



PLANNING AND DEVELOPMENT
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December 29, 2017

Jonathan Lowry
1111 Westrac Drive Suite 108
Fargo, ND 58103

Re: Simonson First Addition – Zoning Map Amendment (Zoning Change)

Dear Mr. Lowry:

Thank you for your zoning change application submitted on December 18, 2017. It is my understanding that you are seeking city approval to repeal and reestablish the C-O, Conditional Overlay on the proposed Simonson First Addition

Your application is deemed complete regarding required items. However, please submit a site plan of the proposed development and graphic of proposed signage in order for staff to more effectively review your project. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the February 6, 2018 Planning Commission public hearing. The meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Barrett Voigt. He can be reached at bvoigt@FargoND.gov or by calling (701) 476-4153. He will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,

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

Donald Kress
Senior Planner

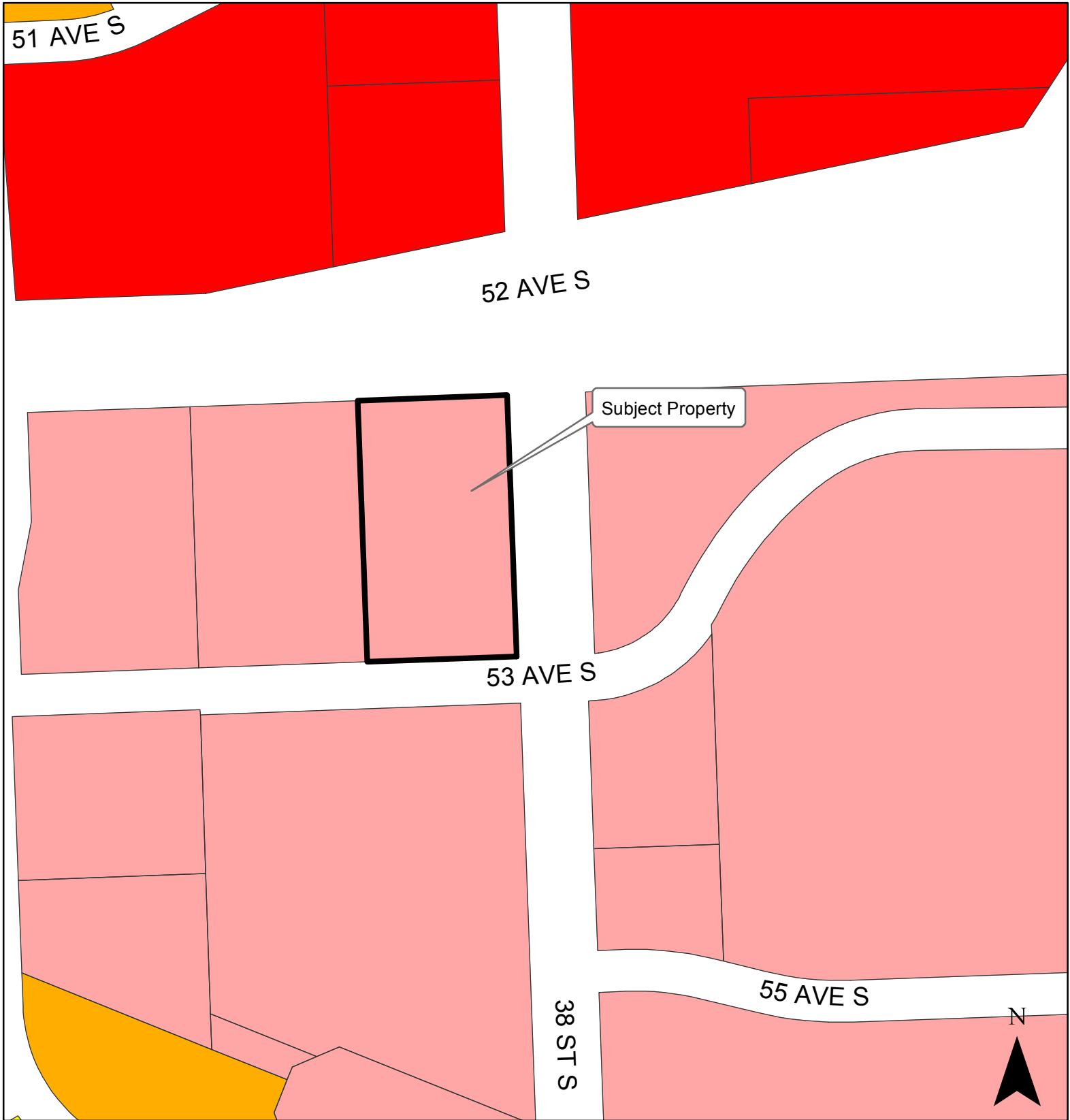
cc: Simonson Companies, LLC, 3105 S Washington Ste B, Grand Forks, ND 58201
Project File



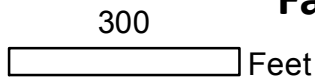
Plat (Minor) and Zone Change

Simonson First Addition

3825 53rd Avenue South



AG	LC	MHP	SR-1
DMU	LI	NCI	SR-2
GC	MR-1	NO	SR-3
GI	MR-2	P/I	SR-4
GO	MR-3	UMU	SR-5



Fargo Planning Commission
February 6, 2018

Plat (Minor) and Zone Change

Simonson First Addition

3825 53rd Avenue South





Civil Engineering • Construction Engineering • Land Survey

December 19, 2017

City of Fargo
Attn: Barrett Voigt
200 3rd Street N
Fargo, ND 58102

RE: Simonson First Addition Conditional Overlay Revisions

Dear Barrett,

Please see enclosed proposed Conditional Overlay Revisions for Simonson First Addition located at 3825 53rd Ave South. The intent of the revisions is to mirror the changes being made by the neighboring property owner, broaden the sign and landscape regulations to more closely represent current City of Fargo requirements, and provide clarity during site permit review.

Summary of proposed revisions to the conditional overlay include:

- All revisions proposed by the property located at 3751 53rd Avenue South
- Eliminate the "Landscape Design" section and have the landscaping regulated by current City of Fargo Code Section 20-0705 "Trees and Landscaping."
- Modify the "Parking" section on page 16 of the conditional overlay by eliminating the maximum of 20% more parking spaces than the required minimum.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Lowry", is written over a horizontal line.

Jon Lowry
jlowry@lowryeng.com