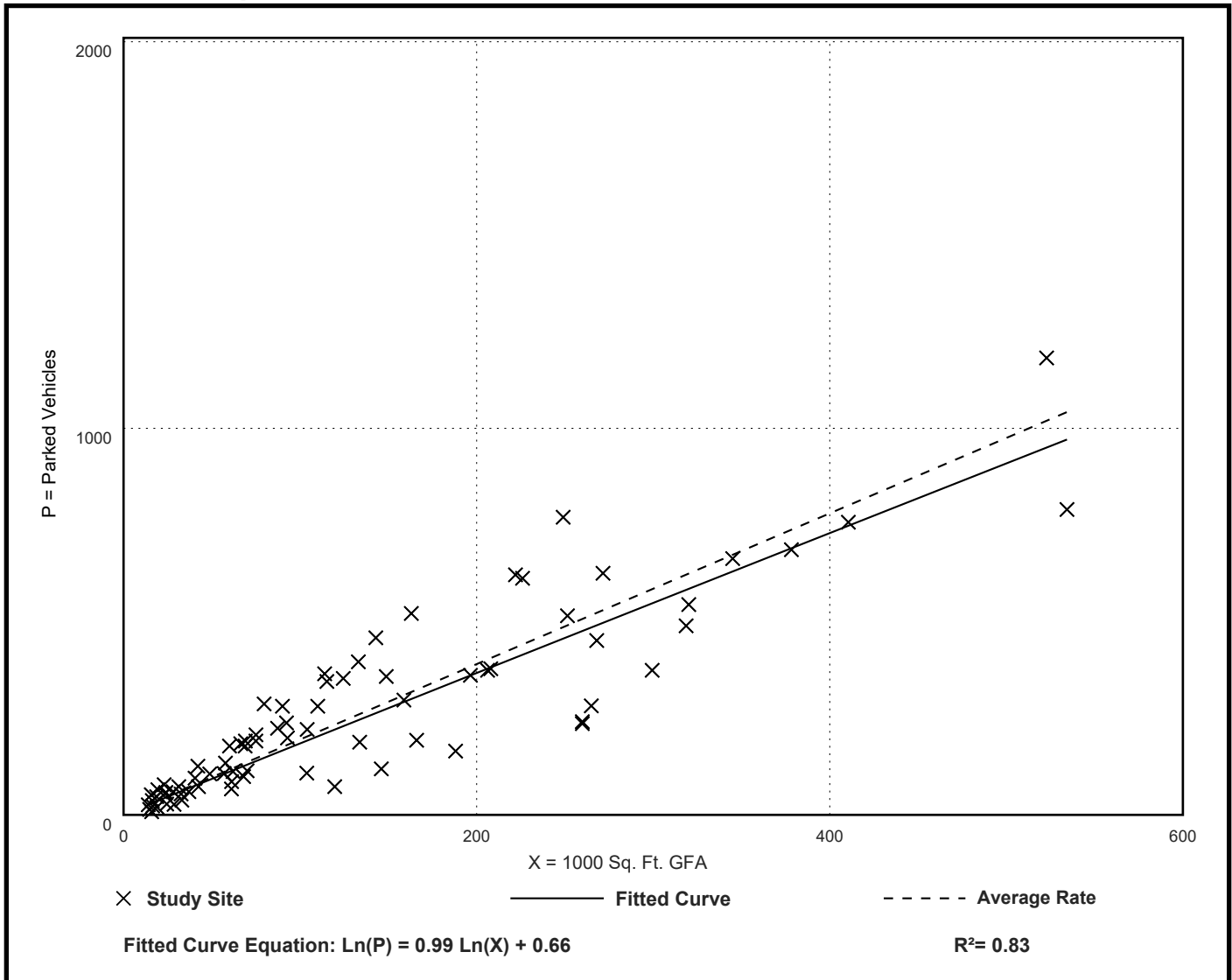
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

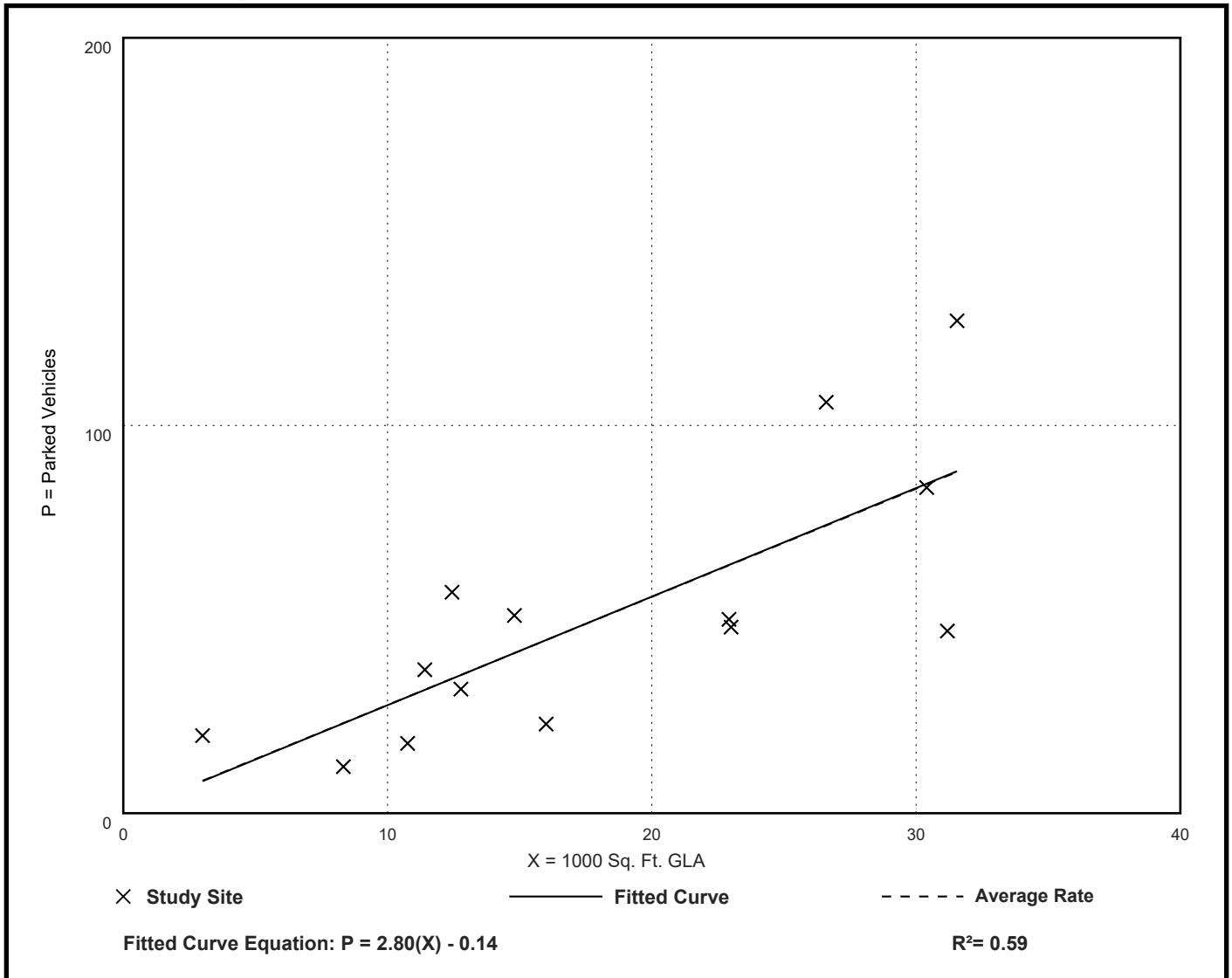
Number of Studies: 14

Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Research and Development Center (760)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

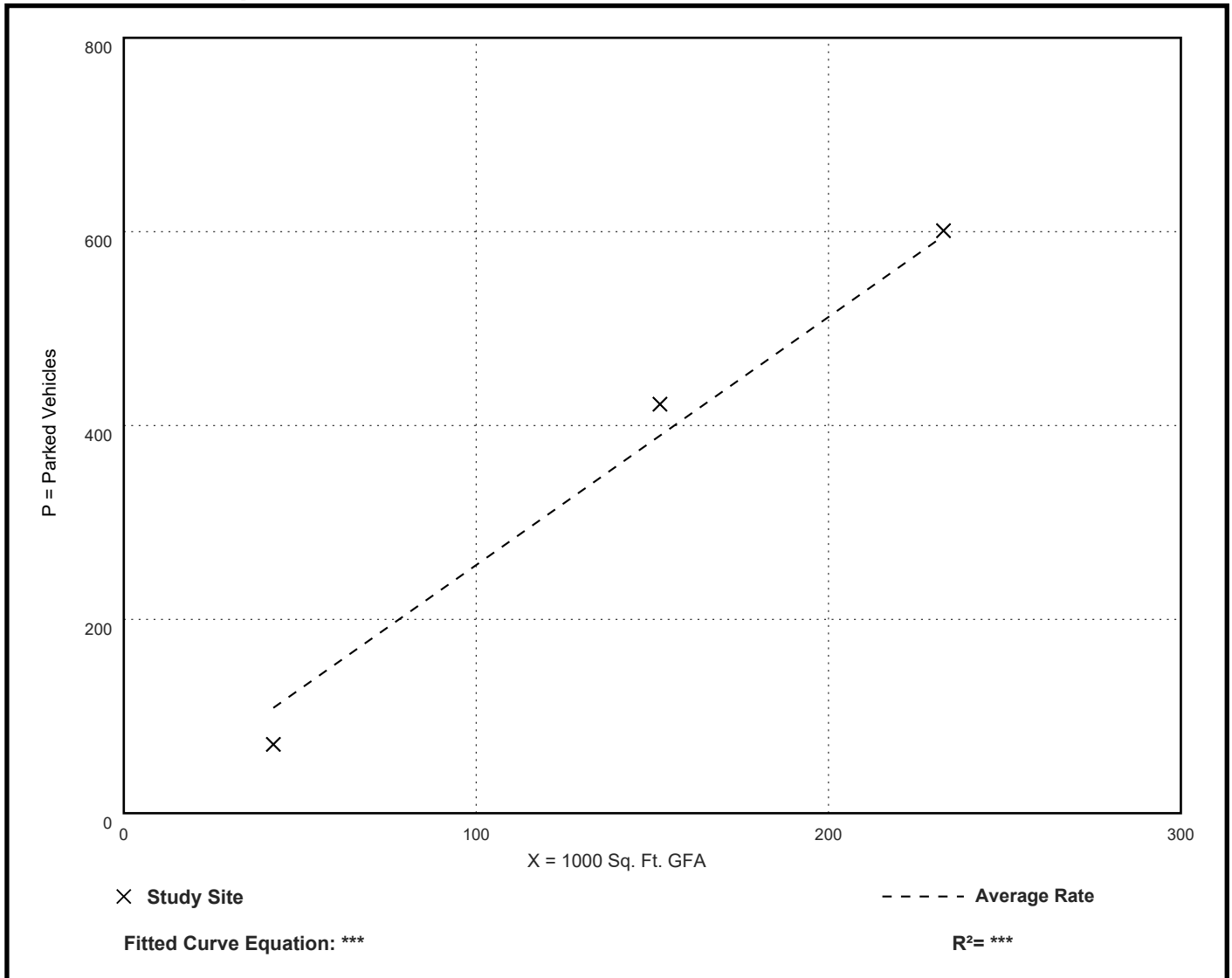
Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 142

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.56	1.67 - 2.77	1.96 / 2.77	***	0.38 (15%)

Data Plot and Equation



DRAFT PUD OVERLAY

L1, B1, 45th Street Park 6th Addition

L4, B1, 45th Street Park 2nd Addition

Allowed Uses.

In addition to the uses allowed within the "GC", General Commercial zoning district, residential and industrial use shall also be allowed.

Residential Density.

The minimum residential density allowed shall be 13 units per acre.

Parking. The following parking requirements are as follows:

Residential 1.5 spaces per unit.

Research and Development use 2.77 spaces per 1,000 square feet.

Parking can be located anywhere in the development.

All other parking requirements shall be governed by the Land Development Code.

Setbacks.

Front setback to be reviewed from L4, B1, 45th Street Park 2nd Addition, on west side of development.

Landscaping.

The parking lot buffer requirement shall be waived along 45th Street South and along 2nd Avenue South.

Open space plant units placed in the front and street side shall be reduced to 30%.

Open space plant units may be located collectively within the development.

At the final phase of development, all required open space plant units will be verified. Landscaping will increase with review of phased PUD Final Plans. Landscape plans will be submitted with each Final Plan for internal review.

Height.

The maximum building height for the overall development shall be 85 feet.

Open Space.

The development shall have a minimum of 15% open space.

Residential Protection Standards

No residential protection standards apply to the development.

Additional Standards.

All primary buildings shall be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time, including but not limited to natural or synthetic stone; brick; stucco; integrally colored, textured or glazed concrete masonry units; high-quality pre-stressed concrete systems; commercial-grade steel siding or glass. Natural wood or wood paneling shall not be used as a principal exterior wall material, but durable synthetic materials with the appearance of wood may be used.

Color schemes shall tie building elements together within the same development to each other, and shall be used to enhance the architectural form of a building.

All building facades above ground floor facing public streets greater than 150 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4 feet, and account for at least 20 percent of the facade. No uninterrupted length of any facade shall exceed 150 horizontal feet. An articulated façade would emphasize elements on the face of a wall including change in setback, materials, roof pitch or height.

Ground floor façades that face public streets shall have arcades, windows, display windows, entry areas, awnings, or other such features along no less than 45% of their horizontal length. If the façade facing the street is not the front it shall include the same features and/or landscaping in scale with the façade.

Flat roofs and rooftop equipment, such as HVAC units, shall be concealed from public view via the street, by parapets or screens.

Loading facilities shall not be located at the front of structures where it is difficult to adequately screen them from view. All loading and service areas shall be screened from the view of adjacent public streets through a structure and/or landscaping.

Dumpsters and outdoor storage areas must be completely screened from view. Collection area enclosures shall contain permanent walls on three (3) 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 dumpster or compactor.

Separate vehicular and pedestrian circulation systems shall be provided. An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following:

- The primary entrance(s) to each commercial building, including pad site buildings.
- Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial development.
- Parking areas or structures that serve each primary building.
- Connections between the on-site (internal) pedestrian walkway network and any public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street as appropriate to provide easy access from the public sidewalks to the interior walkway network.
- Any public sidewalk system along the perimeter streets adjacent to the development.
- Where practical and appropriate, adjacent land uses and developments, including but not limited to residential developments, parks, retail shopping centers, and office buildings.

The following uses are prohibited:

- Detention facilities;
- Adult Establishment;
- Off-premise advertising signs;
- Portable signs;
- Vehicle repair; and
- Aviation/surface transportation.

Maegin Elshaug
Planning Coordinator
Planning & Development
City of Fargo, ND

Maegin, thank you for meeting with me yesterday and providing me with information about the proposed development project at the West 45th Business Center in Fargo.

I am a lifelong resident of Fargo. I own 5 very nice single story apartment buildings, totaling 52 apartments, Rattenborg Apartments and Rattenborg Estates, directly across 45th street in West Fargo from the proposed development. Their addresses are 415, 425, 435, 455/470 and 490/2255 22nd street East, West Fargo. I bought Rattenborg Apartments in 2012 and Rattenborg Estates in 2017.

In addition, I own two very nice 8 plexes, Courtyard Apartments, 1006/1008 and 1010/1012 4th avenue South in Fargo that I bought in 2011, and a beautiful custom built 12 plex, Harbor Homes at 1201 Belsly Boulevard, Moorhead Mn. I also own two 7 plexes, South West Manor, 903/905 and 1003/1005 in Jamestown ND.

The proposed development includes between 240 and 250 new apartments. This is a very large number of new apartments in one location. Researching on line I see that Fargo added a total of 520 new apartments in 2024. The proposed development would have almost half the number of total apartments added in 2024.. When I bought Courtyard apartments, the vacancy rate in Fargo for apartments was 3%. The vacancy rate in Fargo now is 6.38%. The real vacancy rate is quite a bit higher when you take into account the "move-in specials" offered by owners.

An additional concern of mine is the tax breaks the city of Fargo gives to some apartment building developers. Roers, the developer of the proposed project will be submitting an application to the city for tax breaks. Again, Roers is proposing to build a very large number of apartments. I have always paid the full amount of my taxes on my home and rental properties. Real property taxes, are the single largest expense for my rental properties. Owners of apartment buildings who get tax breaks have a competitive edge over apartment building owners who do not get tax breaks. We are all in the same rental property business. The more tax breaks the city gives developers the MORE unfair it is to apartment building owners who pay the full amount of their taxes!

Sincerely,
J Billy Hansen
521 Southwood Drive South
Fargo, ND 58103
tele # 701-5521463



07-23-25

City of Fargo Staff Report			
Title:	Bison Run Addition	Date: Update:	8/27/2025
Location:	1102 and 1110 17th Street North	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 9, and portions of Lots 10 and 11, Block 3, Beardsley's Addition		
Owner(s)/Applicant:	Bison Run Rentals, LLC / Neset Land Surveys	Engineer:	Neset Land Surveys
Entitlements Requested:	Minor Subdivision (Plat of Bison Run Addition , 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)		
Status:	Planning Commission Public Hearing: September 4th, 2025		

Existing	Proposed
Land Use: Detached residential and vacant	Land Use: Attached residential
Zoning: UMU, University Mixed Use	Zoning: No change
Uses Allowed: allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers with no limitation on the number of children or adults, office, commercial parking, retail sales and service vehicle service (limited), certain telecommunications facilities, safety services, colleges, and basic utilities.	Uses Allowed: No change
Minimum Density: 18 dwelling units per acre Maximum Building Coverage: 75%	Minimum Density: No change Maximum Building Coverage: No change

Proposal:

The applicant requests one entitlement:

1. A minor subdivision, entitled **Bison Run Addition**, 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

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: UMU, attached single-dwelling residential uses
- East: UMU; multi-dwelling and detached single-dwelling residences
- South: UMU; detached single-dwelling residential uses
- West: UMU; detached single-dwelling residential uses

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 Roosevelt/NDSU Neighborhood Brief of the Core Neighborhoods Plan designates the the subject property as "multi-family."

The current zoning is UMU, University Mixed Use, which is consistent with the Growth Plan place type and the Core Neighborhoods land use 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 Roosevelt/Horace Man Elementary, Ben Franklin Middle and North High schools.

Parks: Johnson Soccer Complex (1420 11th Avenue North) is located approximately 0.20 miles southeast of the subject property and provides amenities of playground, ages 2-5; restrooms shelter; soccer field; warming houses; picnic table.

Pedestrian / Bicycle: There is an off-road multi-use path along the 12th Avenue frontage of the subject property.

Neighborhood: The subject property is included in the Roosevelt/NDSU 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 portions of three existing lots into a single lot in one block for residential development.

ACCESS

The project site will be able to take access from 17th Street North and from the alley on the west side of project site. The actual access will be determined during site plan review.

PROPOSED DEVELOPMENT AND INCENTIVE

The applicant is proposing to develop this property with a six-unit attached housing building (side-by-side townhomes). The applicant is seeking a PILOT (Payment In Lieu Of Taxes) incentive. That application was reviewed by the Economic Development Incentives Committee (EDIC) at their regular meeting on August 26th 2025. The City's financial consultant evaluated the project and determined that the project would not be feasible without the requested incentive (commonly referred to as the "but for" test). Planning Department staff noted that the project had not yet gone through site plan review, a multi-departmental process. The EDIC recommended approval of the PILOT contingent on review and approval of the project by other City departments through the site plan review process.

This information is for the Planning Commission's background; your Commission takes no action on the incentive or the site plan / building permit.

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 UMU, University Mixed Use. No zone change is proposed. This zoning is consistent with the "Urban Neighborhood" place type of the Fargo Growth Plan 2024 and with the Roosevelt/NDSU Neighborhood Brief of the Core Neighborhoods Plan designation of "multi-family" for this property. 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 one phone inquiry from a neighbor. The Roosevelt Neighborhood Association was also notified of this project. 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. **(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 a plat of the **Bison Run Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Core Neighborhoods Plan, 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: September 4th, 2025

Attachments:

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

Minor subdivision

Bison Run Addition

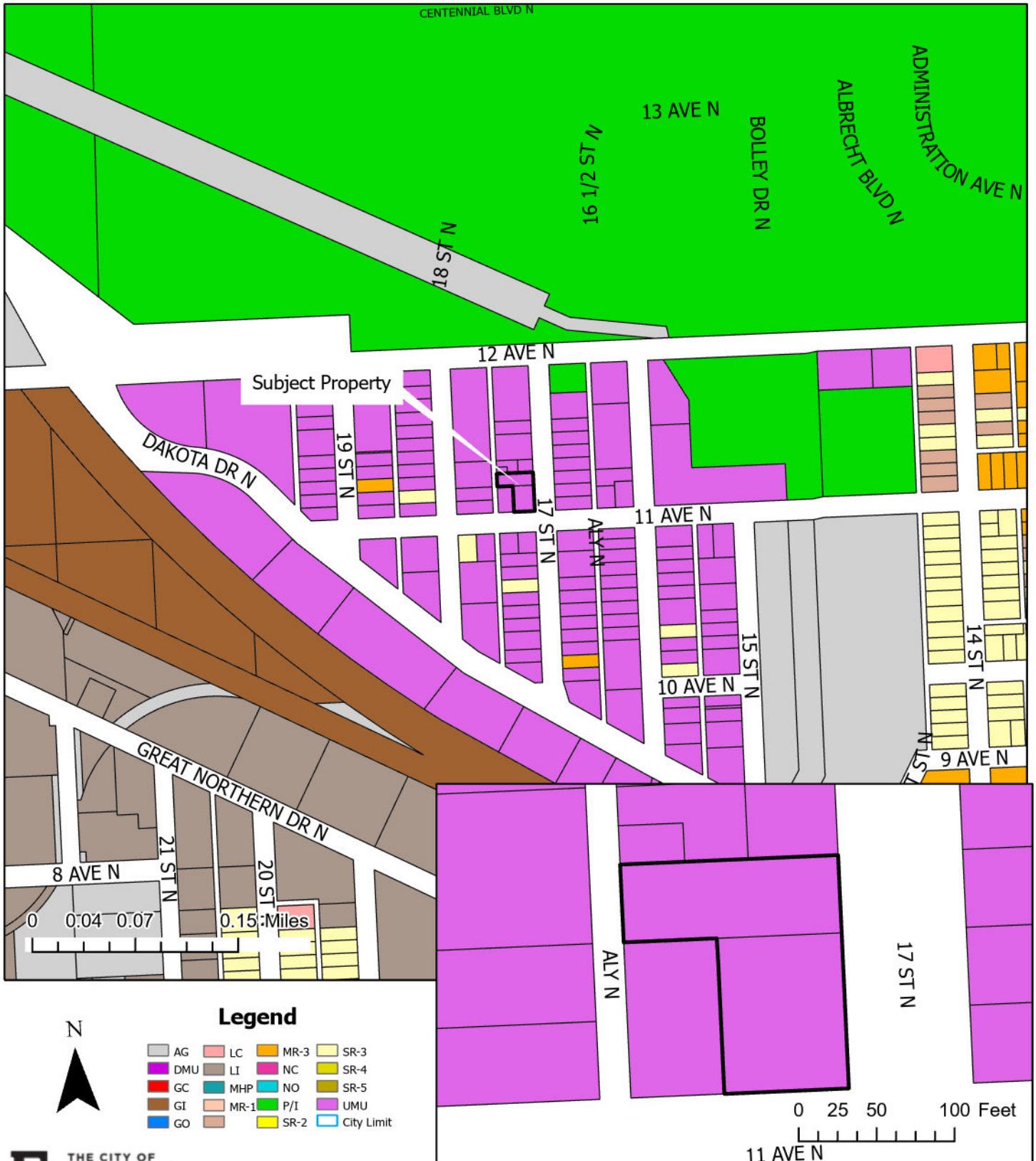
1102 and 1110 17th Street North



Minor subdivision

Bison Run Addition

1102 and 1110 17th Street North



A REPLAT OF LOT NINE, AND PART OF LOTS TEN AND ELEVEN, BLOCK THREE, OF BEARDSLEY'S ADDITION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA



KNOW ALL MEN BY THESE PRESENTS, THAT NICHOLAS YANEZ-RICH AND BETSY YANEZ-RICH, ARE THE OWNERS OF LOT NINE, AND PART OF LOTS TEN AND ELEVEN, BLOCK THREE, OF BEARDSLEY'S ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NINE, IN BLOCK THREE, OF BEARDSLEY'S ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS
AND THE STATE OF NORTH DAKOTA

LOTS TEN AND ELEVEN, EXCEPT THE WEST SIXTY FEET THEREOF, IN BLOCK THREE, OF BEARDSLEY'S ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS BISON RUN ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID OWNERS DO HEREBY DEDICATE AND CONVEY THE UTILITY EASEMENT AS SHOWN HEREON. SAID TRACT OF LAND CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 14,985 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NICHOLAS YANEZ-RICH, 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.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BETSY YANEZ-RICH, 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.

MY COMMISSION EXPIRES: _____

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 BISON RUN ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS 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____.

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.

MY COMMISSION EXPIRES: _____

1. PROPERTY IS SITUATED IN 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 LEVES FROM 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON FEMA FIRM PANEL 38017C0593G, DATED JANUARY 16, 2015.

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

TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)

COUNTY OF)

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:

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: _____

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

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)

COUNTY OF)

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

City of Fargo Staff Report			
Title:	19 th Avenue Storage Addition	Date: Update:	8/27/2025
Location:	1101 19 th Avenue North	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 7, Block 4, Airport 1st Addition		
Owner(s)/Applicant:	Bullinger Enterprises., LLLP / Houston Engineering, Inc.	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Major Subdivision (Plat of 19th Avenue Storage Addition , a replat Lot 7, Block 4, Airport 1st Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: September 4th, 2025		

Existing	Proposed
Land Use: Vacant commercial building	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:

1. A major subdivision, entitled **19th Avenue Storage Addition**, a replat Lot 7, Block 4, Airport 1st 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: LI, with mini-storage
- East: SR-2, Single Dwelling Residential, with detached residences
- South: (across 19th Avenue North) LC, Limited Commercial with commercial uses
- West: LC, Limited Commercial with commercial uses

Area Plans:

Fargo Growth Plan 2024 designates the subject property as the "Mixed Commercial, Office, and Residential" place type. Primary uses within that place type include commercial/retail, distribution warehousing, wholesaling, office, and flex buildings, with secondary uses of flex warehouse and multi-family residential. 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 “Mixed Commercial, Office, and Residential” place type, with the exception of residential uses. The planned use of warehousing is consistent with the place type and zoning designations.

Context:

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

Neighborhood: The subject property is located within Northport neighborhood.

Parks: Yunker Farm is located approximately 0.45 miles north of the project site and provides playgrounds for ages 5-12, picnic table, and dog park.

Pedestrian / Bicycle: There is an on-road bike facility along the north side of 19th Avenue North that is a component of the metro area bikeways system.

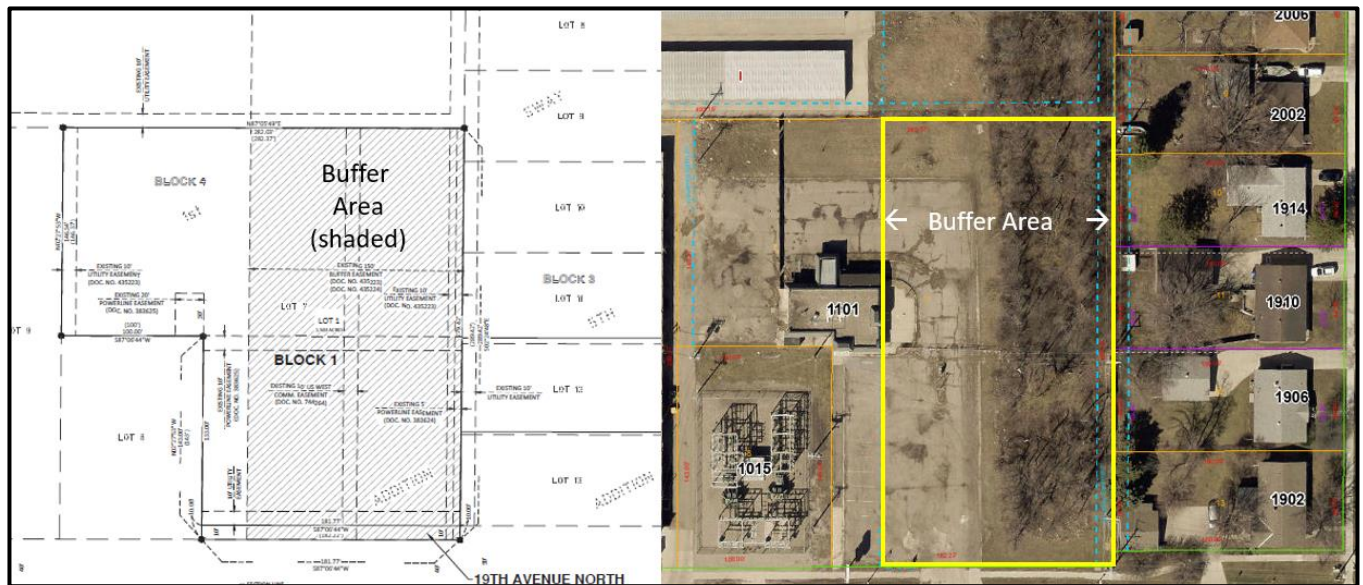
MATBUS: MATBUS Route 13, which serves north Fargo and NDSU, has a stop at 19th Avenue and University Drive North, approximately 0.16 mile from the subject property

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.

MAJOR SUBDIVISION

The intent of the replat of this lot is to remove the 150-foot buffer from the plat. This buffer was established by the Airport 1st Addition covenants in 1969. In February, 2025, the Planning Commission approved a modification of covenants to eliminate this buffer on the subject property only. The applicant must replat the property to remove the buffer.



This plat is a major plat as the City’s Engineering department determined a 10-foot dedication of right of way for 19th Avenue North would be required on this plat, to make a consistent right of way line with the adjacent properties to the east. The boundaries of the existing lot will otherwise remain the same.

ACCESS

The project site will be able to take access from 19th Avenue North.

Subdivision

The LDC stipulates that the following criteria are 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 Fargo Growth Plan 2024 designates the subject property as “Mixed Residential, Commercial, and Office” place type. Primary uses in this place type include commercial/retail, distribution, warehousing, wholesaling, offices, flex buildings. 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. To date, Planning staff has received no comments or inquiries about the project. **(Criteria Satisfied)**

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 Mixed Residential, Commercial, and Office 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:

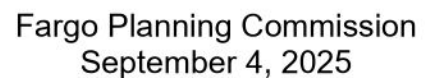
Suggested Motion: “To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, **19th Avenue Storage Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907 of the LDC, and all other applicable requirements of the LDC.”

Planning Commission Recommendation: September 4th, 2025

Attachments:

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

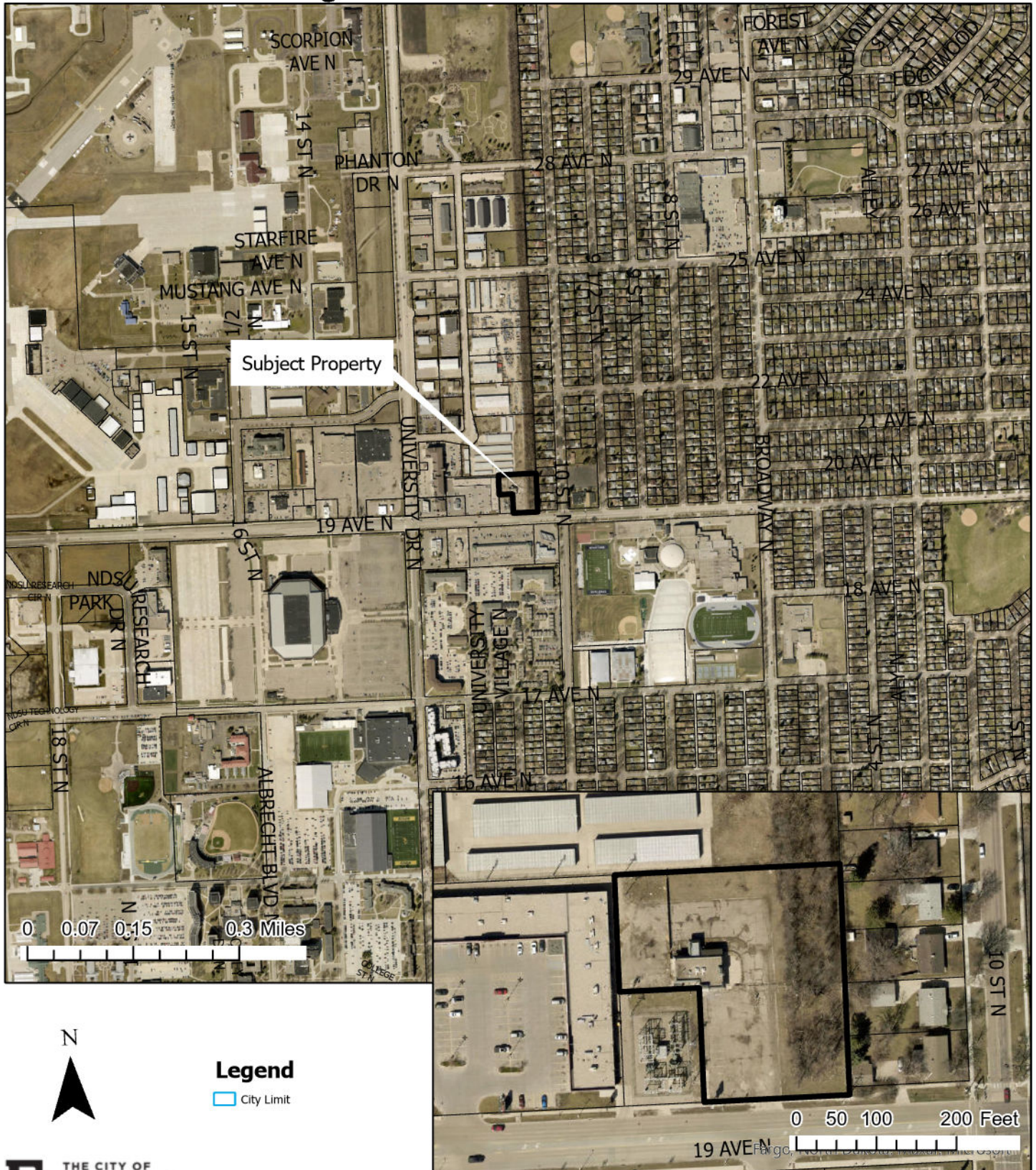
1101 19th Avenue North



Major subdivision

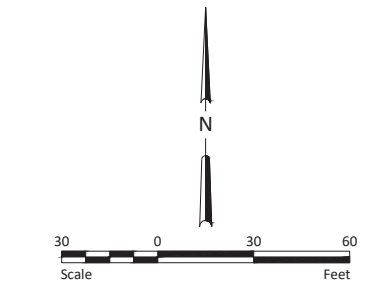
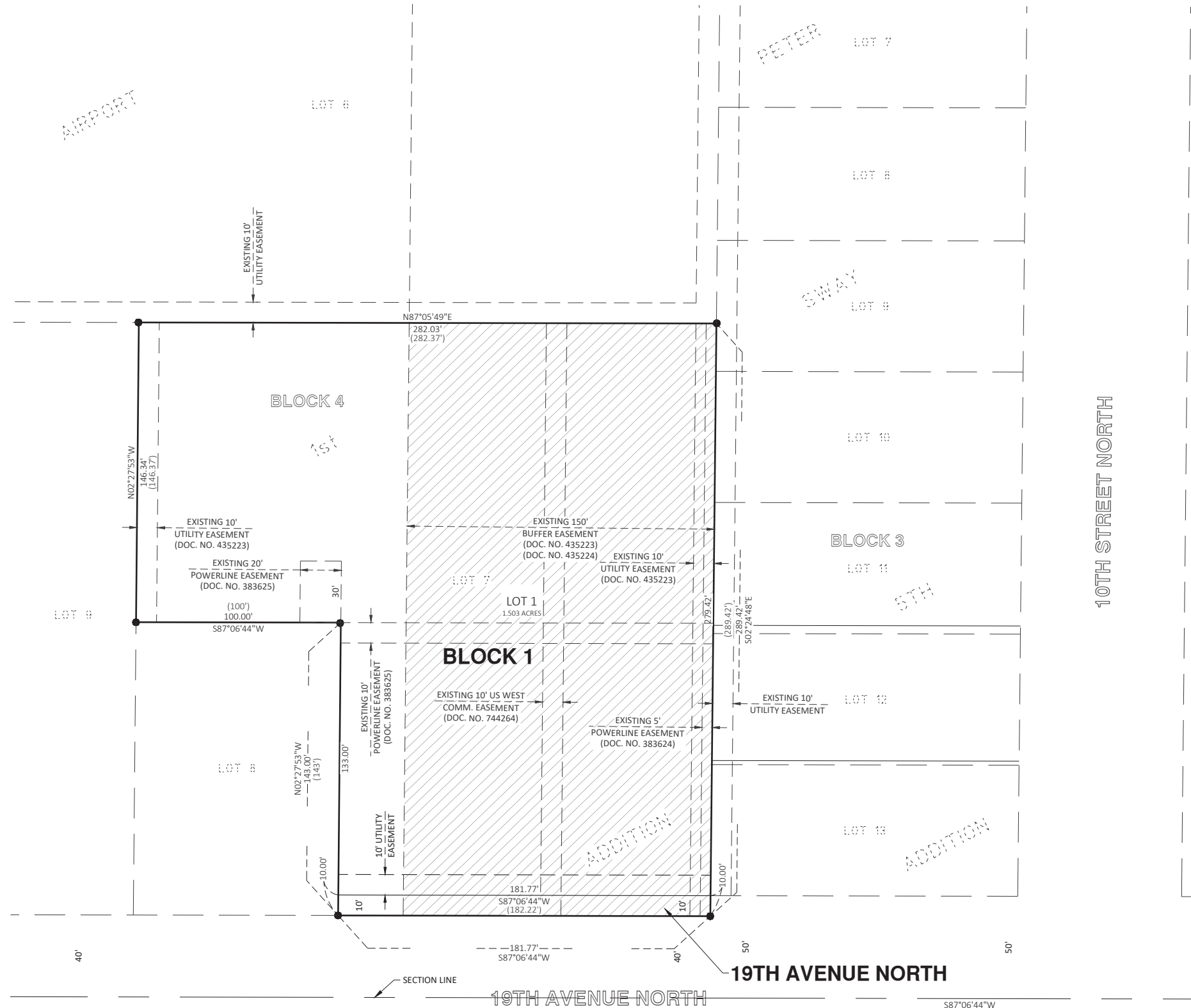
19th Avenue Storage Addition

1101 19th Avenue North



19TH AVENUE STORAGE ADDITION

A MAJOR SUBDIVISION
BEING A REPLAT OF LOT 7, BLOCK 4, AIRPORT 1st ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
MEASURED DISTANCE	100.00'
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	- - - - -
EXISTING BUFFER EASEMENT TO BE VACATED WITH THIS PLAT	

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992.

PRELIMINARY PLAT



Sheet 1 of 2
Project No. 6258-0003

19TH AVENUE STORAGE ADDITION

A MAJOR SUBDIVISION
BEING A REPLAT OF LOT 7, BLOCK 4, AIRPORT 1st ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Bullinger Enterprises, L.L.L.P., a North Dakota limited liability limited partnership, is the owner and proprietor of the following described tract of land:

Lot 7, Block 4, Airport 1st Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.544 acres, more or less.

And that said party does hereby agree to vacate the buffer easement as depicted hereon; and has caused the said described tract to be surveyed and replatted as **19TH AVENUE STORAGE ADDITION** to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the avenue and utility easement, as shown on the plat.

OWNER:

Bullinger Enterprises, L.L.L.P., a North Dakota limited liability limited partnership

Nicole A. Nelson
General Partner

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Nicole A. Nelson, General Partner of Bullinger Enterprises, L.L.L.P., a North Dakota limited liability limited partnership, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed same on behalf of said limited liability limited partnership.

Notary public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, 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____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, 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 as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, 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 as his free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

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

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____

PRELIMINARY PLAT

**City of Fargo
Staff Report**

Title:	Family Healthcare Center Addition	Date:	8/27/2025
Location:	301, 307, 309, 313, 317 Northern Pacific Avenue North	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Portion of Lot 5, and all of Lots 6-12, Block 3, Keeney & Devitt's Addition		
Owner(s)/Applicant:	Family Healthcare Center	Engineer:	Houston Engineering Inc.
Entitlements Requested:	Minor Subdivision (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.)		
Status:	Planning Commission Public Hearing: September 4 th , 2025		

Existing	Proposed
Land Use: Medical Office	Land Use: No Change
Zoning: DMU, Downtown Mixed-Use	Zoning: No Change
Uses Allowed: DMU, Downtown Mixed-Use allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.	Uses Allowed: No Change
Maximum Lot Coverage Allowed: 100%	Maximum Lot Coverage Allowed: No Change

Proposal:

PROJECT NOTE: A nearly identical plat was recommended for approval by your Commission at the June 3rd, 2025 Planning Commission meeting. That plat was approved by the City Commission at their July 7th, 2025 meeting. Prior to recordation of that plat, the applicant resolved the matter of an encroachment into the neighboring property to the west through the recordation of a quit-claim deed. The applicant decided to submit a new application for a subdivision that included the quit-claimed area. The original plat, also called Family Healthcare Center Addition, was not recorded, so the name can be used again.

(continued on next page)

The applicant has requested one entitlement:

1. A minor subdivision, entitled **Family Healthcare Center Addition**, 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.

Surrounding Land Uses and Zoning Districts:

- North: DMU, Downtown Mixed-Use with Vehicle Repair;
- East: DMU, Downtown Mixed-Use with Office;
- South: DMU, Downtown Mixed-Use with Household Living and Office;
- West: DMU, Downtown Mixed-Use with Parking, Commercial.

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as Downtown / Core. The Downtown InFocus plan identifies the property as “Commercial.” The current zoning is DMU, Downtown Mixed-Use, which matches this place type designation.

Context:

Neighborhood: The subject property is located within the Downtown Neighborhood.

Schools: The subject property is located within the Fargo School District and is served by Horace Mann and Roosevelt elementary, Ben Franklin middle and North high schools.

Parks: The subject property is located approximately 0.25 miles south from Broadway Square. Amenities include green space in the summer, picnic tables, live music, kid friendly events, ice rink in the winter, and warming houses. The subject property is also located approximately 0.25 miles north of Island Park. Amenities include outdoor pool, basketball courts, cross country ski trails, grill, handball court, picnic tables, playgrounds for ages 2-5, and 5-12, recreational trails, restrooms, a shelter that can be reserved and tennis courts.

Pedestrian / Bicycle: There are bike lanes on both the north and south sides of Northern Pacific Avenue North directly south of the subject property. These bike lanes are components of the metro area bikeways system.

MATBUS: The Ground Transportation Center (GTC) is located at 502 Northern Pacific Drive North approximately 0.8 miles from the subject property.

Staff Analysis:

The underlying lots in this subdivision were platted in 1882 as part of Keeney & Devitts Addition. These lots have existing structures. The Family Healthcare Center, a medical office use, occupies these structures and has proposed to connect the buildings with a passage way. The subdivision will combine the underlying lots into a single lot so that the structures are not crossing lot lines.

Note that seven of the underlying lots have been deed-combined into three lots. Deed combines are a method some land owners historically used to formalize tax parcel changes. Deed-combined lots are not platted lots. The portion of the eighth underlying lot, Lot 5 of Block 3, was acquired through quitclaim deed from the adjacent property owner to accommodate a building encroachment from the Family Healthcare Center building at 313 Northern Pacific Avenue North into Lot 5.

The proposed subdivision 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 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 current zoning of the subject property is DMU, Downtown Mixed-Use and no zone change is proposed. The zoning is consistent with the Fargo Growth Plan 2024 designation of "Downtown / Core" place type and Downtown InFocus plan for "Commercial". 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 no inquiries about the proposal. 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 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, **Family Healthcare Center Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Downtown InFocus Plan, 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: September 4th, 2025

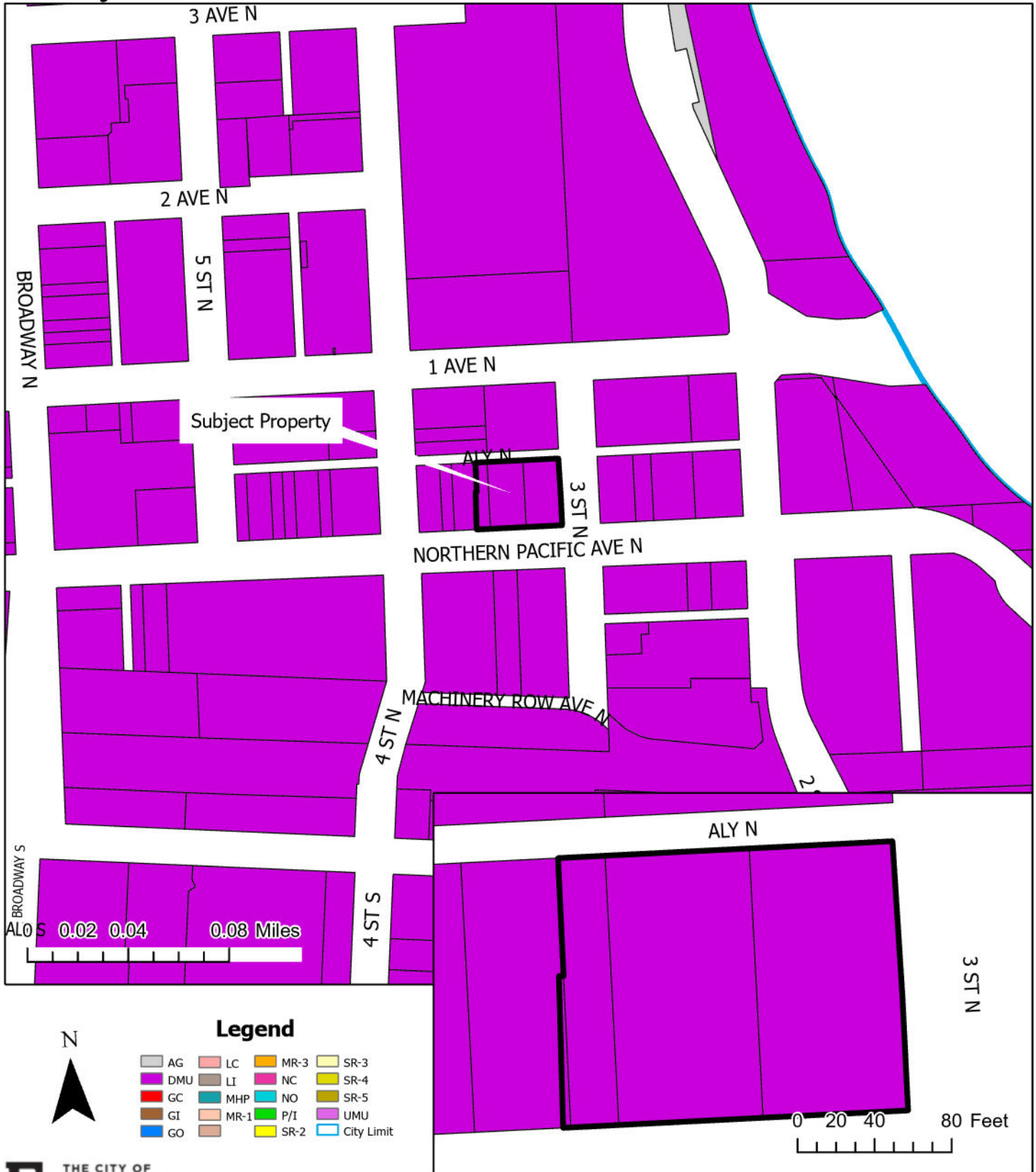
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor subdivision

Family Healthcare Center Addition

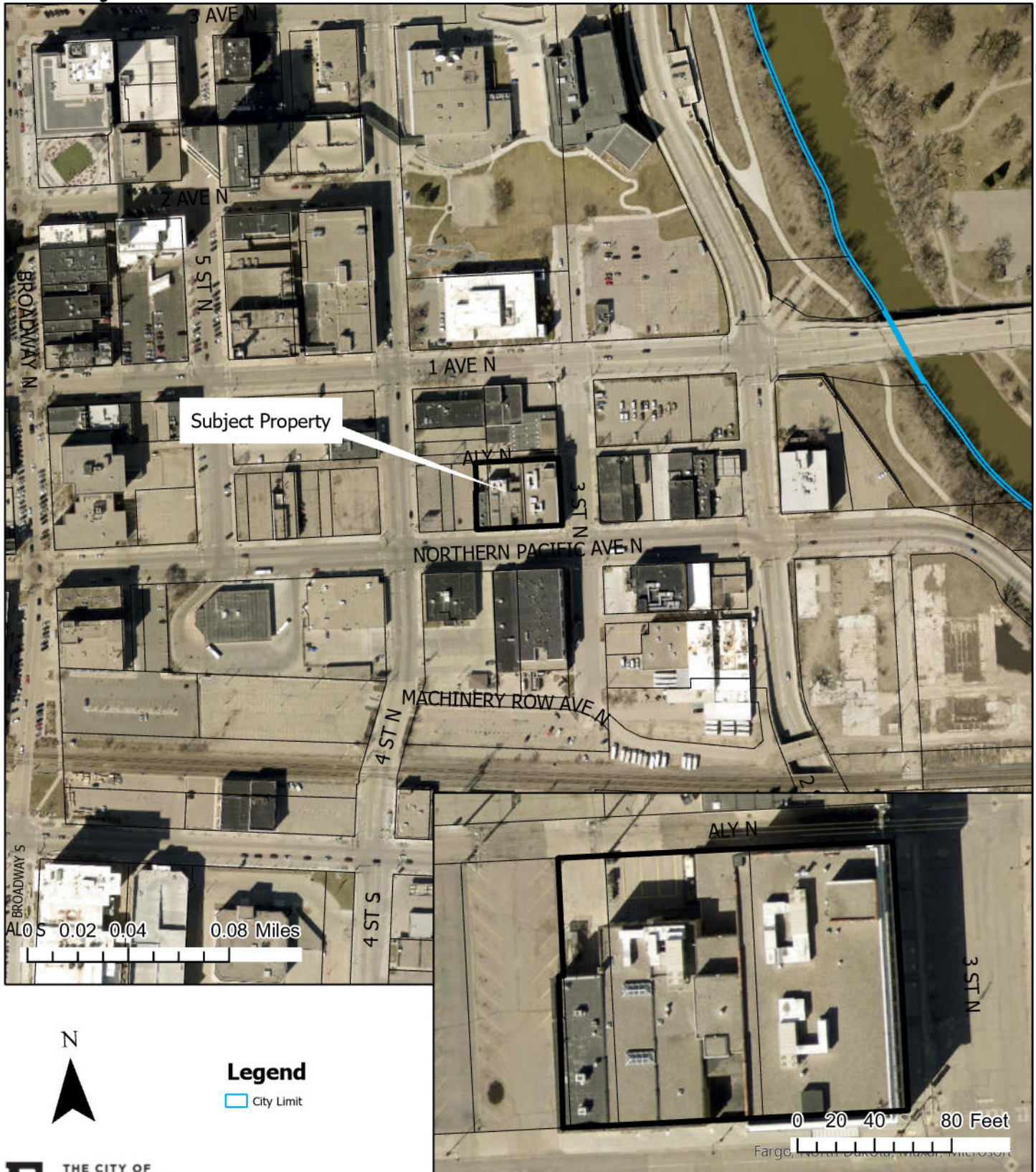
301, 307, 309, 313, and
317 Northern Pacific Avenue North



Minor subdivision

Family Healthcare Center Addition

301, 307, 309, 313, and
317 Northern Pacific Avenue North



FAMILY HEALTHCARE CENTER ADDITION

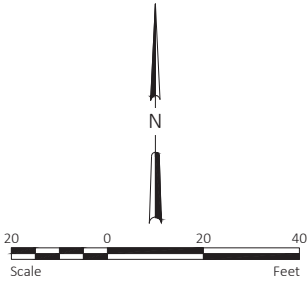
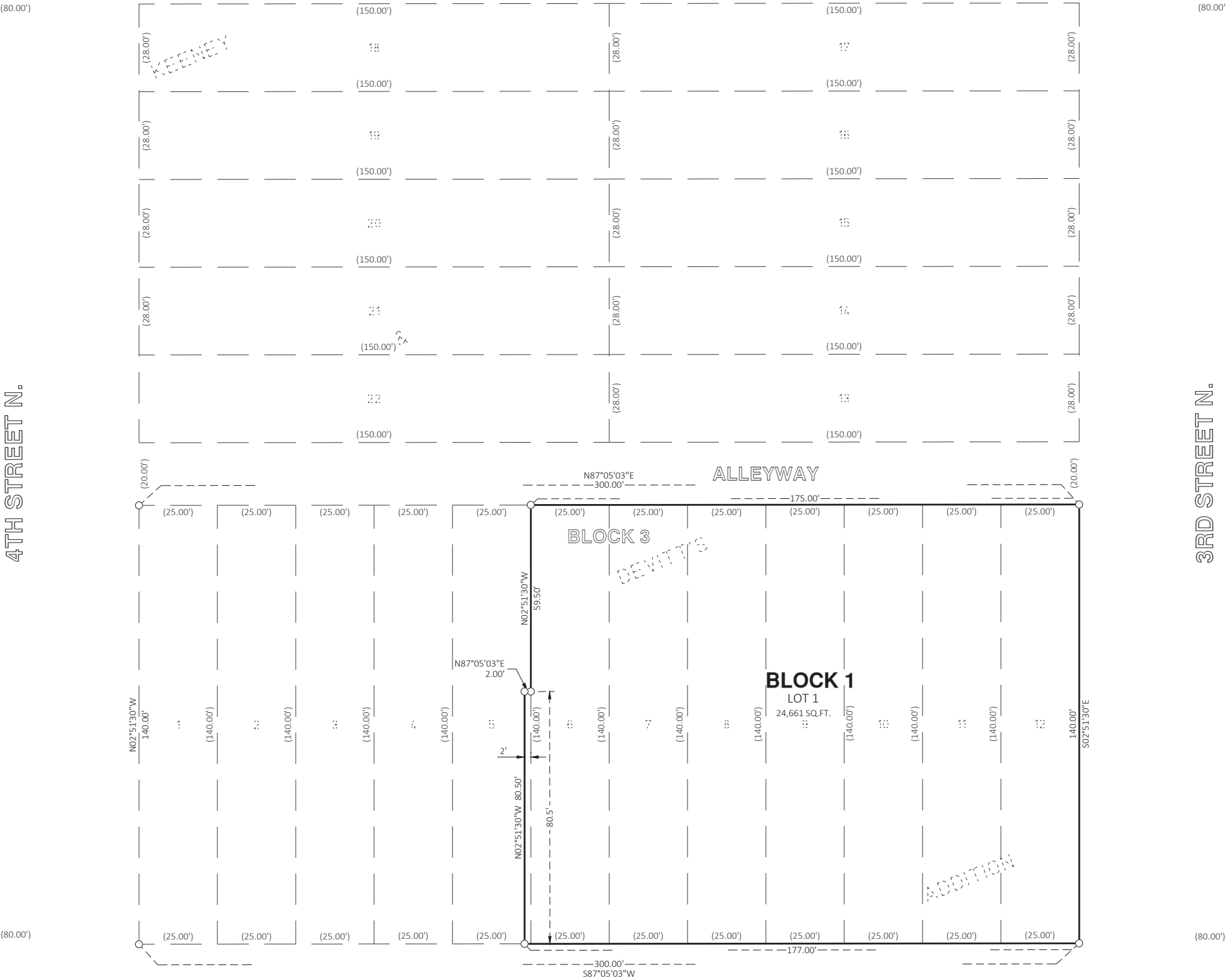
A MINOR SUBDIVISION
BEING A REPLAT OF A PORTION OF LOT 5 AND ALL OF LOTS 6, 7, 8, 9, 10, 11 & 12,
BLOCK 3, KEENEY & DEVITT'S ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

FIRST AVENUE N.

4TH STREET N.

3RD STREET N.

NORTHERN PACIFIC AVENUE N.



LEGEND	
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	---
PLATTED LOT LINE	---

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

PRELIMINARY PLAT

FAMILY HEALTHCARE CENTER ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF A PORTION OF LOT 5 AND ALL OF LOTS 6, 7, 8, 9, 10, 11 & 12,
BLOCK 3, KEENEY & DEVITT'S ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Family Healthcare Center, a North Dakota nonprofit corporation, is the owner and proprietor of the following described tract of land:

The East 2.00 feet of the South 80.50 feet of Lot 5 and all of Lots 6, 7, 8, 9, 10, 11 & 12, Block 3, Keeney & Devitt's Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 0.566 acres, more or less.

And that said party has caused the same to be surveyed and platted as **FAMILY HEALTHCARE CENTER ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:

Family Healthcare Center, a North Dakota nonprofit corporation

Margaret Asheim, Chief Executive Officer

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared Margaret Asheim, Chief Executive Officer of Family Healthcare Center, a North Dakota nonprofit corporation, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of said corporation.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, 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____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, 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 as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, 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 as City Engineer.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City 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 personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____



City of Fargo Staff Report			
Title:	Buchholz Industrial Addition	Date:	8/27/2025
Location:	1300 and 1330 43rd Street North and 1301 45th Street North	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 4-6, Block 11, Industrial Subdivision No.1, and part of Lot 25, Hector's Subdivision		
Owner(s)/Applicant:	Buchholz Exchange, LLC; Norgren Exchange, LLC / Mark Buchholz	Engineer:	RJN Survey
Entitlements Requested:	Minor Subdivision (Plat of Buchholz Industrial Addition , a replat 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)		
Status:	Planning Commission Public Hearing: September 4 th , 2025		
Existing		Proposed	
Land Use: Industrial and undeveloped		Land Use: Industrial	
Zoning: GI, General Industrial		Zoning: No change	
Uses Allowed: GI - General Industrial. Allows detention facilities, health care facilities, safety services, adult entertainment centers, off-premise advertising, commercial parking, industrial service, manufacturing and production, warehouse and freight movement, waste related use, wholesale sales, aviation, surface transportation, mining, basic utilities, and some telecommunications facilities		Uses Allowed: No change	
Maximum Lot Coverage: 85%		Maximum Lot Coverage: No change	
Proposal:			
<p><i>PROJECT NOTE: This proposed plat results from an odd circumstance beyond the control of the applicant. This configuration of this plat was before the Planning Commission at their August 1st, 2023 Planning Commission as "Buchholz Addition." The recommendation was for approval. The City Commission approved the plat on May 13th, 2024. Between the time the City Commission approved the plat and the time the plat was submitted for recordation, a plat with an almost identical name, "Buchholtz Subdivision" was recorded in Cass County. This is an unrelated plat in a rural area of the county. The Cass County Recorder determined that the plat names were too similar, and rejected the City-approved "Buchholz Addition." The applicant has renamed the subdivision "Buchholz Industrial Addition." All other aspects of the original Buchholz Addition remain the same.</i></p> <p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, entitled Buchholz Industrial Addition, which is a replat of Lots 4-6, Block 11, Industrial Subdivision No.1, and part of Lot 25, Hector's Subdivision <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: GI, with industrial uses • East: GI, with industrial uses • South: GI, with industrial uses • West: Cass County Drain No. 40 <p>Area Plans:</p>			

Fargo Growth Plan 2024 designates the subject property as the “General Industrial and Flex Warehouse” place type. Primary uses within that place type include light and general industrial and flex warehouse, with secondary residential uses of commercial uses specifically related to the primary use. The current zoning is GI, General Industrial, which is consistent with the Growth Plan place type. No zone change or land use plan amendment is proposed with this project.

Context:

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

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

Parks: There are no Fargo parks within one mile of the subject property.

Pedestrian / Bicycle: There are no shared use paths adjacent to the subject property.

Transit: The subject property is not along a MATBus route.

Staff Analysis:

The subject property is bounded by 14th Avenue North (north), 43rd Street North (east) and Cass County Drain No. 40 (west), and an adjacent property (south).

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

This plat replats Lots 4-6, Block 11, Industrial Subdivision No.1, and part of Lot 25, Hector’s Subdivision into three lots zoned GI, General Industrial. The existing buildings will remain.

ACCESS: The subdivision takes access from 14th Avenue North and 43rd Street North. An “L”-shaped 40-foot wide access and utility easement within the subdivision provides additional access.

175 FOOT DRAIN SETBACK: The subject property abuts Cass County Drain No. 40 on the west 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 depicts an easement to the Southeast Cass Water Resources District for this purpose.

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 GI, General Industrial. 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. To date, Planning staff has not received any comments or inquiries. **(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. **(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 a plat of the **Buchholz Industrial 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: September 4th, 2025

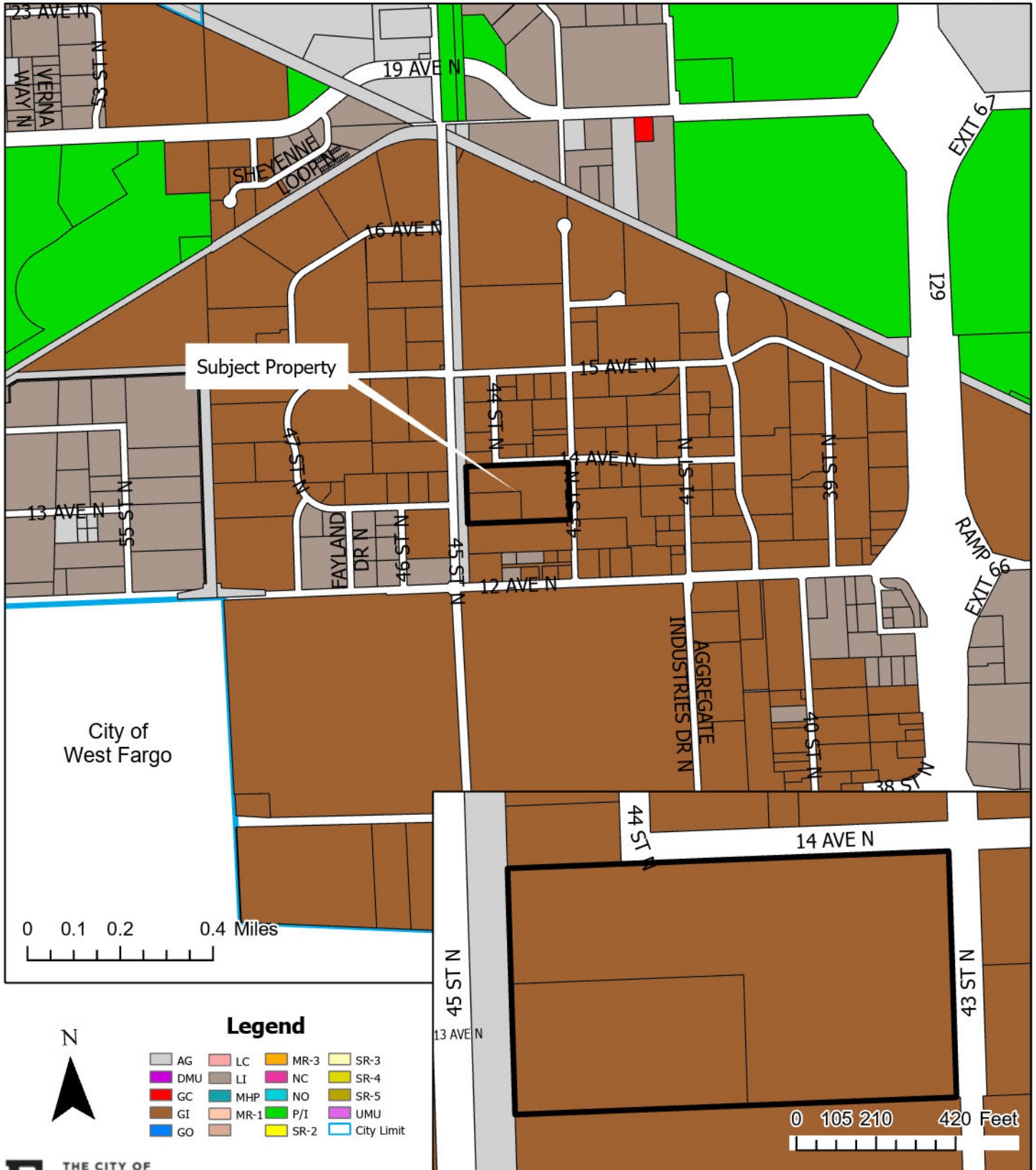
Attachments:

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

Minor subdivision

Buchholz Industrial Addition

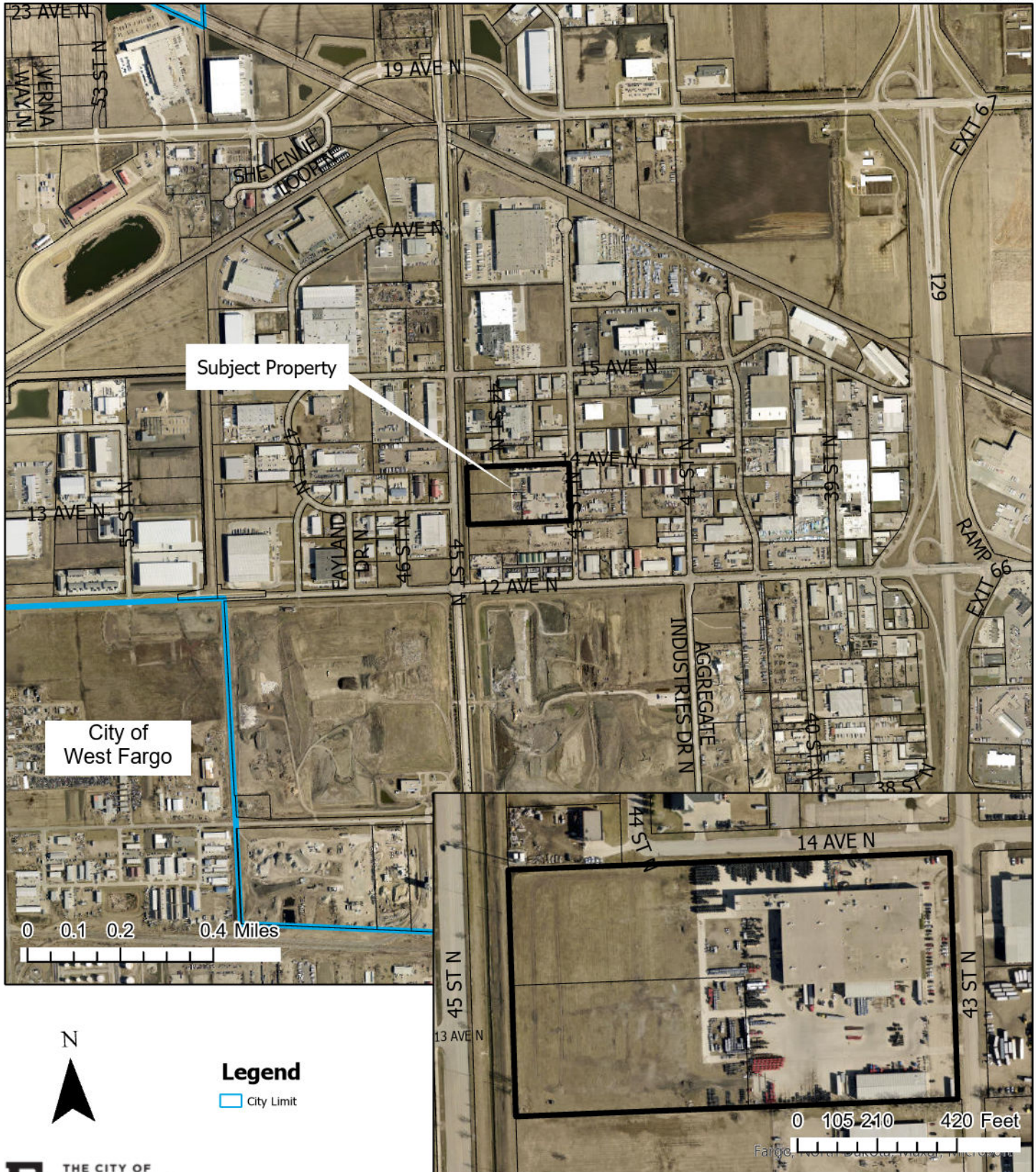
1300 and 1330 43rd Street North;
1301 45th Street North



Minor subdivision

Buchholz Industrial Addition

1300 and 1330 43rd Street North;
1301 45th Street North



TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 4 THROUGH 6, BLOCK 11 OF INDUSTRIAL SUBDIVISION NO. 1 AND PART OF LOT 25 OF HECTOR'S SUBDIVISION
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

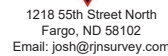
I, Joshua J. Nelson, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

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

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.

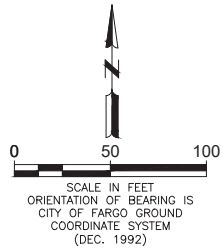
KNOW ALL PERSONS BY THESE PRESENTS, That Norgren Exchange LLC and Buchholz Exchange LLC, both a Minnesota Limited Liability Company, as owners of a parcel of land located in that part of the Southwest Quarter of Section 34, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Notary Public: _____

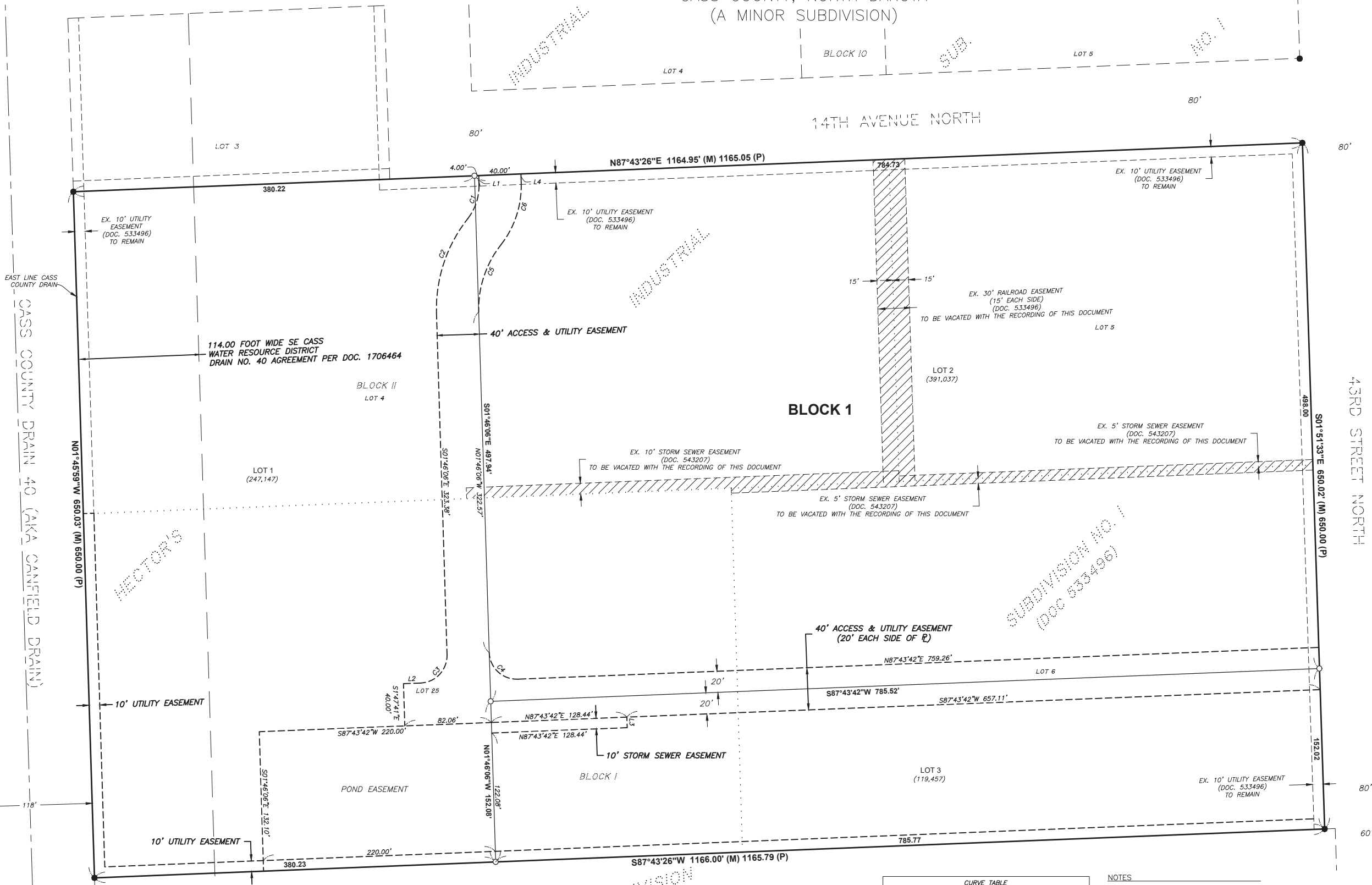


BUCHHOLZ INDUSTRIAL ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 4 THROUGH 6, BLOCK 11 OF INDUSTRIAL SUBDIVISION NO. 1 AND PART OF LOT 25 OF HECTOR'S SUBDIVISION
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND	
	SET 5/8" REBAR CAP LS-27292
	FOUND MONUMENT
	MEASURED DISTANCE
	PLATTED DISTANCE
	EXISTING PROPERTY LINE
	ORIGINAL PLATTED LINE
	EXISTING EASEMENT LINE
	CASS COUNTY DRAIN SETBACK LINE
	PLAT OVERALL BOUNDARY
	PLAT INTERIOR LOT LINES
	PLAT NEW EASEMENT
	EASEMENTS VACATED BY THIS PLAT



LINE TABLE		
#	DISTANCE	BEARING
L1	8.32	S01°46'06\"/>
L2	16.30	S87°43'42\"/>
L3	10.00	N01°43'38\"/>
L4	8.67	S01°46'06\"/>

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING
C1	34.91	50.00	040°00'28\"/>	34.21	N18°14'08\"/>
C2	96.36	138.00	040°00'28\"/>	94.42	S18°14'08\"/>
C3	40.61	26.00	089°29'48\"/>	36.61	N42°58'48\"/>
C4	41.07	26.00	090°30'12\"/>	36.93	S47°01'12\"/>
C5	68.43	98.00	040°00'28\"/>	67.05	S18°14'08\"/>
C6	62.84	90.00	040°00'28\"/>	61.58	N18°14'08\"/>

- 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.



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