

FARGO PLANNING COMMISSION AGENDA
Thursday, September 5, 2024 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of August 6, 2024

C: Public Hearing Items:

- 1a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial with a C-O, Conditional Overlay on the proposed **Northdale First Addition**. (Located at 4300 County Highway 81 North) (Allstar Land Company/Christianson Companies, Inc.) (dk)
- 1b. Hearing on an application requesting a Plat of **Northdale First Addition** (Major Subdivision) a plat of an unplatted portion of the Southeast Quarter of Section 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 4300 County Highway 81 North) (Allstar Land Company/Christianson Companies, Inc.) (dk)
- 2a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial and AG, Agricultural on the proposed **Grafstrom First Addition**. (Located at 5385, 5401, and 5617 19th Avenue North and 2101 57th Street North) (Just North of the Horse Park, LLC/Christianson Companies) (dk)
- 2b. Hearing on an application requesting a Plat of **Grafstrom First Addition** (Major Subdivision) a plat of an unplatted portion of the Southwest Quarter of Section 28, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 5385, 5401, and 5617 19th Avenue North and 2101 57th Street North) (Just North of the Horse Park, LLC/Christianson Companies) (dk)
3. Hearing on an application requesting a Plat of **Timber Parkway Eleventh Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Timber Parkway Sixth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3300 Jacks Way South) (PLC Investments, LLC/Houston Engineering) (dk)
4. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay on Lot 1, Block 1, **The Pines at the District Second Addition** and Lot 1, Block 14, **The Pines at the District Addition**. (Located at 4400 56th Avenue South and 5691 43rd Street South) (Bethany on 42nd/Shawn Stuhaug) (dk)
5. Hearing on an application requesting a Plat of **Estes Addition** (Minor Subdivision) a replat of Lot 1, Block 9, Industrial Subdivision No. 1, and portions of Lots 1 and 2, Hector's

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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.

Subdivision, to the City of Fargo, Cass County, North Dakota. (Located at 1301 43rd Street North; 4121, 4151, and 4153 12th Avenue North) (Black Branch Terminal, LLC/Neset Land Survey's) (dk)

D: Other Items:

1. Annexation of approximately 13.77 acres of a portion of the Southeast Quarter of Section 15, T140N, R49W, Cass County, North Dakota. (dk)
2. Presentation on the Fargo Transportation Plan. (me)
3. Land Development Code scope update. (kc)

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**BOARD OF PLANNING COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday, August 6, 2024

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 6, 2024.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Scott Stofferahn, Art Rosenberg, Thomas Schmidt, Brett Shewey, Joseph Cecil, Paul Gleye

Absent: Amy Hass, Tyler Mohs, Jennifer Holtz

Chair Tasa called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Chair Tasa noted Item 4 has been continued to January 7, 2025.

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 2, 2024

Member Gleye moved the minutes of the July 2, 2024 Planning Commission meeting be approved. Second by Member Rosenberg. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: Champion's Gate at Prairie Farms Second Addition

Hearing on an application requesting a Plat of Champion's Gate at Prairie Farms Second Addition (Minor Subdivision) a replat of Lots 1-25, Block 1, Champions Gate at Prairie Farms Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5475-5643 and 5655-5785 31st Street South) (Prairie Grove, Inc./Houston Engineering, Inc.): 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 driveway locations, and alignment with the Fargo Housing Study.

Applicant representative Brian Pattengale, Houston Engineering, spoke on behalf of the application.

Discussion continued on the history of the site.

Member Stofferahn moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Champion's Gate at Prairie Farms Second Addition, as outlined in the staff report, as the proposal complies with the Adopted 2001 Growth Plan, the Standards of Article 20-06, Section 20-0907.B and C, and all other applicable requirements of the Land Development Code. Second by Member Rosenberg. On call of the roll Members Shewey, Gleye, Rosenberg, Cecil, Schmidt, Stofferahn, and Tasa voted aye. Absent and not voting: Members Mohs, Hass, and Holtz. The motion was declared carried.

Item 2: Legacy I Eighth Addition

2a. Hearing on an application requesting a Zoning Change from GO, General Office with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay and a request to repeal the C-O, Conditional Overlay on the proposed Lot 1, Block 1, Legacy I Eighth Addition. (Located at 6155 24th Street South) (Procore Development, LLC/Houston Engineering, Inc.): APPROVED

2b. Hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan within the boundaries of the proposed Lot 1, Block 1, Legacy I Eighth Addition. (Located at 6155 24th Street South) (Procore Development, LLC/Houston Engineering, Inc.): APPROVED

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

Applicant representatives Brian Pattengale and Brandon Raboin, spoke on behalf of the application.

Discussion was held on street parking.

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

Further discussion was held on the Planned Unit Development, the location of planting units, parking locations, and Growth Plan consistency.

Planning and Development Assistant Director Mark Williams spoke on the Growth Plan and Land Development Code rewrite.

Member Gleye moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zone Change

from GO, General Office with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development overlay, and 2) a PUD, Planned Unit Development Master Land Use Plan, as outlined within the staff report, as the proposal complies with the GO2030 Fargo Comprehensive Plan, Article 20-0908(B)(a-e), Section 20-0906.F (1-4) of the Land Development Code, the 2001 Growth Plan (as amended), and all other applicable requirements of the Land Development Code, contingent on the City Commission approval of the Legacy I Eighth Addition Subdivision Plat. Second by Member Schmidt. On call of the roll Members Rosenberg, Cecil, Shewey, Gleye, Schmidt, Stofferahn, and Tasa voted aye. Absent and not voting: Members Holtz, Hass, and Mohs. The motion was declared carried.

Item 3: True North Addition

Hearing on an application requesting a Plat of True North Addition (Minor Subdivision) a replat of Lot 1, Block 1, West Acres Business Park 9th Addition and a portion of Lot 1, Block 1, West Acres Business Park 8th Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4308 and 4314 20th Avenue South) (True North Church/Houston Engineering): APPROVED

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

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

Item 4: Section 3, Township 140 North, Range 49 West

Hearing on an application requesting a Conditional Use Permit to allow Non-Farm Commercial Use in the AG, Agricultural zoning district on a portion of the East Half of Section 3, Township 140 North, Range 49 West. (Located at 6987 and 7102 37th Street North) (Tammie Dickerson/Joseph Cecil/Dark Acres, LLC): CONTINUED TO JANUARY 7, 2025

A Hearing had been set for this date and time; however the applicant has requested this application be continued to January 7, 2025.

Item 5: Simonson Companies Fourth Addition

Hearing on an application requesting a Plat of Simonson Companies Fourth Addition (Minor Subdivision) a replat of Lot 2, Block 1, Simonson Companies Third Addition and Lot 1, Block 1, Simonson Companies Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 3971 53rd Avenue South

**and 5237 38th Street South) (Simonson Companies, LLC/ Lowry Engineering):
APPROVED**

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

Member Stofferahn moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Simonson Companies Fourth Addition, as outlined within the staff report, as the proposal complies with the 2007 Growth Plan, Section 20-0907.B and C, the Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Gleye. On call of the roll Members Shewey, Gleye, Cecil, Schmidt, Stofferahn, Rosenberg, and Tasa voted aye. Absent and not voting: Members Mohs, Hass, and Holtz. The motion was declared carried.

Item 6: MLTB Addition

Hearing on an application requesting a Plat of MLTB Addition (Minor Subdivision) a replat of Lot 1, Block 1, Commerce on 12th Addition to the City of Fargo, Cass County, North Dakota. (Located at 5650 13th Avenue North) (Lepine Holdings, LLC/MBN Engineering, Inc.): APPROVED

Mr. Kress 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 MLTB Addition, as outlined within the staff report, as the proposal complies with the 2007 Growth Plan, the Standards of Article 20-06, Section 20-0907. B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Rosenberg. On call of the roll Members Cecil, Rosenberg, Shewey, Gleye, Stofferahn, Schmidt, and Tasa voted aye. Absent and not voting: Members Mohs, Hass, and Holtz. The motion was declared carried.

Item 7: Hearing on the adoption of the proposed Fargo Growth Plan 2024 to the City Commission: APPROVED

Mr. Williams presented an overview of the Growth Plan process and next steps.

Discussion was held on the Land Development Code rewrite process and timelines, and on the history of zoning in Fargo.

Member Rosenberg moved the Planning Commission recommend that the City Commission approve and adopt the Fargo Growth Plan 2024. Second by Member Schmidt. On call of the roll Members Shewey, Rosenberg, Cecil, Gleye, Stofferahn, Schmidt, and Tasa voted aye. Absent and not voting: Member Hass, Holtz, and Mohs. The motion was declared carried.

Item D: Other Items:

Item 1: Planned Unit Development Final Plan for Schatz Fifth Addition.

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

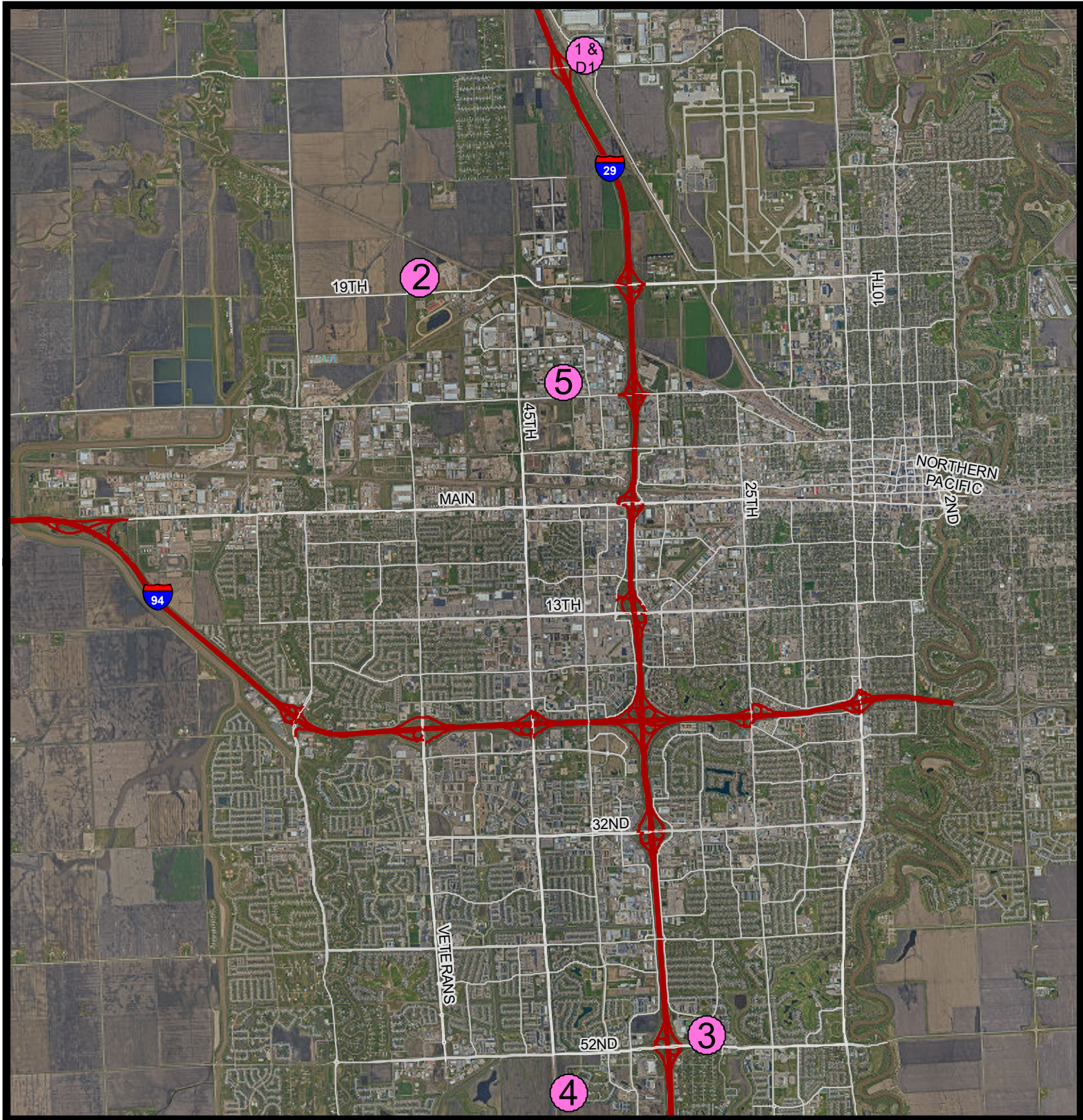
Applicant representative Jon Youness, EagleRidge Development, spoke on behalf of the application.

Discussion was held on the sidewalk location.

Member Rosenberg moved the findings and recommendations of staff be accepted and the Planned Unit Development Final Plan be approved for Schatz Fifth Addition, as outlined within the staff report, as the proposal complies with the PUD, Planned Unit Development Master Land Use Plan, Section 20-0908.D of the Land Development Code, and all other applicable requirements of the Land Development Code, contingent of the City Commission approval of the zoning change and PUD, Planned Unit Development Master Land Use Plan. Second by Member Schmidt. On call of the roll Members Stofferahn, Cecil, Shewey, Schmidt, Rosenberg, Gleye, and Tasa voted aye. Absent and not voting: Members Hass, Mohs, and Holtz. The motion was declared carried.

Member Stofferahn moved to adjourn the meeting. Second by Member Rosenberg. All Members present voted aye and the motion was declared carried.

The time at adjournment was 3:53 p.m.



Agenda Item Number

- 1a&b -- Northdale First Addition
- 2a&b -- Grafstrom First Addition
- 3 -- Timber Parkway Eleventh Addition
- 4 -- The Pines at the District Second Addition & The Pines at the District Addition
- 5 -- Estes Addition

Other Items:

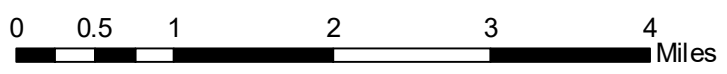
D1 -- Annexation of a portion of Sec. 15 T140N, R49W



Agenda Items Map

 Fargo Planning Commission

 September 5, 2024



City of Fargo Staff Report			
Title:	Northdale First Addition	Date:	8/29/2024
Location:	4300 County Highway 81 North	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Unplatted portion of the Southeast Quarter of Section 15, Township 140 North, Range 49 West		
Owner(s)/Applicant:	Allstar Land Company / Christianson Companies, Inc.	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Plat of Northdale First Addition , a plat of an unplatted portion of the Southeast Quarter of Section 15, Township 140 North, Range 49 West, Cass County, North Dakota), and a Zoning Change (from AG, Agricultural to LI, Limited Industrial with a conditional overlay (C-O))		
Status:	Planning Commission Public Hearing: September 5 th , 2024		
Existing		Proposed	
Land Use: Undeveloped		Land Use: Industrial, Residential/ Agricultural	
Zoning: AG, Agricultural		Zoning: LI, Limited Industrial; AG Agricultural	
Uses Allowed: AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, and crop production		Uses Allowed: LI allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, basic utilities, certain telecommunications facilities Conditional overlay restricts some uses as noted above	
Maximum Density Allowed (Residential) in AG: 1 dwelling unit per 10 acres.		Maximum Lot Coverage Allowed in LI: 85%	
Proposal:			
<i>PROJECT NOTE: Though originally advertised as a “major subdivision,” this subdivision is, in fact, a “minor subdivision.” No dedications of right of way were required.</i>			
The applicant requests two entitlements: <ol style="list-style-type: none"> 1. A minor subdivision, entitled Northdale First Addition, a plat of an unplatted portion of the Southeast Quarter of Section 15, Township 140 North, Range 49 West., Cass County, North Dakota; and 2. A zoning change from AG, Agricultural to LI, Limited Industrial with a conditional overlay 			
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: <ul style="list-style-type: none"> • North: LI; industrial services • East: LI; warehousing and industrial services • South: LI; industrial services • West: Burlington Northern Santa Fe railroad; Interstate 29 right of way. 			

Area Plans:
Fargo’s Growth Plan 2024 was adopted on August 19th, 2024. This project was proposed under the previous growth plan, the 2007 Growth Plan. This project is consistent with the future land use designations for this property under both plans.
Context:
Schools: The subject property is located within the Fargo School District and is served by Washington Elementary, Ben Franklin Middle and Fargo North High schools.
Neighborhood: The subject property is not located within a designated neighborhood.
Parks: There are no Fargo Park District parks within one mile of the subject property.
Pedestrian / Bicycle: There are no multi-use paths adjacent to the subject property.
MATBUS Route: The subject property is not on a MATBUS route at this time.
Staff Analysis:
MINOR SUBDIVISION: The subdivision plat creates one lot in one block intended for industrial development. The lot is proposed to be zoned LI, Limited Industrial with a conditional overlay.
ZONING: The subject property is proposed to be zoned LI, Limited Industrial with a conditional overlay (C-O). The LI zoning designation allows many commercial uses in addition to industrial uses. Residential uses are not allowed in the LI zone.
CONDITIONAL OVERLAY (C-O): The C-O regulates signs, uses, and site design in more detail than the Land Development Code. A copy of the draft C-O is attached.
ACCESS: The subdivision will take access from County Highway 81. Negative access easements (NAE’s) depicted on the plat designate access points along County Highway 81, based on the City’s rules for driveway spacing along arterial streets. No access can be taken from 40 th Avenue North. The applicant will be providing an updated plat prior to Planning Commission.
PUBLIC WATER and SEWER: Public water and sewer will be provided in the dedicated public streets.
CONCURRENT ANNEXATION: The subject property is currently in Fargo’s four-mile extra-territorial jurisdiction, and is included in a pending owner-initiated annexation. The annexation will go through the review and approval process concurrently with this subdivision and zone change. The property will not be developed until the annexation is complete.
PROXIMITY AGREEMENT A proximity agreement for the subdivision will be signed by the applicant. This is a standard agreement between the City of Fargo and owners of property in close proximity to Hector International Airport, by which the property owner acknowledges the existence of this facility and the potential for aircraft noise. The City Commission will take final action on this agreement. No action is required by the Planning Commission. No attachment is included with this packet.
AMENITIES PLAN Staff and the applicant are working to create an amenities plan to define certain aspects of the development, including stormwater, utility connections, and access. This amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final plat going to City Commission.
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. The property is currently zoned AG: Agricultural. The applicant requests a zoning change to LI, Limited Industrial with a conditional overlay for the development of industrial uses. **(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 fronts on an existing public right-of-way. **(Criteria satisfied)**

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

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

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

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." Fargo's Growth Plan 2024 was adopted on August 19th, 2024. This project was proposed under the previous growth plan, the 2007 Growth Plan. The proposed zoning of LI, Limited Industrial is consistent with the designated future land uses for this property under both plans, as noted above. **(Criteria satisfied)**

Minor Subdivision

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

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

This subdivision is intended to create a one-lot, one block subdivision. The requested zoning for the industrial development on this property is LI, Limited Industrial, which is consistent with the future land use designations of both the recently adopted Fargo Growth Plan 2024 and the earlier 2007 Growth Plan. The LI zoning will include a conditional overlay. 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 inquiry. **(Criteria Satisfied)**

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

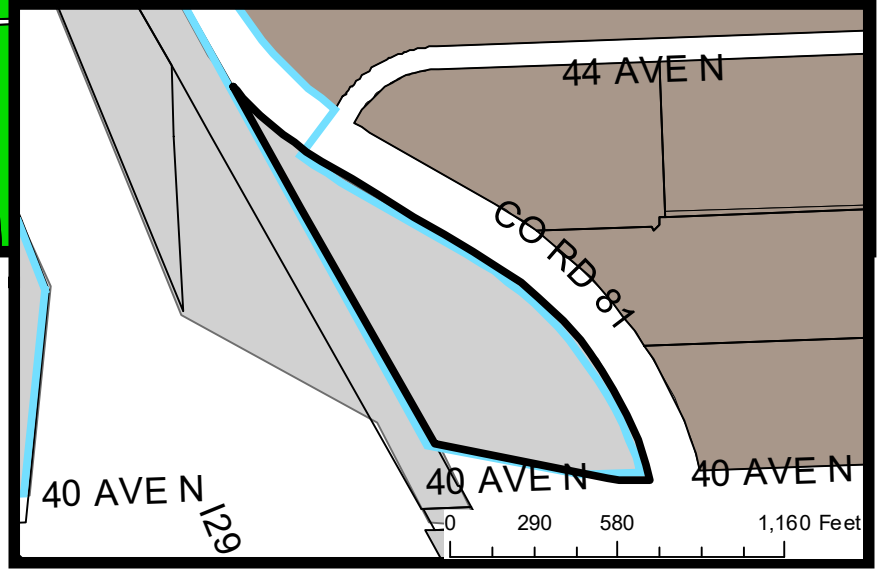
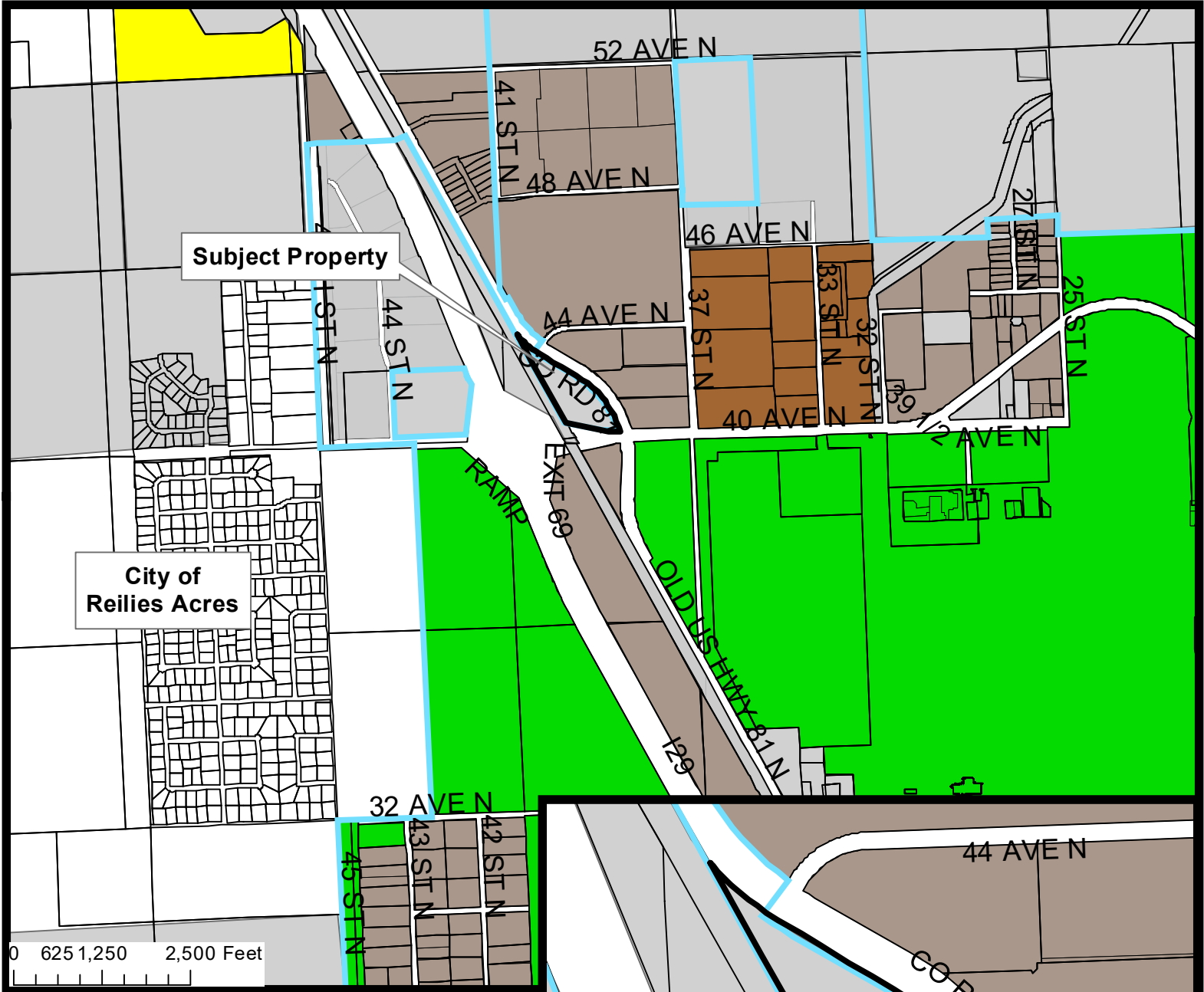
While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principals. **(Criteria Satisfied)**

Staff Recommendation:
Suggested Motion: “To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed 1) Zoning Change from AG, Agricultural LI, Limited Industrial with a conditional overlay; and 2) a plat of Northdale First Addition , as presented, as the proposal complies with the Standards of Article 20-06, and Sections 20-0906.F (1-4) and of Section 20-0907.B & C, of the LDC and all other applicable requirements of the LDC, and the 2007 and 2024 Growth Plans.”
Planning Commission Recommendation: September 5 th , 2024
Attachments:
<ol style="list-style-type: none">1. Zoning map2. Location map3. Preliminary plat4. Draft conditional overlay

Minor Subdivision and Zone Change from AG, Agricultural to LI, Limited Industrial with CO, Conditional Overlay

Northdale First Addition

4300 County Highway 81 North



Legend

AG	DMU	GGC	GO	LC	MR-1	MR-2	MR-3	MHP	NO	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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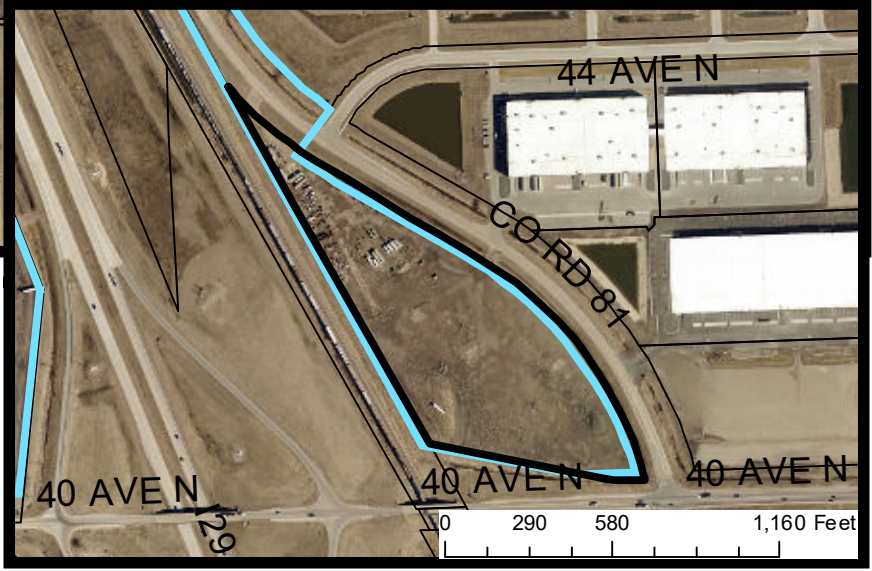
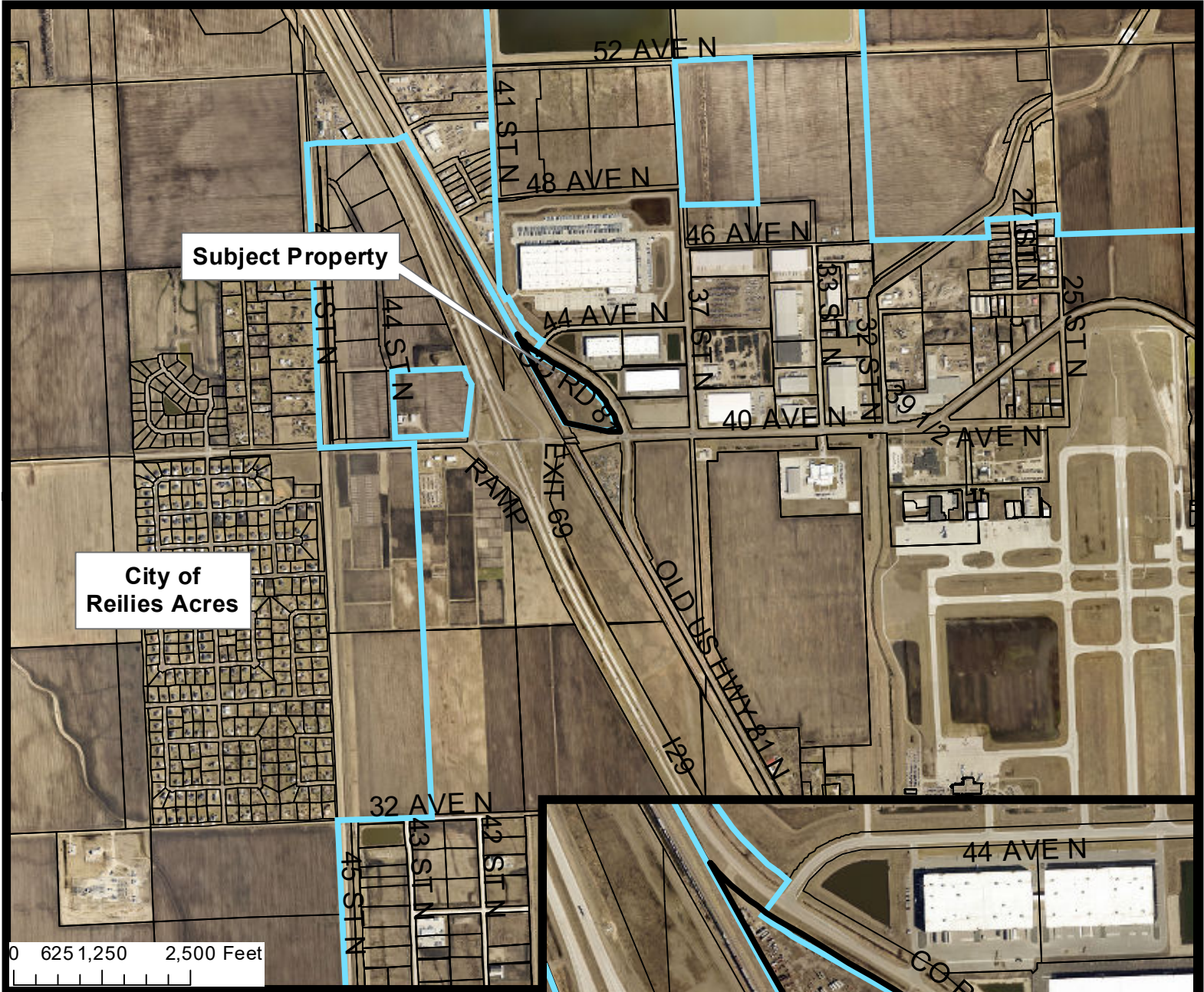


Fargo Planning Commission
September 05, 2024

Minor Subdivision and Zone Change from AG, Agricultural to LI, Limited Industrial with CO, Conditional Overlay

Northdale First Addition

4300 County Highway 81 North



Legend

 City Limits

NORTHDALE FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER SECTION 15 TOWNSHIP 140 NORTH RANGE 49 WEST
(A MINOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That ALLSTAR LAND COMPANY, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southeast Quarter of Section 15, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

A tract of land located in the Southeast Quarter of Section Fifteen, in Township One Hundred Forty North of Range Forty-nine West of the Fifth Principal Meridian, situate in the County of Cass and the State of North Dakota, described as follows:

Beginning at a found iron monument at the intersection of the North right-of-way line of County Road Number 20 and the Westerly right-of-way of Highway Number 81; thence on an assumed bearing of South 87°40'14" West, along the North right-of-way line of County Road Number 20 for a distance of 205.77 feet to a found iron monument; thence North 79°13'51" West along the North line of I-29 interchange for a distance of 386.21 feet to a found iron monument; thence continuing North 79°13'51" West along said right-of-way for a distance of 152.39 feet; thence North 29°04'44" West, parallel with the Burlington Northern Railroad tracks for a distance of 1,381 feet more or less to a point on the Westerly right-of-way of Highway Number 81; thence Southeasterly along said highway right-of-way to the point of beginning.

Containing 13.77 acres of land, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "NORTHDALE FIRST ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public for public use the utility easements as shown on this plat.

OWNER:
ALLSTAR LAND COMPANY, LLC

By: Keith Ernst, President

County of Cass }
State of North Dakota }SS

On this ____ day of _____, in the year 2024 before me, a notary public within and for said County and State, personally appeared Keith Ernst, President, ALLSTAR LAND COMPANY, 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 the limited liability company.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }
County of Cass }SS

On this ____ day of _____, 2024, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this ____ day of _____, 2024.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., 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 for the City of Fargo.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this ____ day of _____, 2024.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, 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 the Fargo Planning Commission.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this ____ day of _____, 2024.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

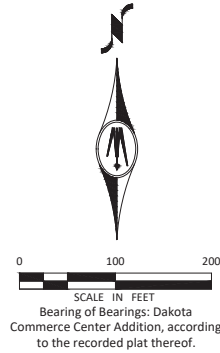
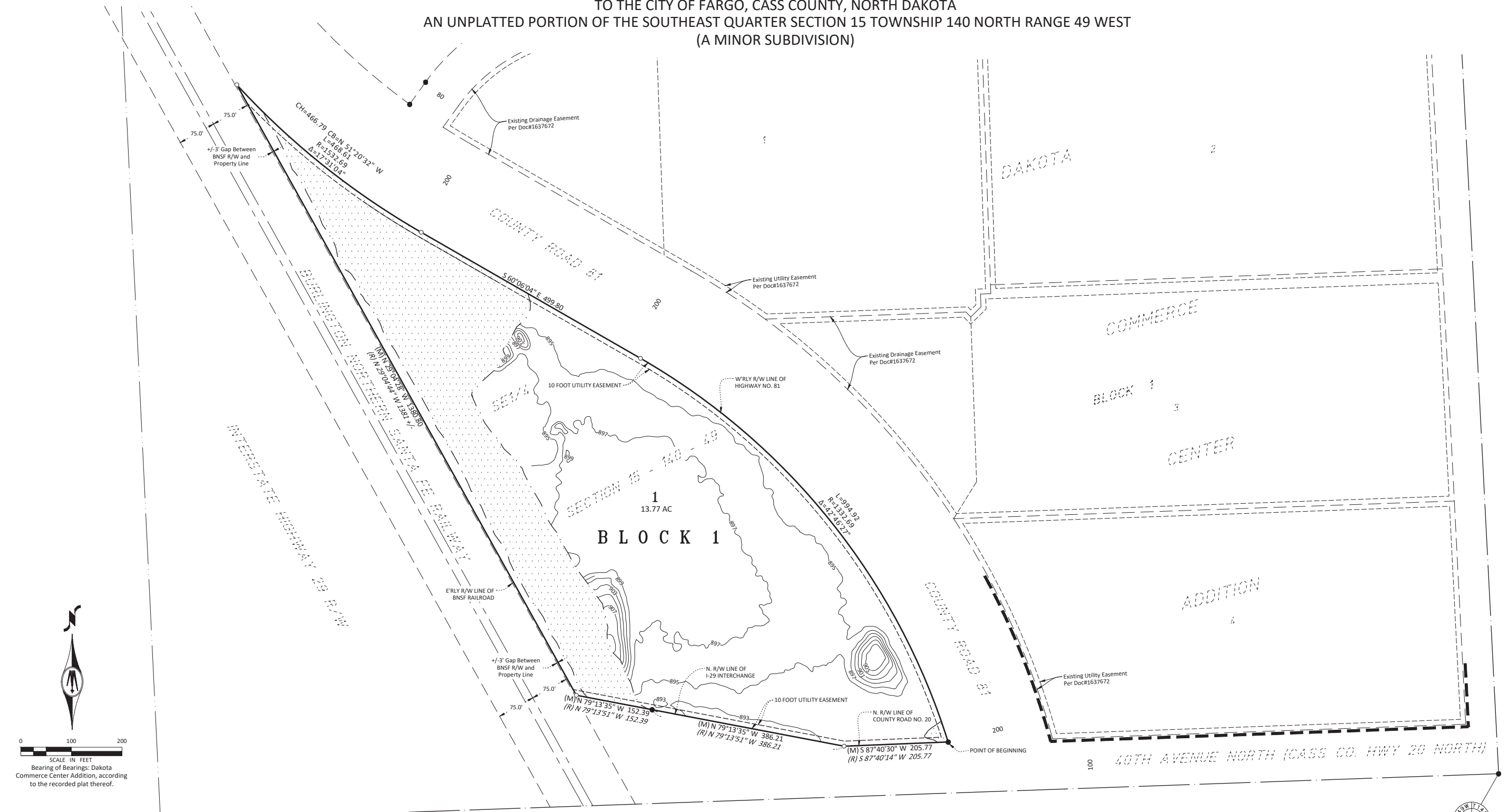
State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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

NORTHDALE FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER SECTION 15 TOWNSHIP 140 NORTH RANGE 49 WEST
 (A MINOR SUBDIVISION)



LEGEND	
○	5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
●	MONUMENT FOUND, 5/8" REBAR
(R)	RECORD BEARING OR DISTANCE
(M)	MEASURED BEARING OR DISTANCE
—	SUBJECT PROPERTY LINE
---	SECTION LINE
----	QUARTER LINE
- - - -	EXISTING PROPERTY LINE
- · - · -	EASEMENT LINE
~	EXISTING CONTOUR LINE PER CITY OF FARGO
~	LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
· · · · ·	AREA NOT WITHIN THE 1% ANNUAL FLOODPLAIN (ZONE X)
- · - · -	EXISTING NEGATIVE ACCESS EASEMENT PER DOC.#1637672

Utility easements are shown thus:

LOT STREET

AVENUE

Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

NOTES

THE SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 38017CD586G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.

BASE FLOOD ELEVATION: 893

BENCHMARK

City of Fargo Benchmark 156003, the Southeast Flange Bolt of Fire Hydrant Located in the Northeast Quadrant of Cass County Highway No. 20 and Highway No. 81. ELEV=895.18 NAVD88



preliminary



DRAFT C-O FOR NORTHDALÉ 1st ADDITION

1. Prohibited Uses:

- Detention Facility
- Adult Establishment
- Aviation/Surface Transportation
- Portable signs
- Crushing of any materials, including concrete, asphalt, and rock or storage of concrete rubble or asphalt rubble (unfinished product)

2. The property shall not be used in whole or in part for storage of rubbish or debris of any kind whatsoever nor for the storage of any property or items that will cause such lot to appear untidy, unclean or unsightly as determined by the Zoning Administrator; nor shall any substance, item or material be kept on any lot that will emit foul odors, including compost sites and fertilizer.

3. Total number of off-premise signs within this property three. Off-premise signs must be spaced no less than 1200 feet apart in every direction. Off-premise signs may be static or digital.

4. For the purpose of sign regulation, this property is not considered "adjacent to Interstate."

5. Maximum height of any off-premise sign is limited to 35 feet.

6. Maximum sign face area of any off-premise sign limited to 300 square feet.

7. All vehicular access, parking, and outdoor storage areas to be paved. Gravel will not be allowed as a surface for parking, driving, or outdoor storage.

City of Fargo Staff Report			
Title:	Grafstrom First Addition	Date:	8/28/2024
Location:	5385, 5401, and 5617 19th Avenue North and 2101 57th Street North	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Unplatted portion of the Southwest Quarter of Section 28, Township 140 North, Range 49 West		
Owner(s)/Applicant:	Just North of the Horsepark, LLC / Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Major Subdivision (Plat of Grafstrom First Addition , a plat of an Unplatted portion of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota), and a Zoning Change (from AG, Agricultural to AG, Agricultural and LI, Limited Industrial)		
Status:	Planning Commission Public Hearing: September 5 th , 2024		
Existing		Proposed	
Land Use: Undeveloped		Land Use: Industrial, Residential/ Agricultural	
Zoning: AG, Agricultural		Zoning: LI, Limited Industrial; AG Agricultural	
Uses Allowed: AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, and crop production		Uses Allowed: LI allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, basic utilities, certain telecommunications facilities AG – Agricultural. Allows detached houses, parks and open space, safety services, basic utilities, and crop production	
Maximum Density Allowed (Residential) in AG: 1 dwelling unit per 10 acres.		Maximum Lot Coverage Allowed in LI: 85% Maximum Density Allowed (Residential) in AG: 1 dwelling unit per 10 acres.	
Proposal:			
<p>The applicant requests two entitlements:</p> <ol style="list-style-type: none"> 1. A major subdivision, entitled Grafstrom First Addition, a plat of an unplatted portion of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota 2. A zoning change from AG, Agricultural to AG, Agricultural and LI, Limited Industrial. <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: Industrial; platted; undeveloped • East: Industrial; platted; undeveloped • South: P/I, Public / Institutional; North Dakota Horse Park • West: (across 57th Street North) AG; undeveloped; in Fargo’s four-mile extra-territorial jurisdiction 			

Area Plans:

Fargo’s Growth Plan 2024 was adopted on August 19th, 2024. This project was proposed under the previous growth plan, the 2007 Growth Plan. This project is consistent with the future land use designations for this property under both plans.

Context:

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

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

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

Pedestrian / Bicycle: A 10-foot wide multi-use path is located on the south side of the 19th Avenue North right of way, across 19th Avenue from the subject property.

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

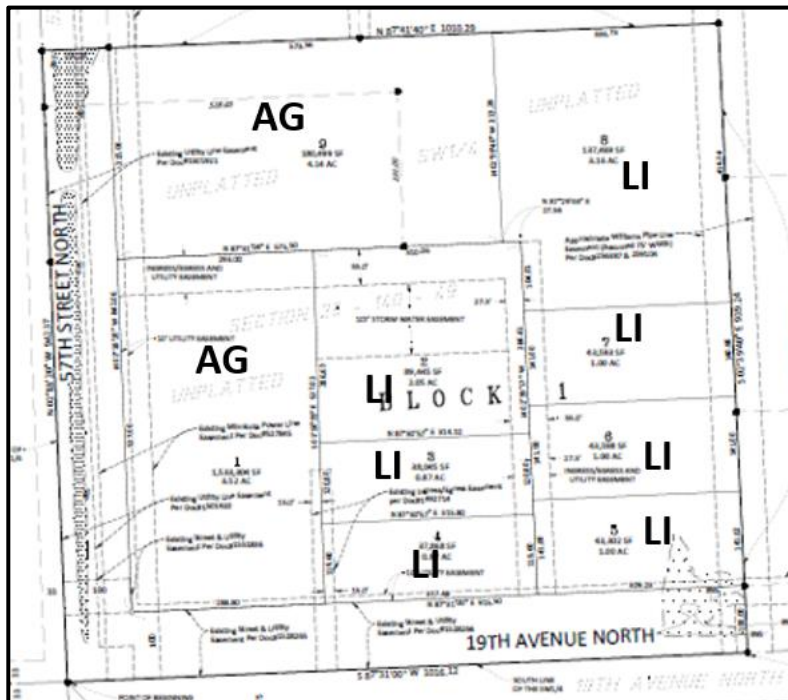
Staff Analysis:

MAJOR SUBDIVISION AND ZONING CHANGE

The subdivision plat creates 13 lots in one block. Lots 2 through 12 are intended for industrial development. Lots 1 and 13 are currently used as residences (former farmsteads). These residences will remain on these lots. Lot 2 includes a stormwater detention easement, identified on the plat.

The lots are proposed to be zoned as shown in the chart and graphic below:

LOT NUMBER	CURRENT ZONING	PROPOSED ZONING	NOTE
1	AG	AG	Existing residence to remain
2 through 12	AG	LI	
13	AG	AG	Existing residence to remain



The two AG, Agricultural zoned lots are included in the plat to complete the platting of this area. No development is proposed on these AG-zoned lots at this time.

RIGHT OF WAY DEDICATION: The plat depicts 100-foot wide dedications of right of way for 19th Avenue North and 57th Street North.

ACCESS: The subdivision will take access from 19th Avenue North and 57th Street North by way of an access easement (private drive) identified as “Verna Way” on the plat. The location of these access points on 19th Avenue and 57th Street was determined based on the City’s rules for driveway spacing along arterials. This access easement will be owned and maintained by the property owners within the subdivision. This is not a dedicated City right of way; the City does not have any maintenance responsibility for it.

A developer agreement between the property owners and the city will detail that some existing access points will become limited access in the future, and some will be closed.

PUBLIC WATER and SEWER: Public water and sewer will be provided in the dedicated public streets.

EXISTING NONCONFORMING LOTS: The areas of Lots 1 and 13, which are current parcels defined by metes-and-bounds, are below the minimum area of 10 acres required by the Land Development Code for lots in the AG, Agricultural zone. These are existing lots, and will be incorporated into the plat in their current size and configuration.

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. The property is currently zoned AG: Agricultural. The applicant requests a zoning change to LI, Limited Industrial, for the development of industrial uses 11 of the 13 lots. Two of the 13 lots will retain their AG, Agricultural zoning designation. **(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 fronts on an existing public right-of-way. Additional dedications will widen the right of way and extend it the full length of the proposed lots. **(Criteria satisfied)**
3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**
Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received and responded to one inquiry. There were no concerns. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**
4. **Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?**
The LDC states “This Land Development Code is intended to implement Fargo’s Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo.” Fargo’s Growth Plan 2024 was adopted on August 19th, 2024. This project was proposed under the previous growth plan, the 2007 Growth Plan. The proposed zoning of LI, Limited Industrial is consistent with the designated future land uses for this property under both

plans, as noted above. Two lots will retain their current AG, Agricultural zoning. **(Criteria satisfied)**

Major Subdivision

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

- 1. Section 20-0907.C.1 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 requested zoning for the industrial development on this property is LI, Limited Industrial, which is consistent with the future land use designations of both the recently adopted Fargo Growth Plan 2024 and the earlier 2007 Growth Plan. Two lots will retain their current AG, Agricultural zoning. 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 inquiry. **(Criteria Satisfied)**

- 2. Section 20-0907.C.4.c 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 property is proposed to be zoned LI, Limited Industrial. As noted in the zone change findings above, this zone is consistent with the future land use designations of both the recently adopted Fargo Growth Plan 2024 and the earlier 2007 Growth Plan. Two lots will retain their current AG, Agricultural zoning The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments. **(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.**

The applicant has provided a draft amenities plan that specifies the terms or securing installation of public improvements to serve the subdivision. This amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final plat going to City Commission. 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 1) Zoning Change from AG, Agricultural to AG, Agricultural and LI, Limited Industrial, and 2) a plat of the **Grafstrom First Addition**, as presented, as the proposal complies with the Standards of Article 20-06, and Sections 20-0906.F (1-4) and 20-0907.C of the LDC and all other applicable requirements of the LDC, and the 2024 and 2007 Growth Plans.”

Planning Commission Recommendation: September 5th, 2024

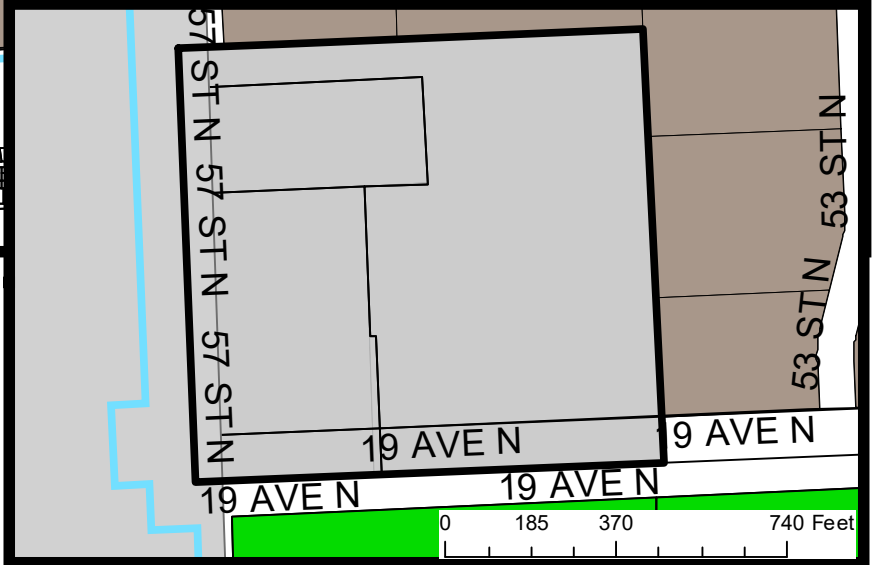
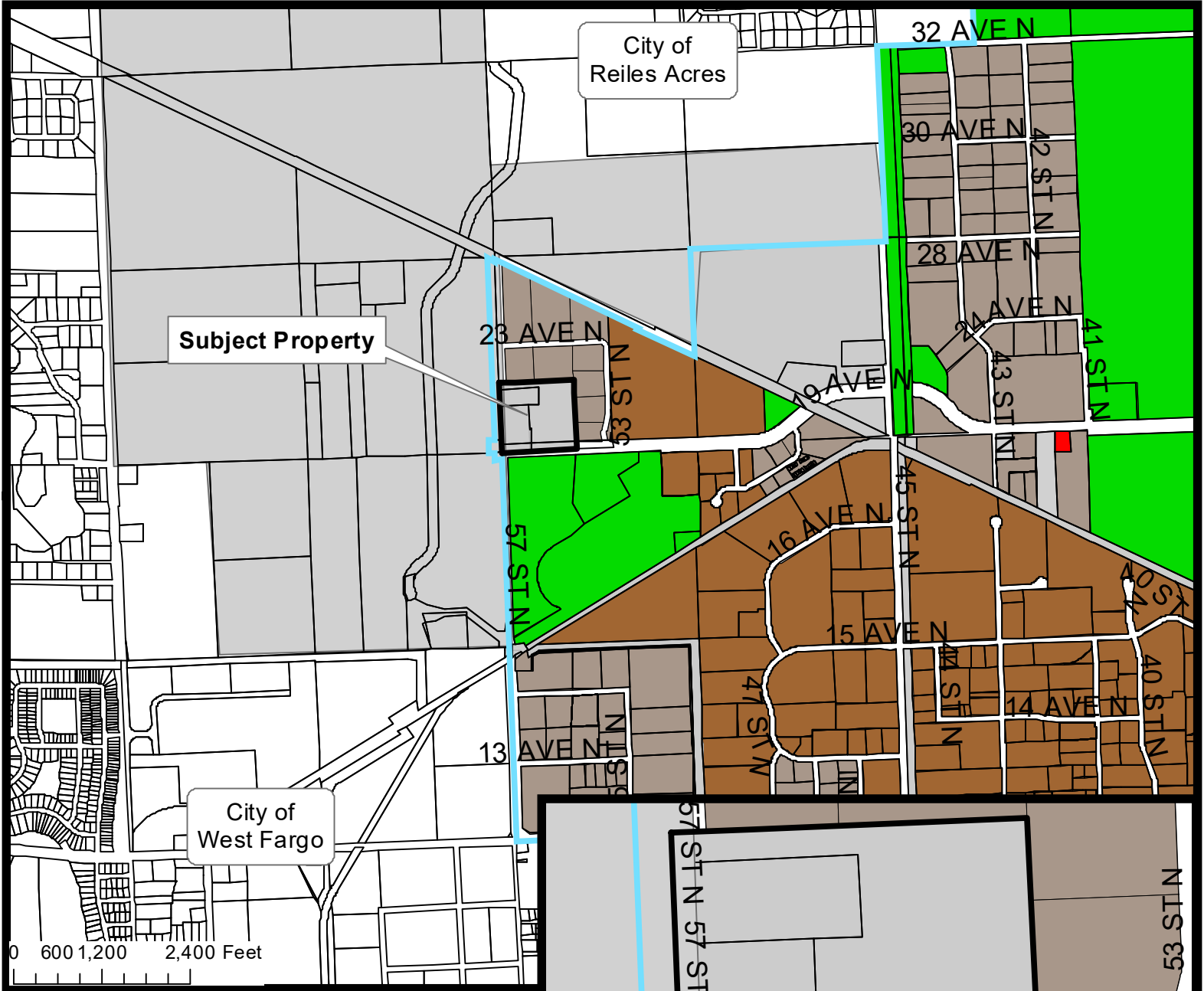
Attachments:

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

Major Subdivision and zone change from AG, Agricultural to AG, Agricultural and LI, Limited Industrial

Grafstrom First Addition

2101 57th Street North;
5385, 5401, and 5617 19th Avenue North



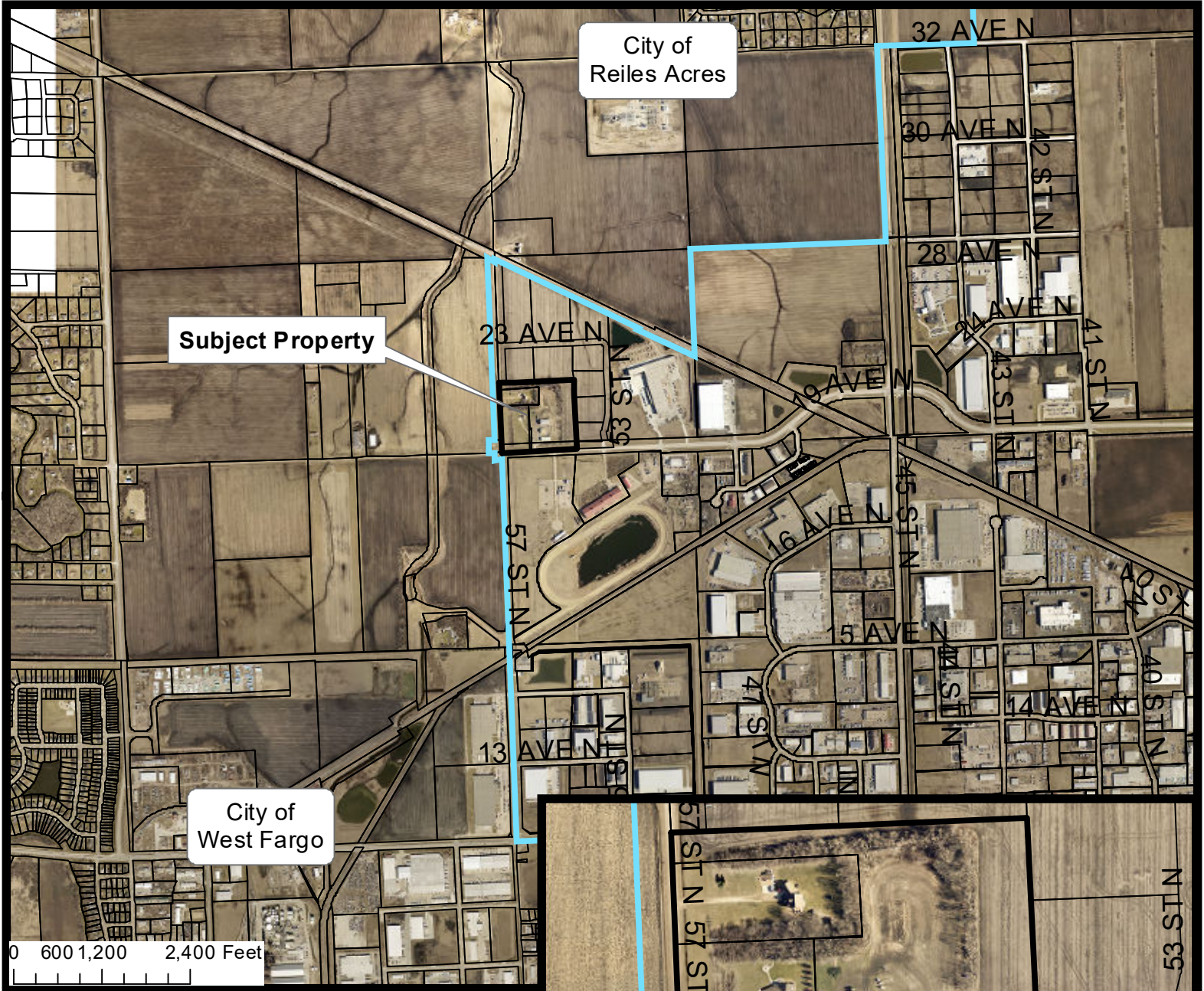
Legend

- | | | | | |
|----|------|------|-----|-------------|
| AG | DMU | FC | MHP | SSR-2 |
| GC | GL | MR-1 | NC | SSR-3 |
| GO | MR-2 | MR-3 | NO | SSR-4 |
| | | | UMU | SSR-5 |
| | | | | City Limits |

Major Subdivision and zone change from AG, Agricultural to AG, Agricultural and LI, Limited Industrial

Grafstrom First Addition

2101 57th Street North;
5385, 5401, and 5617 19th Avenue North



Legend
City Limits

GRAFSTROM FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER SECTION 28 TOWNSHIP 140 NORTH RANGE 49 WEST
(A MAJOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Just North of the Horse Park, LLC, a North Dakota limited liability company, and Randy Harwood and Stacie Harwood, husband and wife, as owners of a parcel of land located in that part of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at found iron monument which designates the southwest corner of said Southwest Quarter; thence North 02 degrees 18 minutes 20 seconds West on a record bearing along the west line of said Southwest Quarter for a distance of 942.37 feet to a found iron monument on the southerly line of Block 1, VETERANS INDUSTRIAL PARK ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, said Cass County; thence North 87 degree 41 minutes 40 seconds East along said southerly line for a distance of 1010.29 feet to a found iron monument; thence South 02 degrees 39 minutes 40 seconds West, continuing along said southerly line for a distance of 939.24 feet to a found iron monument on the south line of said Southwest Quarter; thence South 87 degrees 31 minutes 00 seconds West along said south line for a distance of 1016.12 feet to the point of beginning.

Containing 21.88 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "GRAFSTROM FIRST ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public for public use the streets and utility easements as shown on this plat for the purposes so stated and do hereby dedicate to Lots 1 through 13, the ingress/egress and utility easements as shown on this plat for the purposes so stated and do hereby dedicate to Lots 1 through 12, the storm water easement as shown on this plat for the purposes so stated.

Owner: All Except Lot 13
Just North of the Horse Park, LLC

By: Hans Grafstrom, President

County of Cass }
State of North Dakota }SS

On this _____ day of _____, in the year 2024 before me, a notary public within and for said County and State, personally appeared Hans Grafstrom, President, Just North of the Horse Park, 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 the limited liability company.

Notary Public

Owner: Lot 13
Randy Harwood and Stacie Harwood, Husband and Wife

By: Randy Harwood, Husband Staci Harwood, Wife

County of Cass }
State of North Dakota }SS

On this _____ day of _____, in the year 2024 before me, a notary public within and for said County and State, personally appeared Randy Harwood and Stacie Harwood, Husband and Wife, 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 as their free act and deed.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }
County of Cass }

On this _____ day of _____, 2024, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2024.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., 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 for the City of Fargo.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this _____ day of _____, 2024.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, 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 _____, 2024.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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

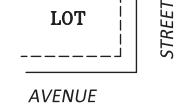
GRAFSTROM FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER SECTION 28 TOWNSHIP 140 NORTH RANGE 49 WEST
 (A MAJOR SUBDIVISION)

LEGEND

	5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
	MONUMENT FOUND, 5/8" REBAR
	SUBJECT PROPERTY LINE
	SECTION LINE
	EXISTING PROPERTY LINE
	1% ANNUAL FLOODPLAIN LINE
	PROPOSED EASEMENT LINE
	EXISTING CONTOUR LINE PER CITY OF FARGO
	LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
	AREA WITHIN THE 1% ANNUAL FLOODPLAIN (ZONE AE)

Utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

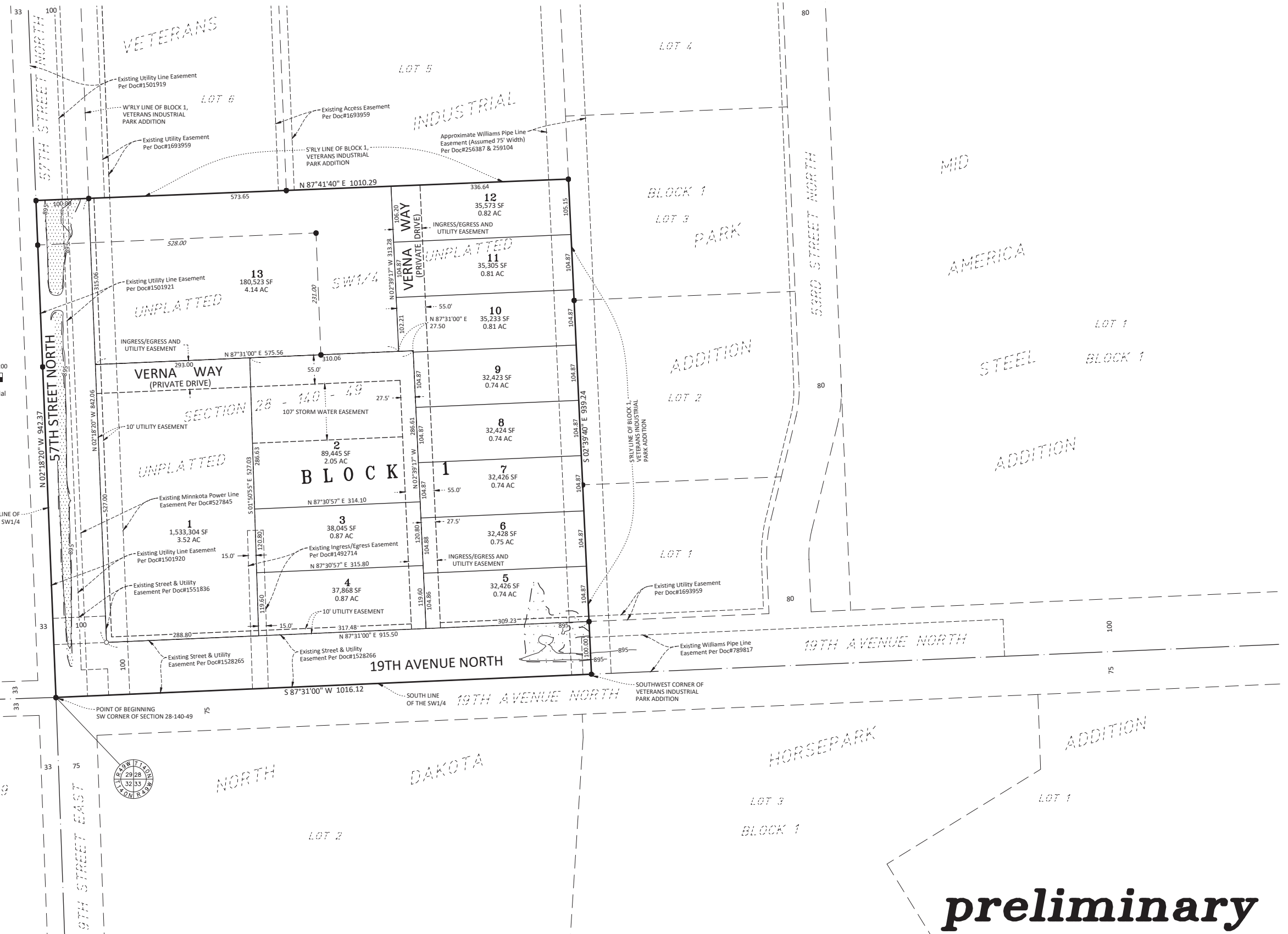
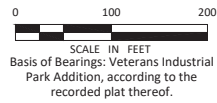
NOTES

THE SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 380170586G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.

BASE FLOOD ELEVATION: 895

BENCHMARK

City of Fargo Benchmark 149006, the Southeast Flange Bolt of Fire Hydrant Located in the Northeast Quadrant of 19th Avenue North and 57th Street North.
 ELEV=899.93 NAVD88



preliminary

City of Fargo Staff Report			
Title:	Timber Parkway Eleventh Addition	Date:	8/29/2024
Location:	3300 Jacks Way South	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Lot 2, Block 1, Timber Parkway Sixth Addition		
Owner(s)/Applicant:	PLC Investments, LLC / Houston Engineering, Inc	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lot 2, Block 1, Timber Parkway Sixth Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: September 5 th , 2024		

Existing	Proposed
Land Use: Undeveloped	Land Use: Commercial
Zoning: GC, General Commercial, with a C-O, Conditional Overlay	Zoning: Unchanged
Uses Allowed: 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 establishments offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage , vehicle repair , limited vehicle service, and certain telecommunication facilities. Conditional Overlay No. 5266 prohibits certain uses.	Uses Allowed: Unchanged
Maximum Lot Coverage Allowed: Maximum 85% building coverage	Maximum Lot Coverage Allowed: Unchanged

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, to be known as Timber Parkway Eleventh Addition, a replat Lot 2, Block 1, Timber Parkway Sixth Addition to the City of Fargo, Cass County, North Dakota <p>This project was reviewed by the City’s Planning and Development, Engineering, Public Works, and Fire Departments (“staff”), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: GC, with conditional overlay; supermarket • East: GC with conditional overlay: restaurant • South: Across 52nd Avenue South, City of Frontier. • West: GC with conditional overlay; undeveloped

Context:

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

Neighborhood: The subject property is located within Centennial neighborhood.

Parks: Timber Creek Park is within a quarter mile to the north of the subject property. This park provides a basketball court, grills, picnic tables, playgrounds for ages 2-5 and 5-12, recreational trails, and a shelter.

Pedestrian / Bicycle: There are ten foot wide trails along 52nd Avenue South and along the east side of Timber Parkway South. There are eight foot wide trails along 32nd Street South and shared-use paths within Timber Creek Park.

Bus Route: There are no bus routes within a quarter mile of the subject property.

Staff Analysis:

PLAT

The plat will divide one lot into two lots for commercial development. Access will be from Jacks Way South, a private drive. An existing shared access easement with the property adjacent to the east will remain.

ZONING

The GC zoning and conditional overlay ordinance no. 5266 will carry through to this subdivision. No change in the zoning or C-O is proposed.

AMENITIES PLAN

Staff will work with the applicant to create an amenities plan primarily addressing stormwater management. This plan will be finalized prior to the plat going to City Commission for final approval.

Minor Subdivision

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

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

This subdivision is intended to divide an existing lot into a two lot, one block minor subdivision entitled Timber Parkway Eleventh Addition. The properties within this plat are currently zoned GC, General Commercial, with a Conditional Overlay, and no 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, staff has received no inquiries about the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code.

(Criteria Satisfied)

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

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principals.

(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission the proposed subdivision plat, **Timber Parkway Eleventh Addition** as outlined within the staff report, as the proposal complies with the standards of Section 20-0907.B & C, standards of Article 20-06, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: September 5th, 2024

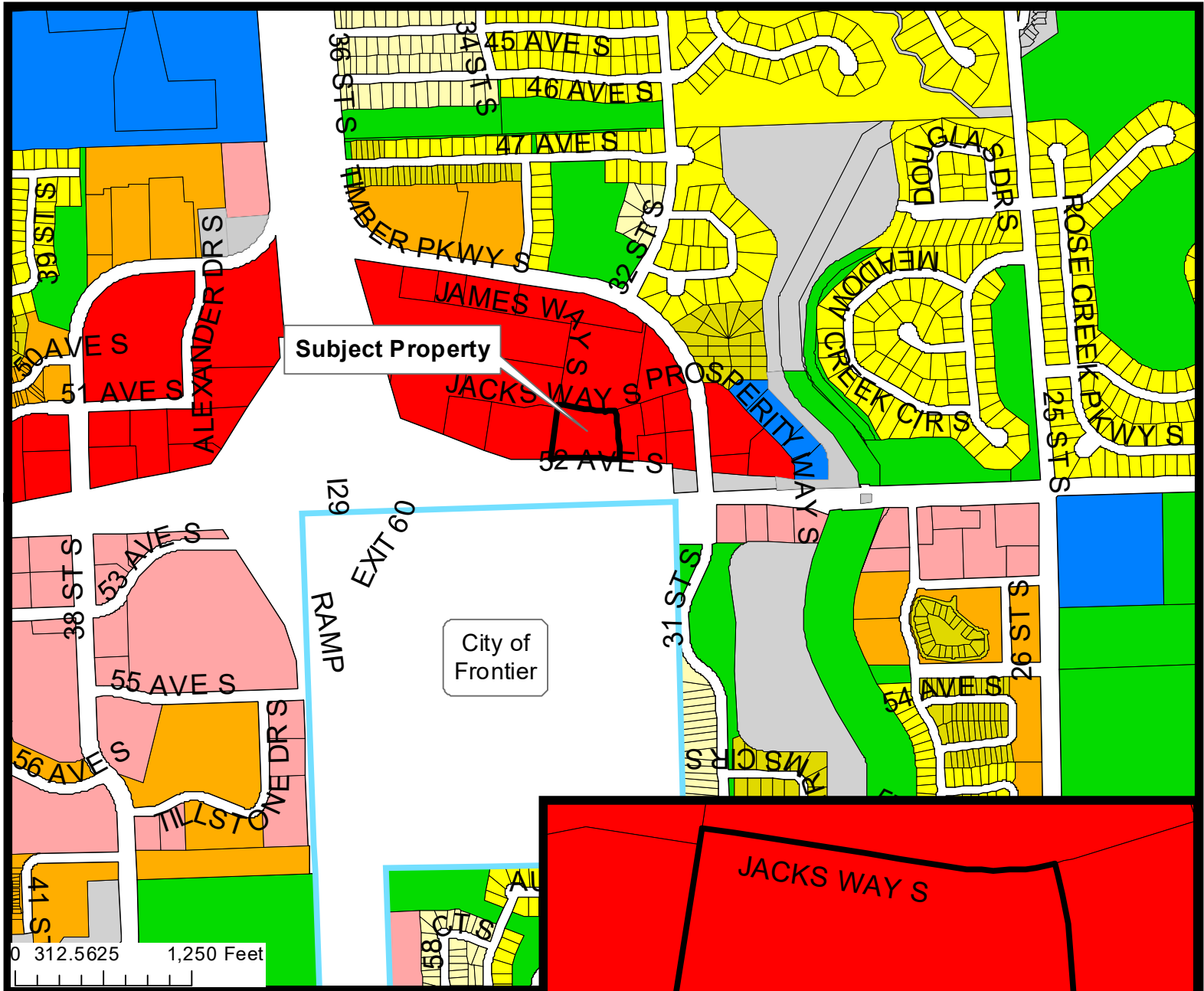
Attachments:

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

Minor Subdivision

Timber Parkway 11th Addition

3300 Jacks Way South



0 312.5625 1,250 Feet

0 75 150 300 Feet



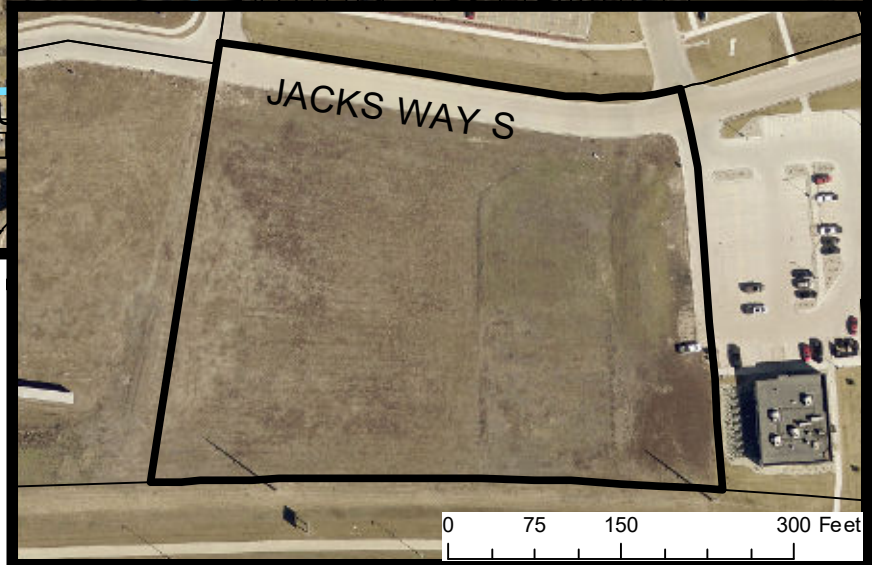
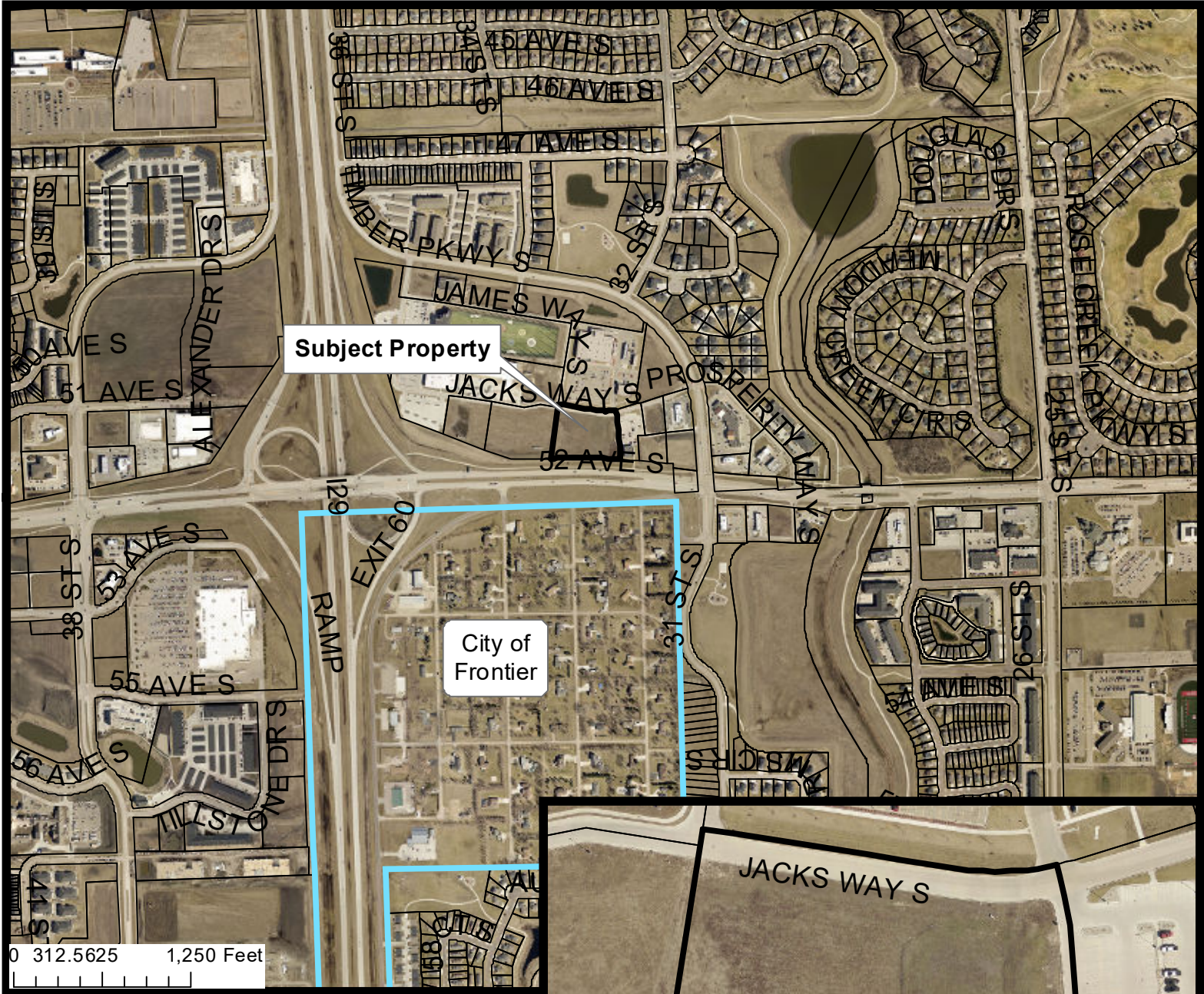
Legend

AG	LC	MHP	RR-1
DD	ML	NO	RR-2
CC	MR-1	ND	RR-3
GG	MR-2	UMU	RR-4
GO	MR-3	City Limits	RR-5

Minor Subdivision

Timber Parkway 11th Addition

3300 Jacks Way South

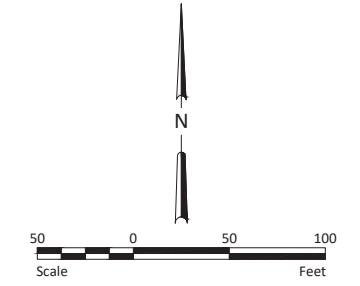
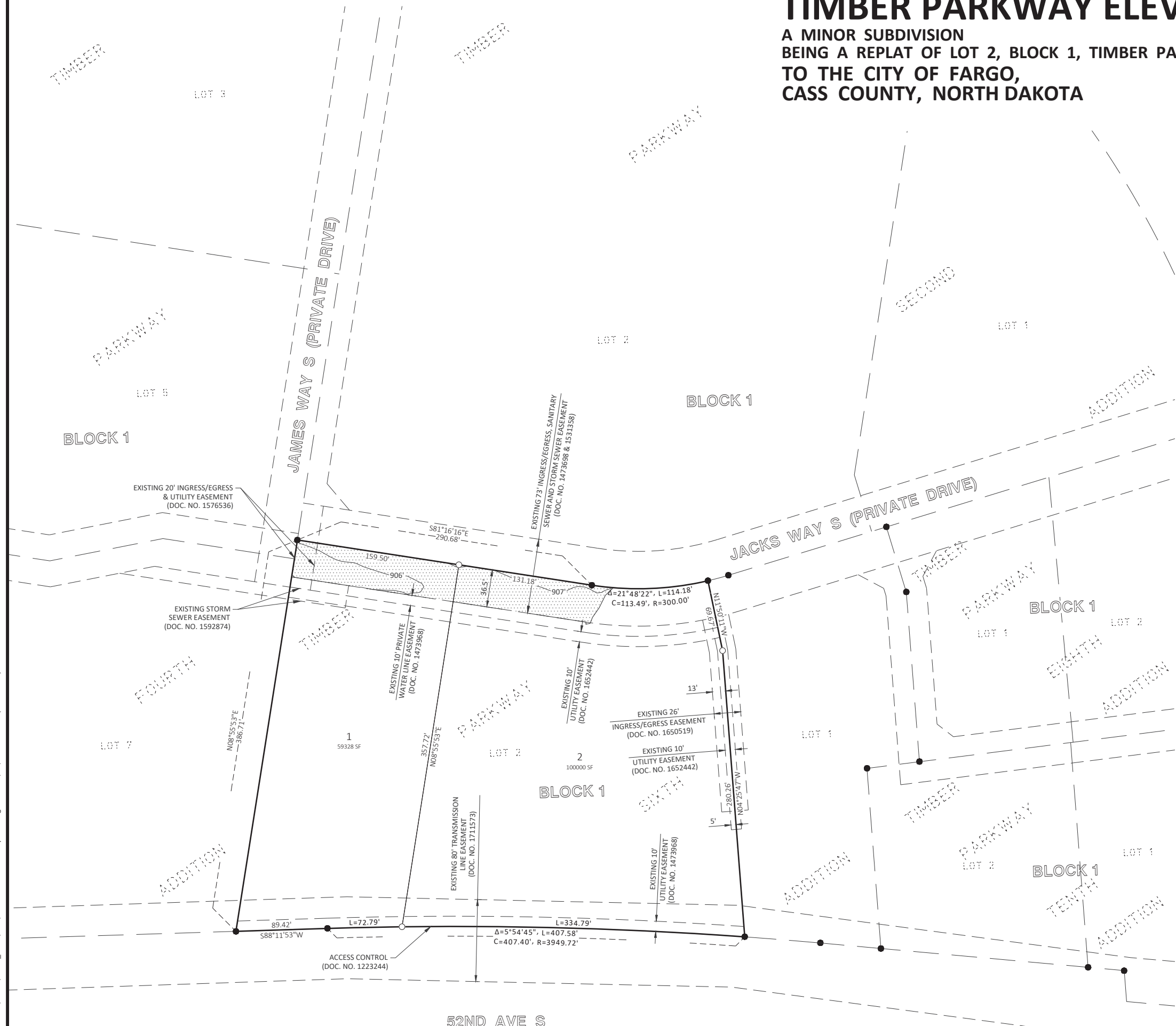


Legend

 City Limits

TIMBER PARKWAY ELEVENTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 2, BLOCK 1, TIMBER PARKWAY SIXTH 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
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
LOT LINE	—————
UTILITY EASEMENT	-----
EXISTING LOT LINE	-----
EXISTING UTILITY EASEMENT	-----
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	[Stippled Pattern]

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

- NOTES:**
- A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JAN. 16, 2015; AS MODIFIED BY LOMR-F CASE NO. 22-08-0053A, DATED NOV. 24, 2021.
 - BASE FLOOD ELEVATION = 906.5' (NAVD 1988)

H:\JBM\12600\12622\12622_0001\CA0\12622-0001 Preliminary Plat.dwg-Sheet 1-7/12/2024 2:38 PM-(dbuchholtz)

City of Fargo Staff Report			
Title:	The Pines at the District Second Addition and The Pines at the District Addition	Date:	8/29/2024
Location:	4400 56th Avenue South and 5691 43rd Street South	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Lot 1, Block 1, The Pines at the District Second Addition and Lot 1, Block 14, The Pines at the District Addition .		
Owner(s)/Applicant:	Bethany on 42 nd	Engineer:	None
Entitlements Requested:	Zoning Change (from MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay)		
Status:	Planning Commission Public Hearing: September 5th, 2024		

Existing	Proposed
Land Use: Undeveloped	Land Use: Multi-Dwelling Residential
Zoning: MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay	Zoning: MR-3, Multi-Dwelling Residential with C-O, Conditional Overlay
<p>Uses Allowed: MR-3 allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children or adults, group living, parks and open space, religious institutions, safety services, schools, and basic utilities.</p> <p>LC allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, off-premise advertising signs, commercial parking, retail sales and service, self service storage, vehicle repair, limited vehicle service, and certain telecommunications facilities.</p> <p>Conditional Overlay Ordinance No. 4856 provides building and site design standards and prohibits certain uses as noted above</p>	<p>Uses Allowed: MR-3 allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children or adults, group living, parks and open space, religious institutions, safety services, schools, and basic utilities.</p> <p>Proposed conditional overlay provides building and site design standards</p>
<p>Maximum Lot Coverage Allowed (LC) 55%</p> <p>Maximum Density Allowed (MR-3) 24 dwelling units per acre.</p>	<p>Maximum Density Allowed: 24 dwelling units per acre</p>

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> Zoning Change (From MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay). <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p>

Surrounding Land Uses and Zoning Districts:

- North: MR-3 and LC, Limited Commercial with CO 4688; undeveloped
- East: SR-3, Single-Dwelling Residential; single-dwelling residences
- South: AG Agricultural; undeveloped; in Fargo's four-mile extraterritorial jurisdiction
- West: across 45th Street South, LC, undeveloped, in Fargo's four-mile extraterritorial jurisdiction

Context:

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

Neighborhood: The subject property is located within The District neighborhood.

Parks: The Pines Park, located at 5471 42nd Street South, is approximately 1,600 feet (actual walking distance) northeast of the subject property and provides amenities of, grill, picnic tables, playground, recreational trails and a shelter.

Pedestrian / Bicycle: An off-road multi-use trail is adjacent to the west side of the subject property, within the right of way for 45th Street South. This trail, which is a component of the metro area bikeways system, currently terminates at the south end of the subject property.

Bus Route: The subject property is not near a MATBUS route.

Staff Analysis:

The site consists of two adjacent properties under the ownership of Bethany on 42nd. These lots are not being combined at this time.

1. Lot 1, Block 1, The Pines at the District Second Addition (4400 56th Avenue South). This lot currently has two zoning designations---LC, Limited Commercial with a conditional overlay, and MR-3, Multi-Dwelling Residential.
2. Lot 1, lock 14, The Pines at the District Addition (5691 43rd Street South). This lot is zoned MR-3, Multi-Dwelling Residential.

(HISTORICAL NOTE—Why Lot 1, Block 1, The Pines at the District Second Addition Has Two Zoning Designations: Lot 1, Block 1, The Pines at the District Second Addition is a replat of two lots in The Pines at the District Addition: Lot 1, Block 15 and Lot 9, Block 14. Each lot had a different zoning—Lot 1, Block 15 was zoned LC, Limited Commercial with a C-O and Lot 9, Block 14 was zoned MR-3, Multi-Dwelling Residential. These lots were originally separated by 44th Street South. The Pines at the District Second Addition (2014) plat vacated the portion of the 44th Street South between these two lots and created a single lot. However, the two different zonings remained, as the property was not rezoned at the time it was replatted.)

ZONING CHANGE: The applicant proposes to rezone both properties to MR-3, Multi-Dwelling Residential with a C-O, conditional overlay, as described below. The zone change will repeal the current conditional overlay, ordinance no. 4856.

CONDITIONAL OVERLAY: The proposed conditional overlay provides building and site design standards consistent with recent conditional overlays on MR-3-zoned properties. A copy of the draft C-O is attached.

ACCESS: The lot will take access from 56th Avenue South and 43rd Street South. No direct access can be taken to 45th Street South due to the City's driveway spacing rules along arterials.

(continued on next page)

PUBLIC COMMENT: Staff has received and responded several inquiries by neighbors regarding:

- the nature of the proposed project;
- zoning and proposed projects in the area around the subject property;
- the number of residential units that could be created on the subject property were it entirely zoned to MR-3 as proposed; and
- the public notice and hearing process.

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?

There are currently two zoning designations on the subject properties: LC, Limited Commercial with a conditional overlay and MR-3, Multi-Dwelling Residential. The proposed MR-3, Multi-Dwelling Residential with conditional overlay zoning designation will replace these two zoning designations on the subject properties, so that there is one zoning designation for the entirety of both properties. **(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?

Yes

(Criteria Satisfied)

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

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

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

The LDC states "This Land Development Code is intended to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo." The proposed zone change resolves the situation of having two different zoning designations on a single lot, thereby clarifying the nature of the development that can be done on this lot. **(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 Zoning Change from MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay as outlined in the staff report, as the proposal complies with the Go2030 Fargo Comprehensive Plan; Section 20-0906. F (1-4); and all other applicable requirements of the LDC."

Planning Commission Recommendation: September 5th, 2024

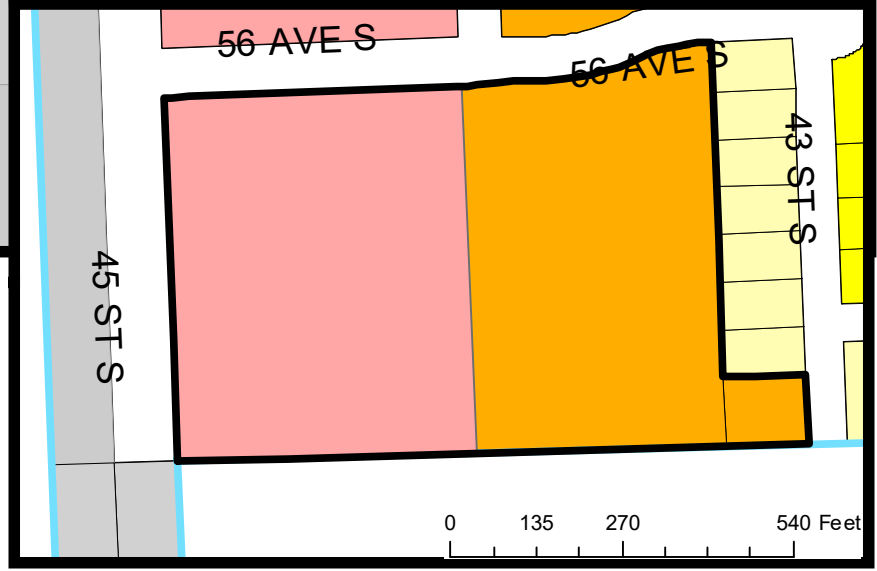
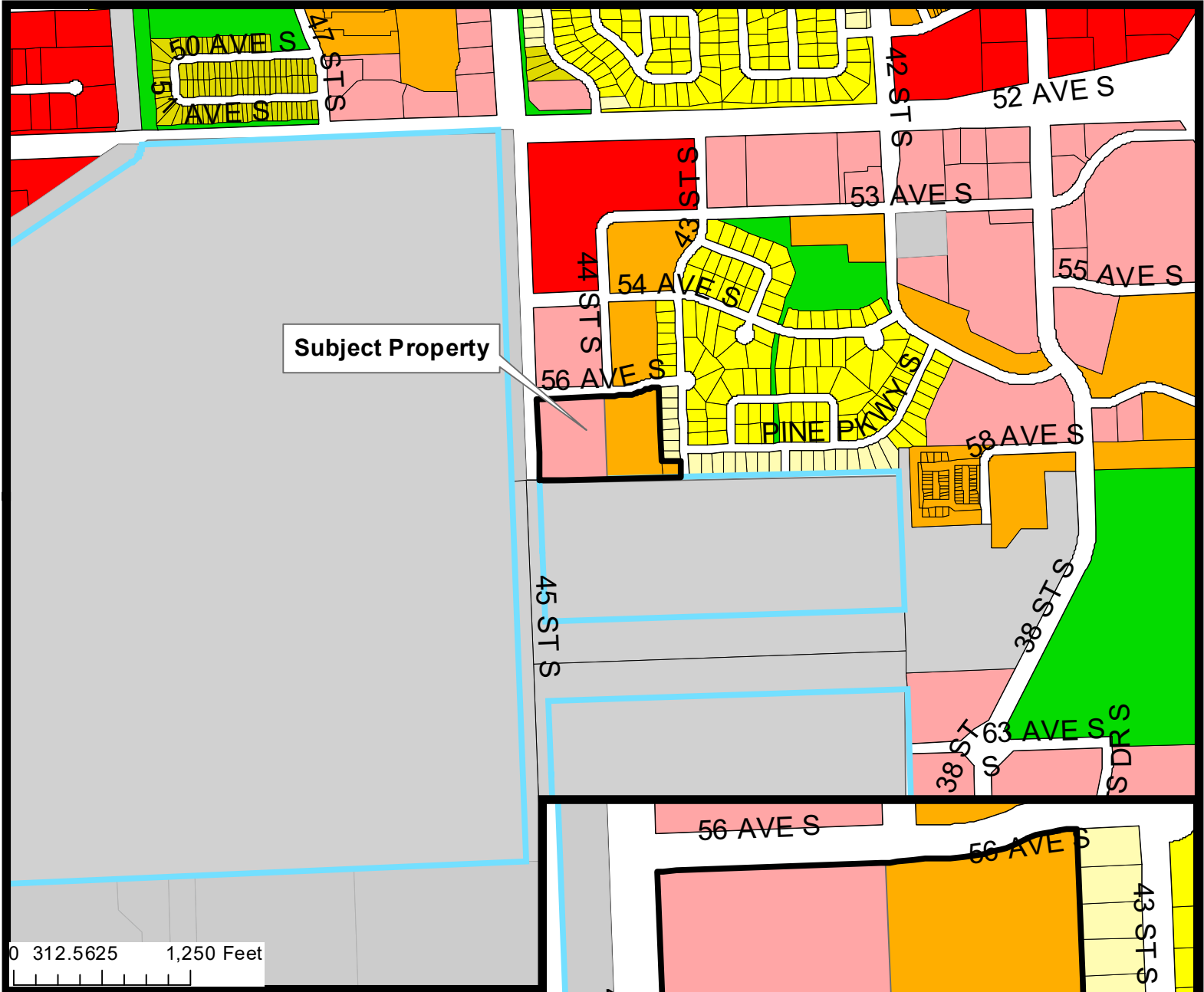
Attachments:

1. Zoning map
2. Location map
3. Draft conditional overlay

Zone Change from MR-3, Multi-Dwelling Residential; MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay

The Pines at the District 2nd Addition & The Pines at the District Addition

4400 56th Avenue South;
5691 43rd Street South



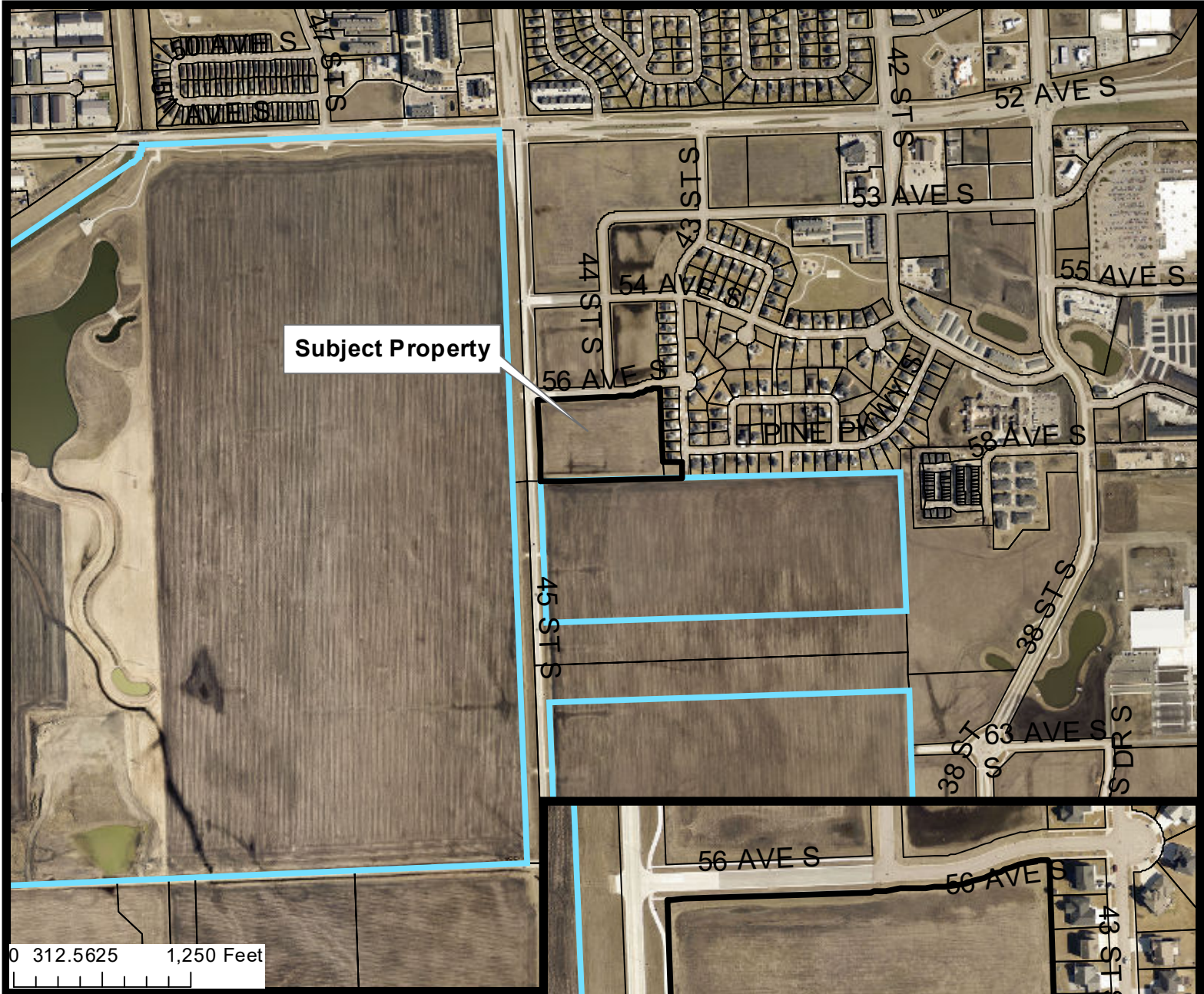
Legend

AG	DMU	GC	GO	LC	LJ	MR-1	MR-2	MR-3	MHP	NOC	PV	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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Zone Change from MR-3, Multi-Dwelling Residential and LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay

The Pines at the District 2nd Addition & The Pines at the District Addition

4400 56th Avenue South;
5691 43rd Street South



Legend

 City Limits

Draft Conditional Overlay

Lot 1, Block 1, The Pines at the District Second Addition and

Lot 1, Block 14, The Pines at the District Addition.

1. 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; glass; or commercial metal siding. 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.
2. Ground floor facades that exceed four feet in height above grade, that face public streets shall have arcades, windows, entry areas, awnings, or other such features along no less than 30% of their horizontal length. If the facade facing the street is not the front it shall include the same features and/or landscaping in scale with the facade.
3. Flat roofs and rooftop equipment, such as HVAC units, shall be concealed from public view by parapets or screens, including but not limited to the back of the structure.
4. Dumpsters and outdoor storage areas must be completely screened from view. Collection area enclosures shall contain permanent walls on three (3) sides. The fourth side shall incorporate a metal gate to visually screen the dumpster or compactor.
5. The cumulative total building footprint for all accessory buildings shall be a maximum of 45 percent of the primary building coverage.
6. No accessory buildings shall be allowed between the primary building(s) and the front or street side along public right of way.
7. Individual accessory buildings shall have a maximum length of 140 feet.
8. A minimum of 40 percent of the footprint of the primary building shall be used for parking.
9. 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:
 - a. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the development.
 - b. Parking areas that serve each primary building.
 - c. Any public sidewalk system along the perimeter streets adjacent to the development.
 - d. Where practical and appropriate, adjacent land uses and developments, including but not limited to residential developments, parks, retail shopping centers, and office buildings.

City of Fargo Staff Report			
Title:	Estes Addition	Date:	8/29/2024
Location:	1301 43rd Street North; 4151 12th Avenue North; 4153 and 4121 12th Avenue North	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Lot 1, Block 9 of Industrial Subdivision No. 1 and portions of Lots 1 and 2 of Hector's Subdivision		
Owner(s)/Applicant:	Black Branch Terminal, LLC; T&M Scherr Holdings, LLC / Neset Land Surveys	Engineer:	Neset Land Surveys
Entitlements Requested:	Minor Subdivision (replat of Lot 1, Block 9 of Industrial Subdivision No. 1 and portions of Lots 1 and 2 of Hector's Subdivision to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: September 5th, 2024		

Existing	Proposed
Land Use: Industrial Uses and undeveloped	Land Use: No change
Zoning: GI, General Industrial	Zoning: No change
Uses Allowed: 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, and mining.	Uses Allowed: No change.
Maximum Lot Coverage Allowed: Maximum 55% building coverage	Maximum Lot Coverage Allowed: Unchanged

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A minor subdivision, to be known as Estes Addition, a replat Lot 1, Block 9 of Industrial Subdivision No. 1 and portions of Lots 1 and 2 of Hector's Subdivision to the City of Fargo, Cass County, North Dakota 1301 <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: GI with industrial uses • East: GI with industrial uses • South: GI with industrial uses. • West: GI with industrial uses
Context:
<p>Schools: The subject property is located within the West Fargo School District, specifically within the Westside Elementary, Cheney Middle and West Fargo High schools.</p>

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: An 8-foot wide off-road multi-use trail is across 12th Avenue from the subject property within the 12th Avenue North right of way. This trail is a component of the metro area trails system.

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

Staff Analysis:

PLAT

The plat combines three existing lots into two lots. Access to the lots is from 43rd Street North and 12th Avenue North.

ZONING

The properties are zoned GI, General Industrial. No change in the zoning is proposed.

AMENITIES PLAN

Staff will work with the applicant to create an amenities plan primarily addressing stormwater management. This plan will be finalized prior to the plat going to City Commission for final approval.

Minor Subdivision

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

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

This subdivision is intended to replat three existing lots into a two-lot, one block subdivision. The properties within this plat are currently zoned GI, General Industrial. No change to the zoning 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, staff has received and responded to one inquiry about the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code.

(Criteria Satisfied)

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

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principals.

(Criteria Satisfied)

Staff Recommendation:

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

Planning Commission Recommendation: September 5th, 2024

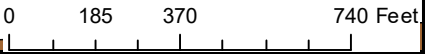
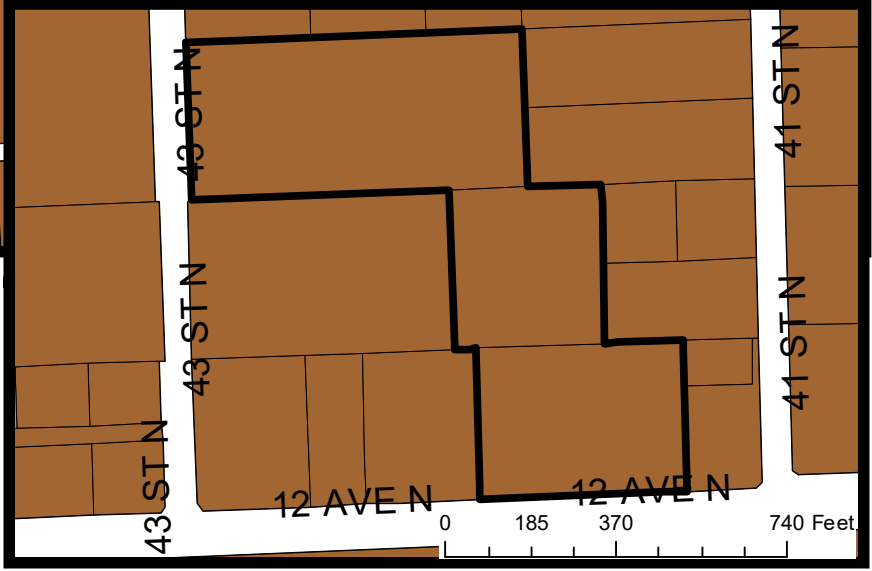
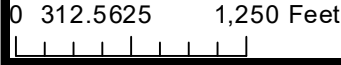
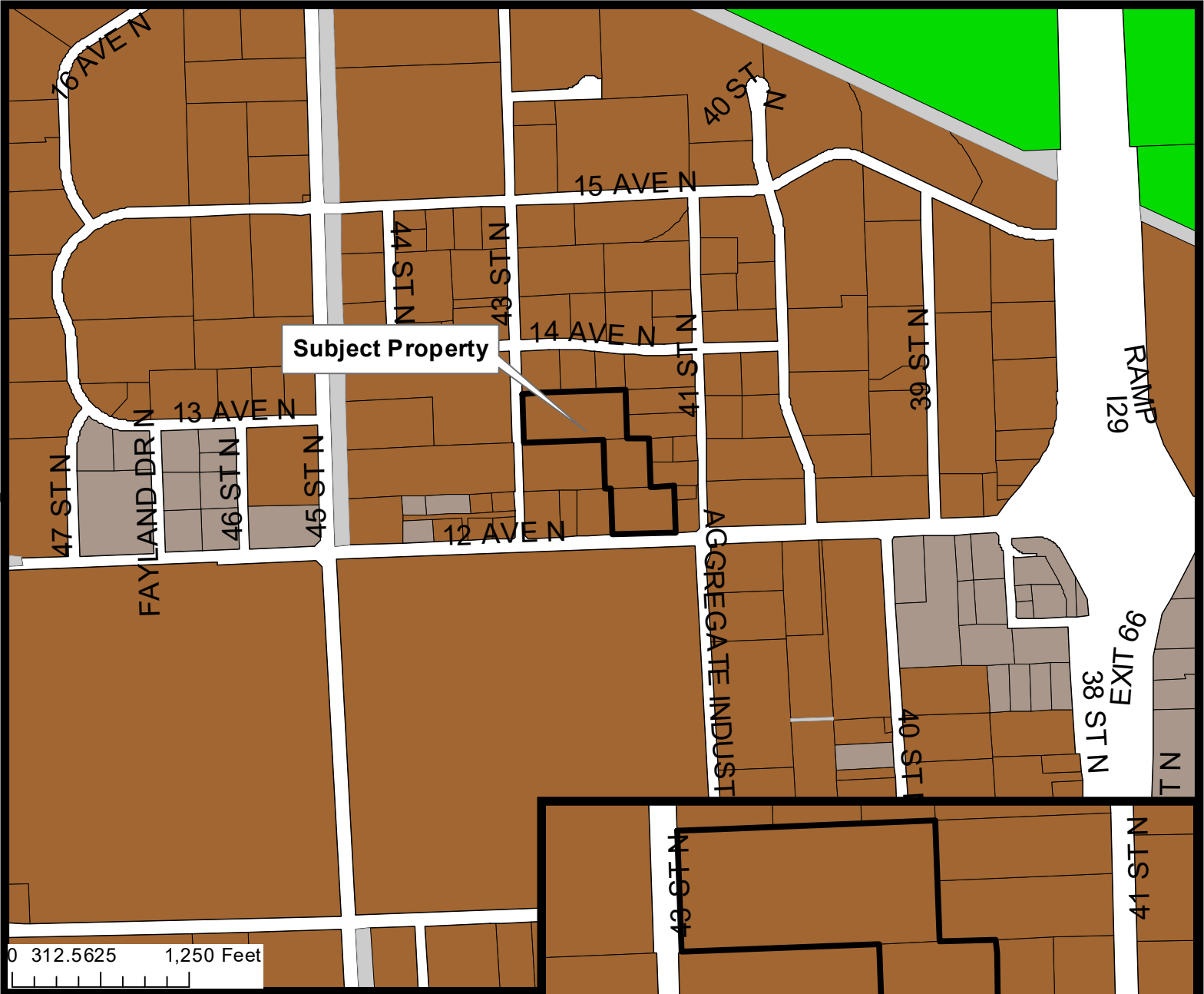
Attachments:

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

Minor Subdivision

Estes Addition

1301 43rd Street North; 4151 12th Avenue North;
4153 and 4121 12th Avenue North



Legend

AG	LC	MHP	SSR-1
DDMU	KL	NO	SSR-2
GG	MR-1	PT	SSR-3
GO	MR-2	UMU	SSR-4
	MR-3		SSR-5
			City Limits

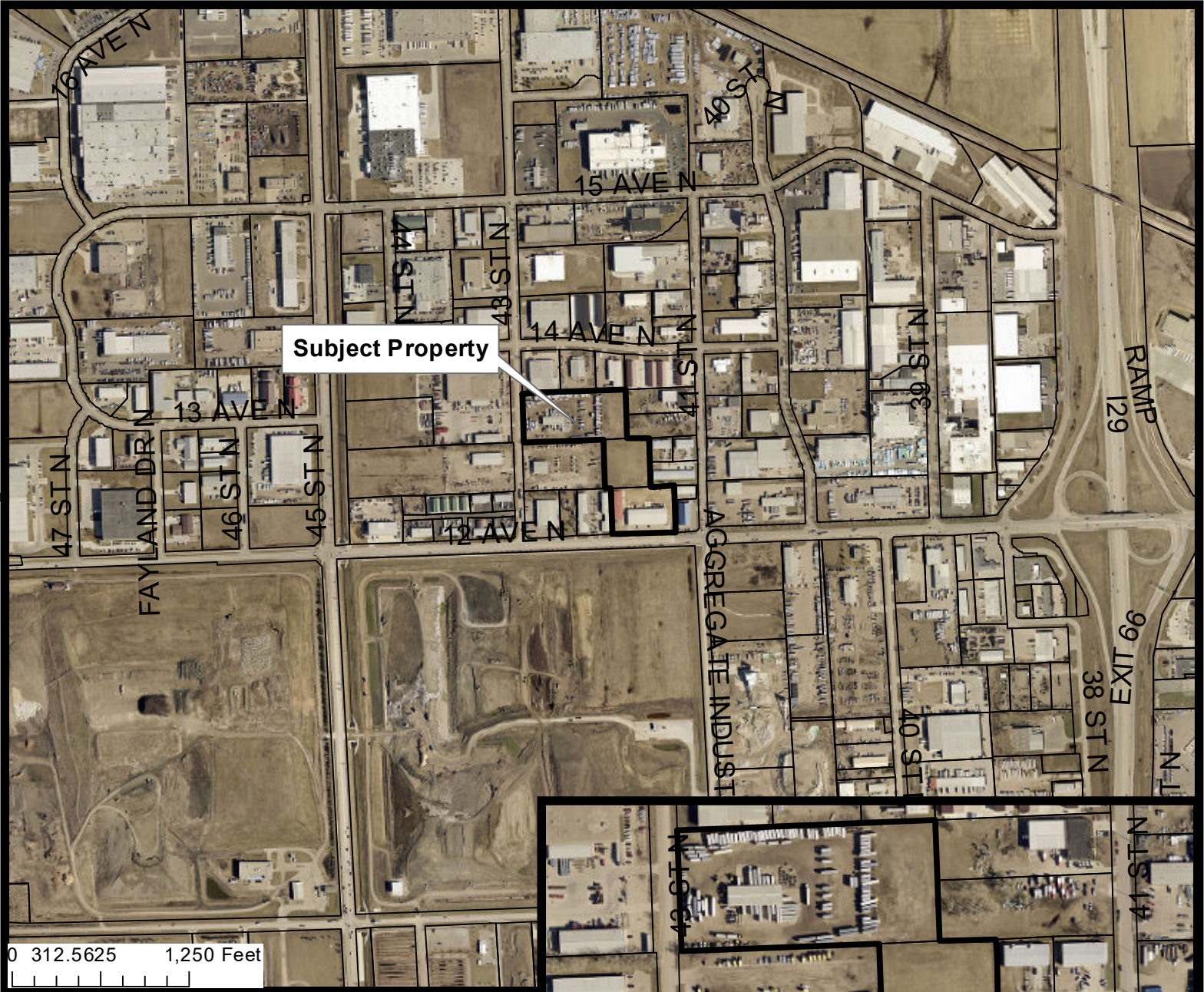


Fargo Planning Commission
September 05, 2024

Minor Subdivision

Estes Addition

1301 43rd Street North; 4151 12th Avenue North;
4153 and 4121 12th Avenue North



Legend

 City Limits

PLAT OF ESTES ADDITION A MINOR SUBDIVISION

A REPLAT OF PART OF LOTS 1 AND 2 OF HECTOR'S SUBDIVISION AND LOT 1, BLOCK 9 OF INDUSTRIAL SUBDIVISION NO. 1,
TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

SURVEYOR'S CERTIFICATE

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

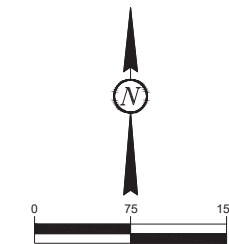
COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____



LEGEND

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

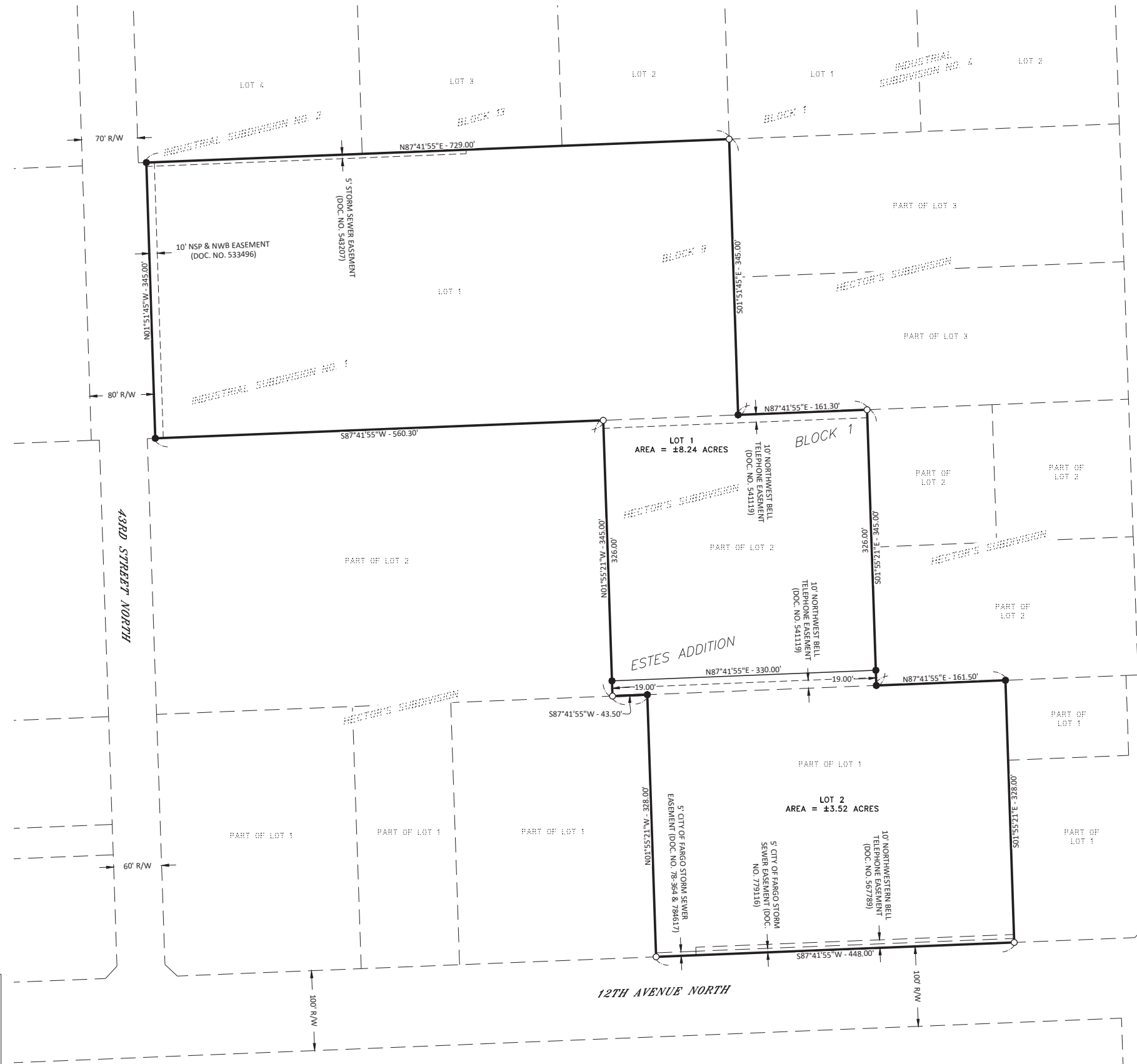
SURVEY INFORMATION

DATE OF SURVEY: 12/13/2023
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992

NOTES

1. PROPERTY IS SITUATED IN ZONE X (THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE ON ANY LEVEE SYSTEM IS POSSIBLE) AS DEPICTED ON FEMA FIRM PANEL 38017C0588G, DATED JANUARY 16, 2015.

FOR RECORDING PURPOSES ONLY



**City of Fargo
Staff Report**

Title:	Annexation of a portion of the Southeast Quarter of Section 15 Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota	Date:	8/29/2024
Location:	4300 County Highway 81 North	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Portion of the Southeast Quarter of Section 15 Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota		
Owner(s)/Applicant:	Allstar Land Company	Engineer:	Lowry Engineering/ Neset Land Surveys
Entitlements Requested:	Planning Commission review of consistency with growth plan.		
Status:	Planning Commission review September 5 th , 2024		

Proposal:

The applicant requests one entitlement:

1. Annexation of an approximately 13.77 acre portion of the Southeast Quarter of Section 15, T140N, R49W of the 5th Principal Meridian, Cass County, North Dakota

This property is outside of the Fargo city limits. The applicant has requested annexation through a petition, pursuant to North Dakota Century Code (NDCC) 40-51.2-03.

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: AG, Agricultural; in Fargo’s four-mile extra-territorial jurisdiction
- East: LI, limited industrial with manufacturing and warehouse uses
- South: LI, undeveloped
- West: Railroad right of way; Interstate 29 right of way

Staff Analysis:

The subject property is undeveloped. There are no existing residences or permanent businesses in the annexation area. This area has been used for seasonal fireworks sales. This use will no longer be allowed once the property is annexed.

LOCATION

As depicted on the graphic below, this 13.77 acre property proposed to be annexed is intended to be platted and zoned as described in “CONCURRENT SUBDIVISION AND ZONE CHANGE” below

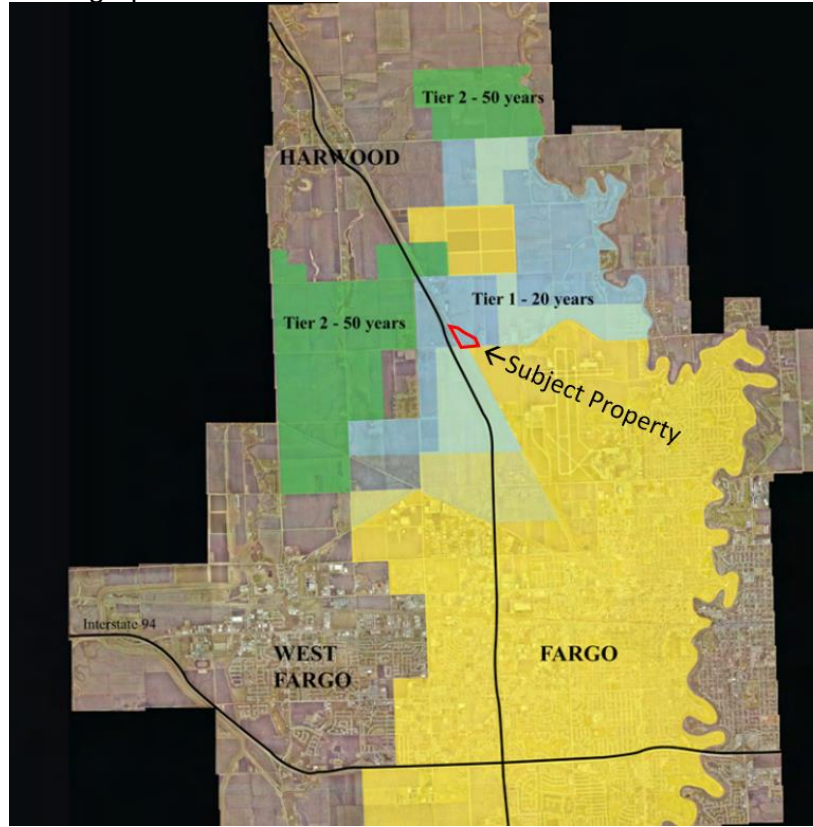
PLAN CONSISTENCY

This annexation and the related subdivision and zone change are before your Commission at the time of transition between growth plans. Fargo’s Growth Plan 2024 was adopted by the City Commission on August 19th, 2024. This plan replaces previous growth plans. This annexation and its related subdivision and zone change were proposed and submitted under the previous growth plan, the 2007 Growth Plan. The sections below state how the annexation and proposed project are consistent with both plans. Future annexations will be evaluated in relation to the 2024 growth plan only.

(continued on next page)

2007 GROWTH PLAN

The proposed annexation area is depicted on the 2007 Tier 1 North East Growth Plan map of that plan. The 2007 Growth Plan described the “Tier 1” designation as the “Intended Growth Sector” for the city of Fargo, as shown on the graphic below.

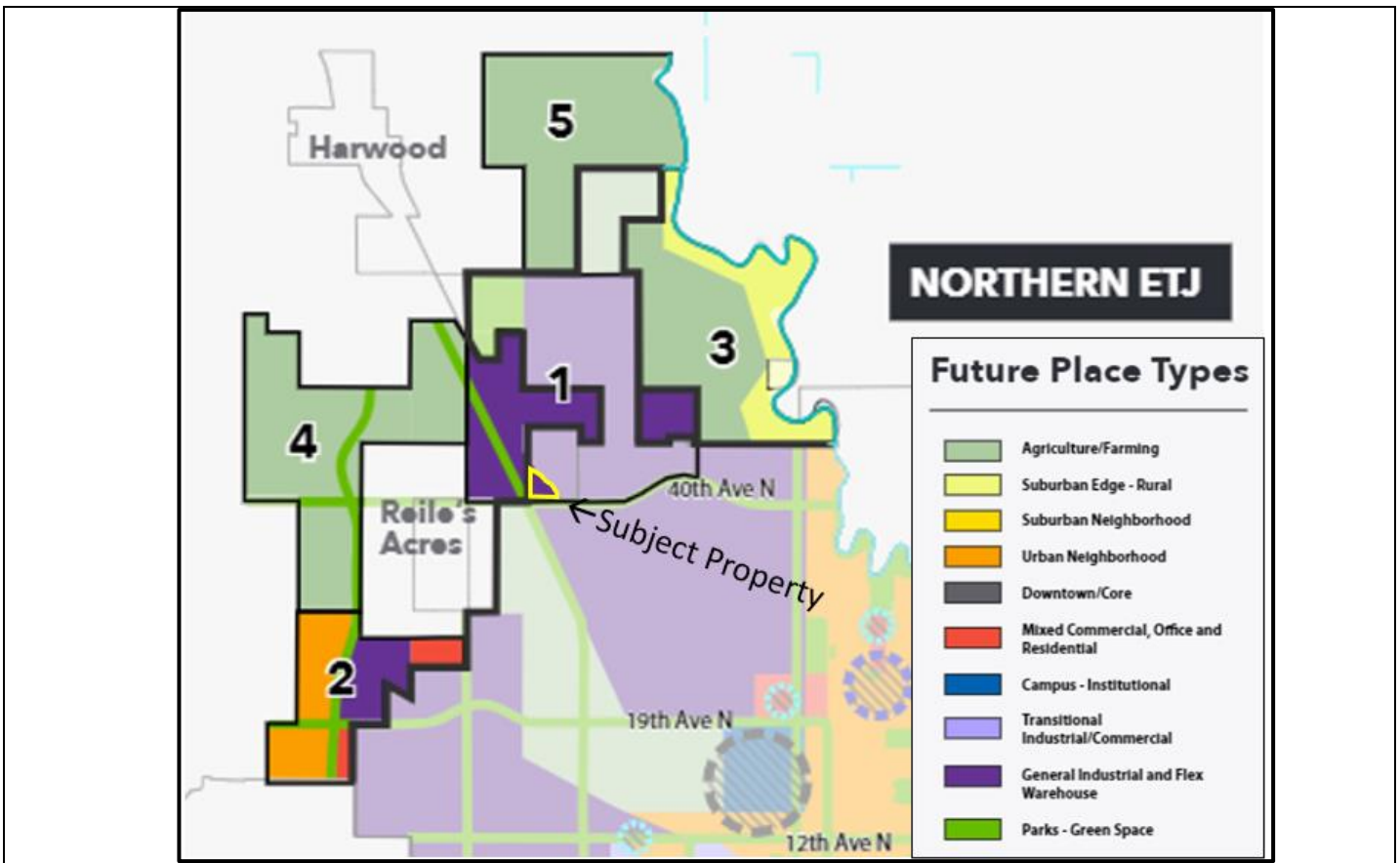


Though the 2007 Growth Plan did not provide actual findings for annexation, it did state that “Tier 1 is planned to handle growth for the next 20 to 25 years [from 2007]” and that “Carefully planned extensions of the city as a result of demand for housing help to counter disruptive leapfrog development.” (page 55, 2007 Growth Plan). The location of the annexation area corresponds with two of the strategies stated in the 2007 plan to work against leapfrog development (page 56, 2007 growth plan):

- *Limit roadway and utility extensions to areas within the 20-year service area [Tier 1] directly adjacent to areas currently receiving services:* The subject property is within the 20-year service area [Tier 1]. The area adjacent to the south, east, and west is currently receiving City services.
- *Avoid utility and roadway extensions that traverse areas where property owners are not interested in developing their property.* Annexation of the subject property fills in a gap in the continuity of Fargo’s city limits along 40th Avenue North. The subject property is along existing roadways---40th Avenue South and Old U.S. Highway 81—and utilities are already provided in 40th Avenue North.

FARGO GROWTH PLAN 2024

As noted above, this project was proposed and submitted under the previous (2007) growth plan. This proposed annexation is also consistent with the newly adopted Fargo Growth Plan 2024. The Fargo Growth Plan 2024 does not use tiers, as the 2007 Growth Plan did. The 2024 plan uses growth grids to organize development in the ETJ. The subject property is included in the Northern ETJ growth grid number 1. This map indicates which place types are appropriate for each growth grid. The proposed project on the area to be annexed is consistent with the Fargo Growth Plan 2024 designations for this area.



PROCESS

The Planning Commission will evaluate this proposed annexation for consistency with the Growth Plan in item D.1 of the September 5th, 2024 Planning Commission agenda. A hearing will be scheduled for this annexation at the City Commission concurrently with the final plat and zone change hearing.

CONCURRENT SUBDIVISION AND ZONE CHANGE

The entire annexation area will be incorporated into the proposed Northdale First Addition, which includes a subdivision and zone change. The subdivision will create one lot for industrial development. The property is currently zoned AG, Agricultural. The proposed zoning for the entire subdivision is LI, Limited Industrial. The staff report for Northdale First Addition provides details on the proposed project. This project is going through the review and hearing process concurrently with this annexation. This project appears as items 1.a and 1.b on the September 5th, 2024 Planning Commission agenda.

Staff Recommendation:

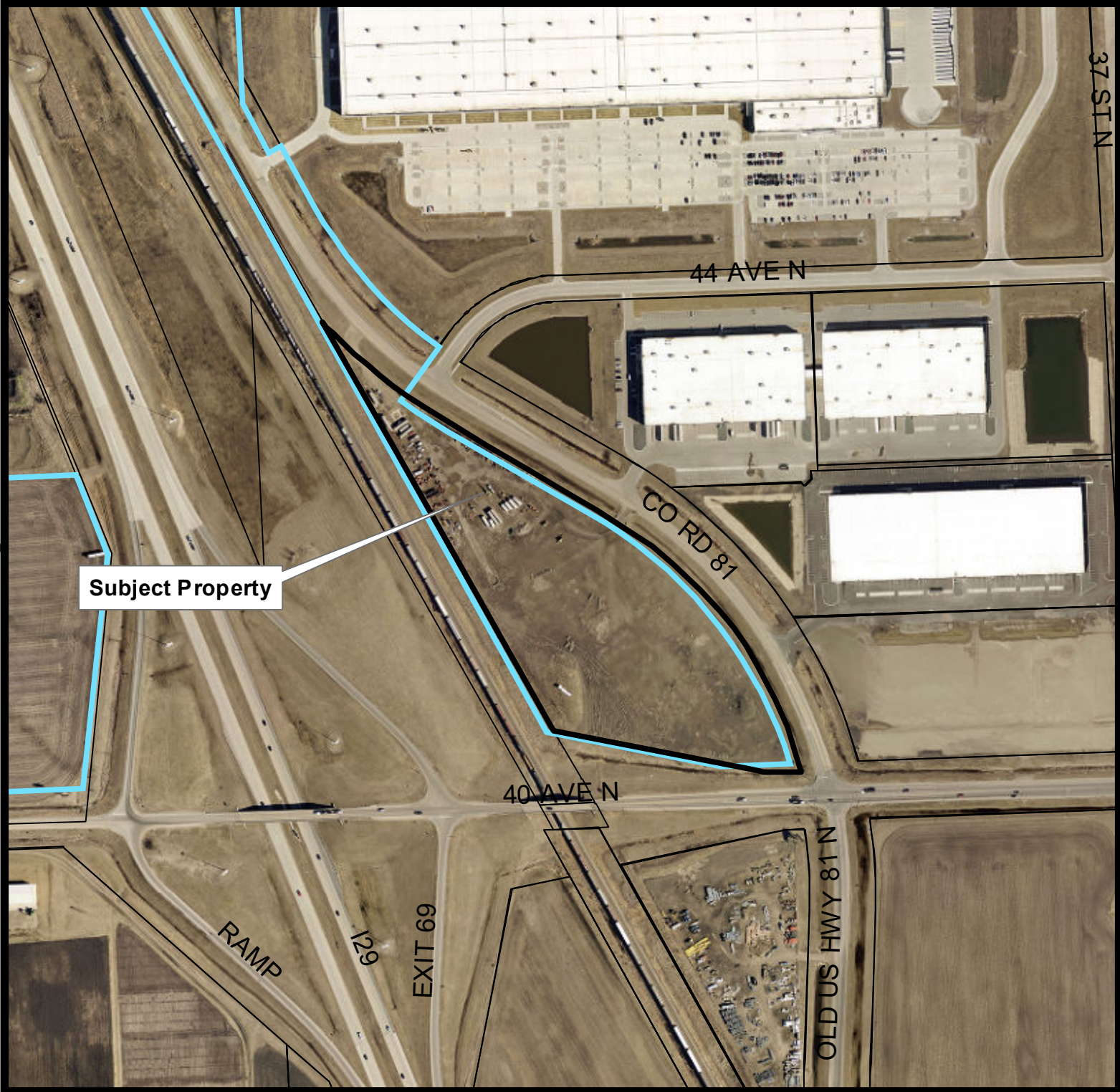
Staff recommends the Planning Commission find that the proposed annexation of a portion of the Southeast Quarter of Section 15 Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota to be consistent with the 2007 Growth Plan and Fargo Growth Plan 2024.

Attachments:

1. Location map
2. Annexation map

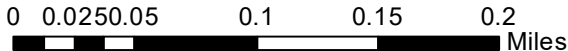
Annexation

Portions of the SE Qtr. of Sec. 15, T140N, R49W



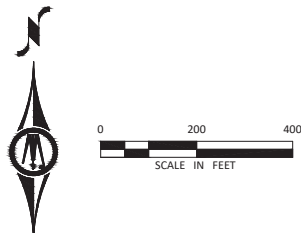
Legend
City Limits

Fargo Planning Commission
September 05, 2024



ANNEXATION PLAT

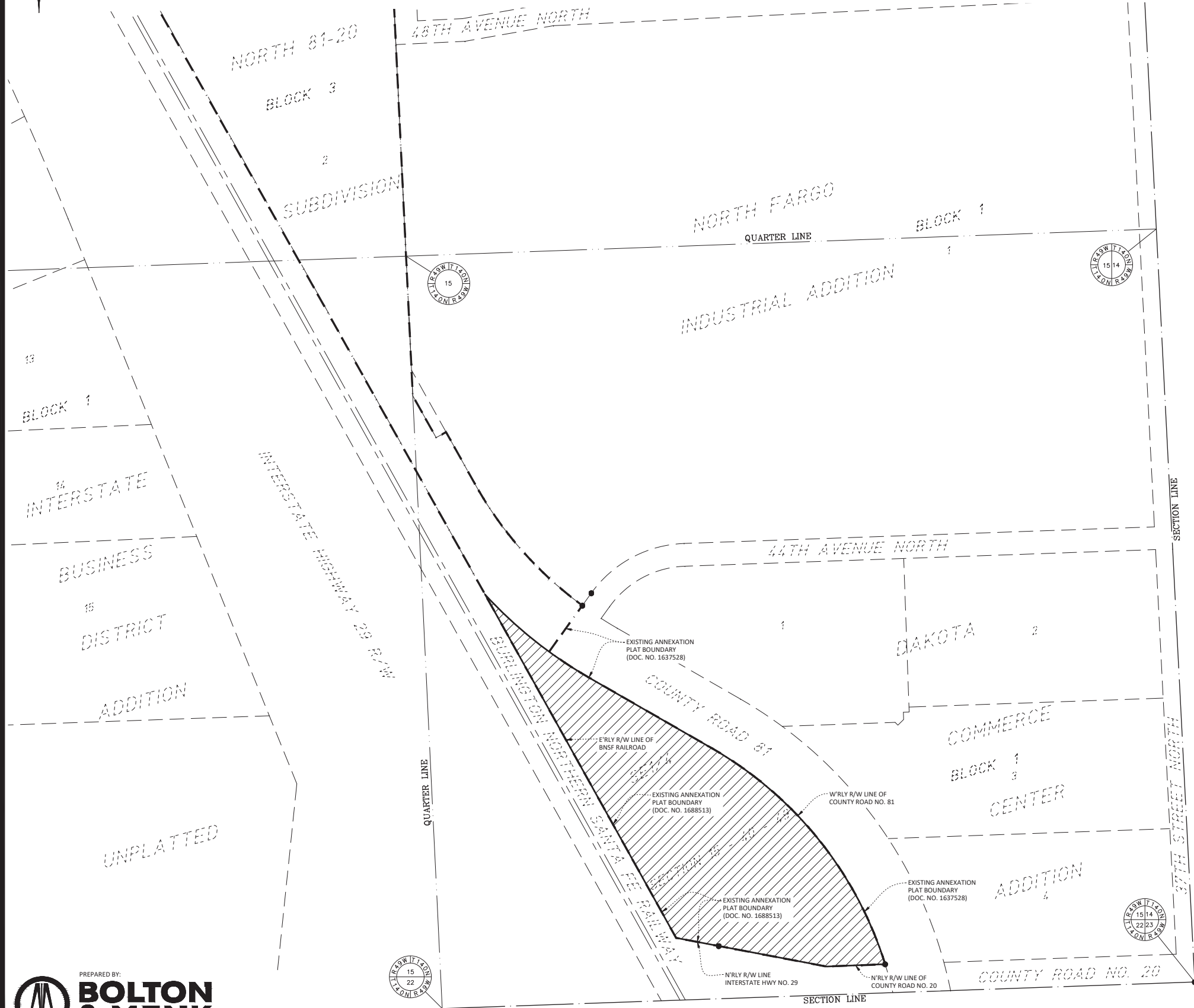
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

EXISTING CITY LIMIT BOUNDARY

AREA TO BE ANNEXED



PREPARED BY:
BOLTON & MENK
 SEPTEMBER 1, 2022

ANNEXATION PLAT OF:

That part of Southeast Quarter of Section Fifteen, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at the intersection of the North right-of-way line of County Road Number 20 and the Westerly right-of-way of Highway Number 81; thence Westerly and Northwesterly, along the North right-of-way line of County Road Number 20, the North right-of-way line of Interstate Highway 29 and along the easterly line of the City of Fargo Annexation Plat, according to the recorded plat thereof, on file and of record as Document No. 1688513 at the office of the Recorder, said Cass County, to a point on the Easterly right-of-way line of the Burlington Northern Santa Fe Railroad; thence Northwesterly along the Easterly right-of-way lines of said Railroad and said Annexation Plat to a point of intersection with the Westerly right-of-way line of said Highway No. 81; thence Southeasterly along the Westerly right-of-way line of said Highway No. 81 and along Westerly line and the northwesterly extension thereof, of a City of Fargo Annexation Plat, on file and of record as Document No. 1637528 at the office of said Recorder, to the point of beginning.

Containing 13.77 acres of land, more or less.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the area annexed; that said plat shows the City of Fargo Corporate limits contiguous to the annexed property.

Date: _____
 Shawn M. Thomasson, Professional Land Surveyor
 North Dakota License Number LS-5900

State of North Dakota }
 County of Cass }

On this _____ day of _____, in the year 2024, before me personally appeared Shawn M. Thomasson, 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2024.

Tom Knakmuhs, City Engineer

State of North Dakota }
 County of Cass }

On this _____ day of _____, in the year 2024, before me personally appeared Tom Knakmuhs, 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.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2024.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

County of Cass }
 State of North Dakota }


On this _____ day of _____, in the year 2024, before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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

August 28, 2024

To: Members of Planning Commission

From: Jeremy M. Gorden, PE, PTOE 
Division Engineer – Transportation
Maegin Elshaug, Planning Coordinator

Subject: Fargo Transportation Plan – Draft Final Report

In 2021, the City of Fargo and Metro COG began a study to complete a Transportation Plan for a local plan that guides how Fargo plans, designs and constructs the transportation system in a context-sensitive manner throughout all areas of the city, with all users in mind.

The Plan unifies the policies and goals of other recently adopted plans into one cohesive document, including the GO2030 Comprehensive Plan, Downtown In-Focus, Metro GROW (Long Range Transportation Plan), FM Metropolitan Bicycle & Pedestrian Plan, Fargo-West Fargo Parking and Access Study, FM Metro Bikeways Gap Analysis, Fargo’s Safe Routes to School, and numerous corridor studies that have been conducted by Metro COG.

Primary emphasis of the Plan is improving safety, connectivity, and efficient, context-sensitive guidelines for design. It includes a Complete Streets Policy, peer city review, and street design considerations that include multimodal and intersection toolboxes, and context sensitive street design guidelines with new street classifications.

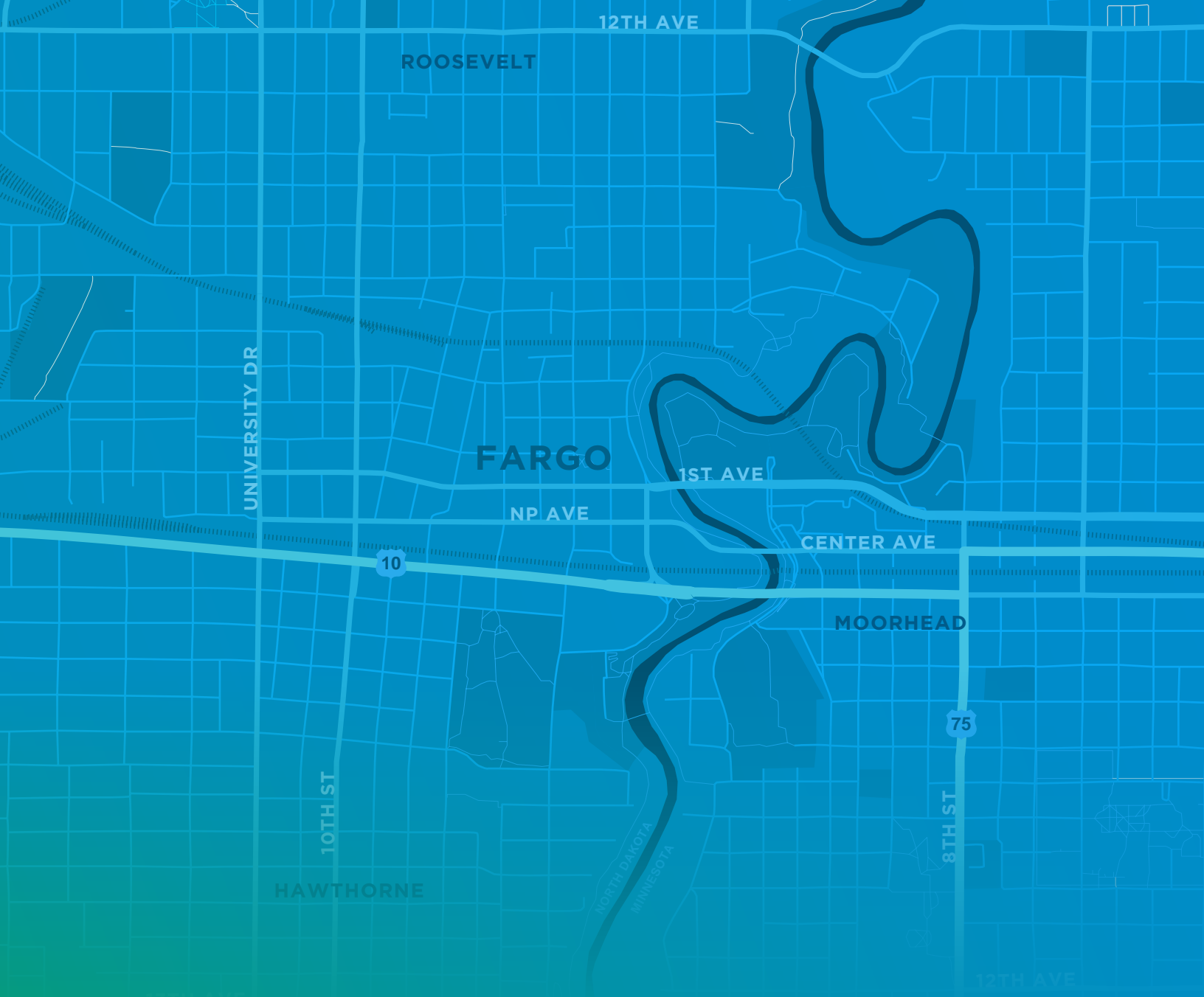
The Plan is summarized as a blueprint for the use of Fargo staff, policy-makers, and the development community in a format that simplifies the review and decision making process relative to the city’s multi-modal transportation infrastructure. It creates a comprehensive document that will serve to direct decision making on transportation related matters now and into the future.

Additionally, the document updates Fargo’s standards relating to driveway access and spacing near intersections to create safer environments for all users. These updated standards, Driveway Access and Spacing, outlined in the Street Design Guidelines, will be used in place of the Land Development Code’s Section 20-0702 Roadway Access and Driveways. The standards in the Fargo Transportation Plan will be integrated into the new Land Development Code.

Included with this memo is the Fargo Transportation Plan Executive Summary. The full final draft is available under Resources at www.FargoStreets.com.

Recommended Motion

Informational item only, no motion recommended.



FARGO

Transportation Plan

JUNE 2024

PREPARED FOR **FARGO-MOORHEAD METROPOLITAN COUNCIL OF GOVERNMENTS AND CITY OF FARGO**

PREPARED BY **Kimley»Horn**  **BOLTON & MENK**


EXECUTIVE SUMMARY

The Fargo Transportation Plan defines a comprehensive transportation vision for the City of Fargo. This plan establishes the framework that will ensure that every future transportation project helps build a more sustainable, healthy, and economically vibrant community. This plan documents a guiding direction for the City as it invests in transportation in the coming years.


The Fargo Transportation Plan builds upon a series of robust planning efforts. The plan's vision and goals align with what the community has repeatedly identified as important in past plans. Over the past decade, the community has continued to affirm an emphasis on improving safety, access to active transportation, sustainability, and an emphasis on Complete Streets.

This plan establishes the following vision for Fargo: The City of Fargo will provide a multimodal transportation system that supports the community's livability, sustainability, and economic development goals. Traveling in Fargo will be safe and comfortable for users of all ages and abilities, no matter their mode of travel.

The Fargo Transportation Plan is organized around six goals that support this vision: Safety, Complete Streets, Access to Opportunity, Connectivity, Innovation, and Life Cycle Sustainability.


- 

SAFETY
Improve safety for all roadway users through data-driven design.
- 

COMPLETE STREETS
Develop a transportation network that provides opportunities for multiple modes of travel and users of all ages and abilities.
- 

ACCESS TO OPPORTUNITY
Provide multimodal connections to jobs, services, education, housing and healthcare.
- 

CONNECTIVITY
Promote a connected street grid to enhance walkability and neighborhood design.
- 

INNOVATION
Embrace national best practices for transportation management, maintenance, and design.
- 

LIFE CYCLE SUSTAINABILITY
Align transportation design and land use policy to promote fiscally sustainable development patterns.

SAFETY

The City's approach to transportation planning is anchored in safety as its central priority and is informed by a Safe Systems Approach to traffic safety. Safety means more than relying on safe behaviors from individual road users—Fargo can plan for safety by taking a holistic approach which includes road design, vehicle safety, and more. All users, including pedestrians, bicyclists, people with disabilities, transit users, freight operators, and vehicular users must be able to get where they need to go safely.

The Fargo Transportation Plan includes a crash analysis of the highest crash prone intersections and street segments in Fargo, along with implementation guidance on how to address these problem areas.



COMPLETE STREETS & ACCESS TO OPPORTUNITY

This plan outlines key considerations and recommendations to advance the goals for Complete Streets and Access to Opportunity. The City will create a transportation network that provides opportunities for multiple modes of travel and users of all ages and abilities, allowing people to access opportunities, including jobs, services, education, housing, and healthcare.

The Fargo Transportation Plan includes:

- › **Complete Streets Policy** – This plan defines a Complete Streets Policy for Fargo. Complete Streets is an approach to planning, designing, and building streets that enables safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.
- › **Toolboxes for Multimodal Streets and Intersections** – These toolboxes (including for intersections, multimodal streets, and transit-supportive design) provide guidance for the context-specific application and design of various roadway elements.
- › **Street Design Guidelines** – These guidelines provide appropriate design features for new and reconstructed streets based on type, network role, and future land use context. A map shows existing and planned streets according to this new typology.



CONNECTIVITY

Connectivity in Fargo includes promoting a connected street grid to enhance walkability and neighborhood design. All transportation modes deserve a connected, efficient network, including bicyclists, pedestrians, and vehicular users.

This plan outlines short- and medium-term priorities for the following project types:

- › Street Projects
- › Shared Use Path Projects
- › Safety/Miscellaneous Projects

These priorities should be used to inform future project development and selection for funding.



INNOVATION AND LIFE CYCLE SUSTAINABILITY

Transportation design is constantly evolving, with many best practices changing in the last few decades. Fargo should strive to be at the forefront of innovative design in order to promote safety and effective use of resources. Additionally, funding must be managed appropriately to maximize the effectiveness of past, present, and future transportation investments. Several City policies also must be updated to reflect the latest transportation priorities.

The Fargo Transportation Plan provides:

- › Guidance on innovative design for interchanges and multimodal intersections
- › Funding and maintenance strategies
- › Policy modernization guidance



MEMORANDUM

TO: Planning Commission

FROM: Nicole Crutchfield, Director of Planning & Development
Mark Williams, Assistant Director of Planning & Development
Kim Citrowske, Planning Coordinator

DATE: August 29, 2024

RE: Land Development Code scope update

City Commission adopted Fargo Growth Plan 2024 (FGP24) on August 19, 2024 and we are excited to begin the next steps toward plan implementation. The immediate next steps for implementation of FGP24 is to update the Land Development Code (LDC) and Incentive Policy. Throughout the summer during the review and refinement of the draft plan, staff heard from Planning Commissioners, stakeholders and community members regarding the urgency to begin updating the LDC as soon as possible. Staff is working through procurement process options to explore a potential contract amendment with czb to continue working on Fargo Growth Plan 2024 implementation by updating the Land Development Code and Incentive Policy.

A proposed scope of work has been included in the attached Project Summary for Planning Commission review and recommendation. Other resources to review include:

- [2020 Land Development Code Diagnostic](#)
- [Fargo Growth Plan 2024](#) - Appendix

Suggested Motion:

“To approve the proposed scope of work outlined in the Project Summary for a comprehensive Land Development Code and Incentive Policy Update.”

Project Summary

Project Name: Comprehensive Land Development Code and Zoning Map Update
Economic Development Policy Update

<p>Project Abstract:</p>	<p>The City of Fargo, North Dakota intends to comprehensively update the City's Land Development Code (LDC which includes zoning, subdivision, sign regulations) and Zoning Map and other related development ordinances to ensure clear, consistent regulations that allow implementation of the city's long range plans including, but not limited to Fargo Growth Plan 2024, Downtown InFocus, Core Neighborhood Master Plan, Go2030 Comprehensive Plan and Fargo Transportation Plan.</p> <p>The LDC Update and new city-wide zoning map along with an Incentive Policy Update will operationalize the newly adopted Fargo Growth Plan 2024. The Plan outlines a path to implement the community's Go2030 vision and goals by outlining where and how to grow in the coming years by applying the four models to operationalize context-sensitive, by-right development that maximized the model system to produce optimal growth for Fargo. The models include 1) Transects, 2) Place Types, 3) Growth Grid and 4) Growth Centers.</p>
<p>Purposes and Needs</p>	<ul style="list-style-type: none"> ● To ensure the community and stakeholders are involved and afforded opportunities to participate, learn and understand the proposed development codes and policies for optimal growth ● To implement Fargo Growth Plan 2024, Go2030 Comprehensive Plan, Downtown InFocus, Core Neighborhood Master Plan, Fargo Transportation Plan and other adopted plans that outline our community visions, goals and priorities. This comprehensive LDC update and proposed city-wide zoning map amendment needs to operationalize these planning documents into development code, map and policies. ● To consider the City's current and aspired built environment and how it impacts local economy, sense of community and municipal finances with comprehensive zoning map update ● To deliver a user-friendly Land Development Code (including zoning, subdivision, sign regulations, as well as other related regulations) that is clear and illustrative with diagrams, charts, etc. ● To create a by-right development code update (as described in Fargo Growth Plan 2024) that encourages Optimal Development that complies with local, state and federal laws and regulations ● To synchronize an Incentive Policy with the regulatory codes to ensure optimal development. ● To develop a Checklist System for efficient staff plan review process for LDC review and compliance for implementation
<p>Issues:</p>	<p>The current 1998 Land Development Code is outdated. The Fargo Growth Plan 2024 and other recent planning documents assessed current development regulations and outline where the existing ordinances are not implementing community goals and vision for neighborhoods throughout Fargo.</p>
<p>Outcomes & Deliverables:</p>	<p>Project Outcomes:</p> <ul style="list-style-type: none"> ● Robust public participation that includes presentations to City Boards and Commission as well as other stakeholder groups throughout the process that educates, considers varying perspectives, and generates community buy-in, support, and general consensus from stakeholders for a community-supported code, map and policy updates. ● A clear and easy to understand Land Development Code and related ordinances and policies that integrate a by-right approach that incorporates innovative development processes and o to support optimal development in the regulatory process, city-wide zoning map amendment and policy that implement existing adopted plans and studies that provides incentives for optimal development that embodies the goals and objectives outlined by our community

	<ul style="list-style-type: none"> ● Streamlined land development codes and processes that are user-friendly for both customers and staff to implement which includes considerations of development review procedures and site plan review checklist guide for staff to ensure compliance of submitted development plans. <p>Project Deliverables:</p> <ul style="list-style-type: none"> ● Comprehensive update to Chapter 20 of Fargo's Municipal Code (FMC): Land Development Code including zoning, subdivision and sign regulations, but may include applicable cross-referenced sections of Fargo Municipal Code to ensure consistency and clarity of regulations. ● City-wide zoning map update ● City Incentive policy that aligns with adopted plans, land development regulations and economic development incentives ● Checklist and/or review system for staff to streamline review of submitted site plans for compliance with zoning codes and entitlement rights
Scope of Work	<ul style="list-style-type: none"> ● <u>Development Codes Rewrite</u> – Develop a comprehensive update to the City's development codes, Chapter 20 of the Fargo Municipal Code - Land Development Code (LDC) including zoning, subdivision and signs. While the LDC will be the primary focus of the analysis, it should be noted that there may be a development-related codes that are located outside of the LDC, which may also need to be considered to ensure consistency. <p>It is anticipated that the Land Development Code address the following components:</p> <ul style="list-style-type: none"> ○ <i>Alignment with Existing Plans & Policies</i> – The new development codes must align with the City's development goals as outlined in recently adopted plans, such as Fargo Growth Plan 2024, Go2030 Comprehensive Plan and related plans and policies), and be the implementation mechanism to reach those goals. ○ <i>Legal Compliance</i> – The new Land Development Code must comply and align with state and federal regulations, requirements and enabling legislation. ○ <i>Best Practices & Expectations</i> – The new Land Development Code must be adoptable and implementable by balancing expectations of citizens and capacity of development community while allowing flexibility to respond to a changing community ○ <i>Development Review Process</i> – Integrate municipal best practices for development plan, permit review and entitlement processing system that includes site plan review checklist. ○ <i>User Friendliness</i> – The new Land Development Code will provide regulations in a clear, straightforward manor for interpretation by citizens, design professionals and staff to integrate and implement in development proposals and construction drawings. <ul style="list-style-type: none"> ● <u>City-wide Zoning Map Amendment</u> – Review existing zoning maps, future land use maps and built environment and develop zoning map amendments to ensure new LDC ordinance and adopted plans guide development to consistently implement Fargo's community vision. ● <u>Small Area Planning</u> -The consultant will facilitate up to five (5) different neighborhood development areas to pilot, test, educate and work through and implement zoning code updated and potential map amendments using focus groups comprised of neighborhood representation, development community for implementation and education of the code that implements the vision and community goals outlined in adopted city comprehensive plans. ● <u>Economic Development Policy Update</u> – Incorporate a process and decision-making framework in which the future Land Development Code along with economic and community development toolkit to implement community goals such as housing affordability, development proposal cost impacts on overall City fiscal health, etc.

	<ul style="list-style-type: none"> ● <u>Engineering Manual</u> – This may be a portion of Subdivision Code updates as well as coordinating updates to Ch. 18 to codify Engineering guidance ('Jeremy's Spreadsheet/table') and other related items. ● <u>Public & Stakeholder Participation</u> – Create a strategy for robust and comprehensive public and stakeholder participation in the development of deliverables. City staff will collaborate to find the best fit and approach to educate, inform and build consensus on recommendations. <ul style="list-style-type: none"> ○ The consultant will present recommendations to the Planning Commission, City Commission, and other applicable committees as defined in the final scope of work. ● <u>Toolkit for Implementation</u> – Provide a comprehensive toolkit to aid in staff review and processing including but not limited to: <ul style="list-style-type: none"> ○ Plan review checklist program/software/toolkit to help staff uniformly review and evaluate zoning code compliance of submitted building plans and entitlement projects ○ Incentive policy process that comprehensively considers both entitlements and economic development incentives to maximize community benefit and contribution to the implementation of community goals and values. ● <u>Project Management</u> – The consultant will take the lead in managing their time, staff, resources, budget, and related activities to ensure that the project objectives are met. The consultant will be in close communication with staff throughout the life of the project. Staff will provide general oversight of the consultant and will help to facilitate interactions with the Planning Commission and project stakeholders.
Other Partners:	<ul style="list-style-type: none"> ● Planning Commission ● Public and Neighborhood Groups ● Development Community (Architects/Designers, Developers, Builders, etc.) ● City Commission ● Partner Departments & Agencies ● (Others TBD)
	<p>Project Manager: Planning Department Owner: City of Fargo (Citizens) Consultant: czb, LLC along with Code Studio and Strategic Economics Approver: City Commission</p> <p>Project Team The Project Team will consist of Planning Department staff and is responsible for overall project oversight although other city departments that touch the development and entitlement review process will be involved.</p> <p>Project Consultant Czb, LLC will be responsible for developing a work plan that results in the project outcomes. The Project Consultant will be responsible for all tasks outlined within the project scope of work.</p> <p>Advisory Committee Stakeholder group that includes builders, developers, design professionals, realtors, bankers, large employers and neighborhood representatives</p> <p>Planning Commission The Planning Commission will be responsible for providing input and guidance to the project consultant, and recommendation for approval of the project deliverables at the end of the project.</p> <p>City Commission The City Commission will be responsible for review and approval/acceptance of the project deliverables.</p>