



**PLANNING AND DEVELOPMENT**

**200 Third Street North  
Fargo, North Dakota 58102**

**Phone: (701) 241-1474**

**Fax: (701) 241-1526**

**E-Mail: [planning@cityoffargo.com](mailto:planning@cityoffargo.com)**

**[www.cityoffargo.com](http://www.cityoffargo.com)**

December 29, 2017

Eagle Ridge Development  
Attn: Jonathan Youness  
4631 40<sup>th</sup> Ave S Suite 150  
Fargo, ND 58104

**Re: Villas at Shadow Crest Addition – Major Subdivision and Planned Unit Development (PUD)**

Dear Mr. Youness:

Thank you for your major subdivision application submitted on December 18, 2017. It is my understanding that you are seeking city approval to replat Lot 1, Block 2, Schatz 3<sup>rd</sup> Addition, to be known as Villas at Shadow Crest Addition, a 3 block, 20 lot major subdivision. It is my further understanding that you are seeking city approval for a PUD on all of the proposed, Villas at Shadow Crest Addition from.

Your application is deemed complete.

Planned Unit Development application:

- 1.  \$300.00 Filing Fee
- 2.  Project Narrative
- 3.  Master Land Use Plan
- 4.  Site Plan

Subdivision application:

- 1.  \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
- 2.  Preliminary Plat
- 3.  Proposed Amenities Plan (Major Subdivisions Only)
- 4.  Clear Title Opinion reflection ownership by applicant(s)
- 5.  Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion
- 6.  Copy of Letter to Special Assessment Coordinator

Your application is tentatively scheduled to be heard at the February 6, 2018 Planning Commission public hearing.

The Planning Commission meeting will be held in the City Commission Room of City Hall, 200 3<sup>rd</sup> 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 Donald Kress. I can be reached at [dkress@FargoND.gov](mailto:dkress@FargoND.gov) or by calling (701) 476-6751. I 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,

Donald Kress  
Senior Planner

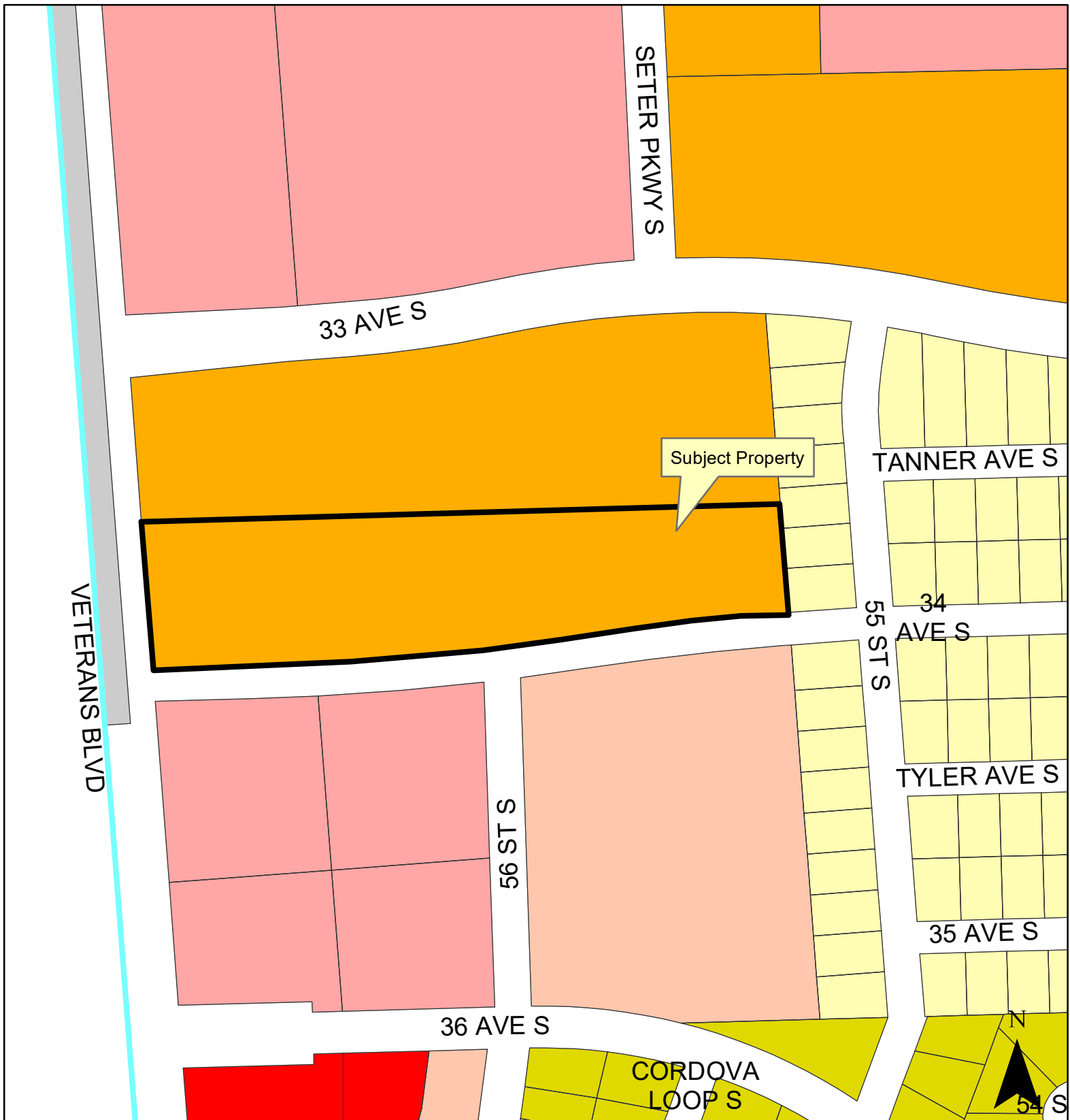
cc: 195 Pheston Associates nd3 LLC, Attn: Jim Bullis, 4631 40<sup>th</sup> Ave S, Suite 110, Fargo, ND 58104  
Project File



# Plat (Major) and PUD

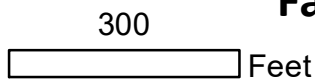
## Villas at Shadow Crest Addition

5601 34th Avenue South



**Legend**

	AG		LC		MHP		SS
	DMU		MR-1		NCO		SR-2
	GC		MR-2		P/I		SR-3
	GO		MR-3		UMU		SR-4
							SR-5
							City Limits



Fargo Planning Commission

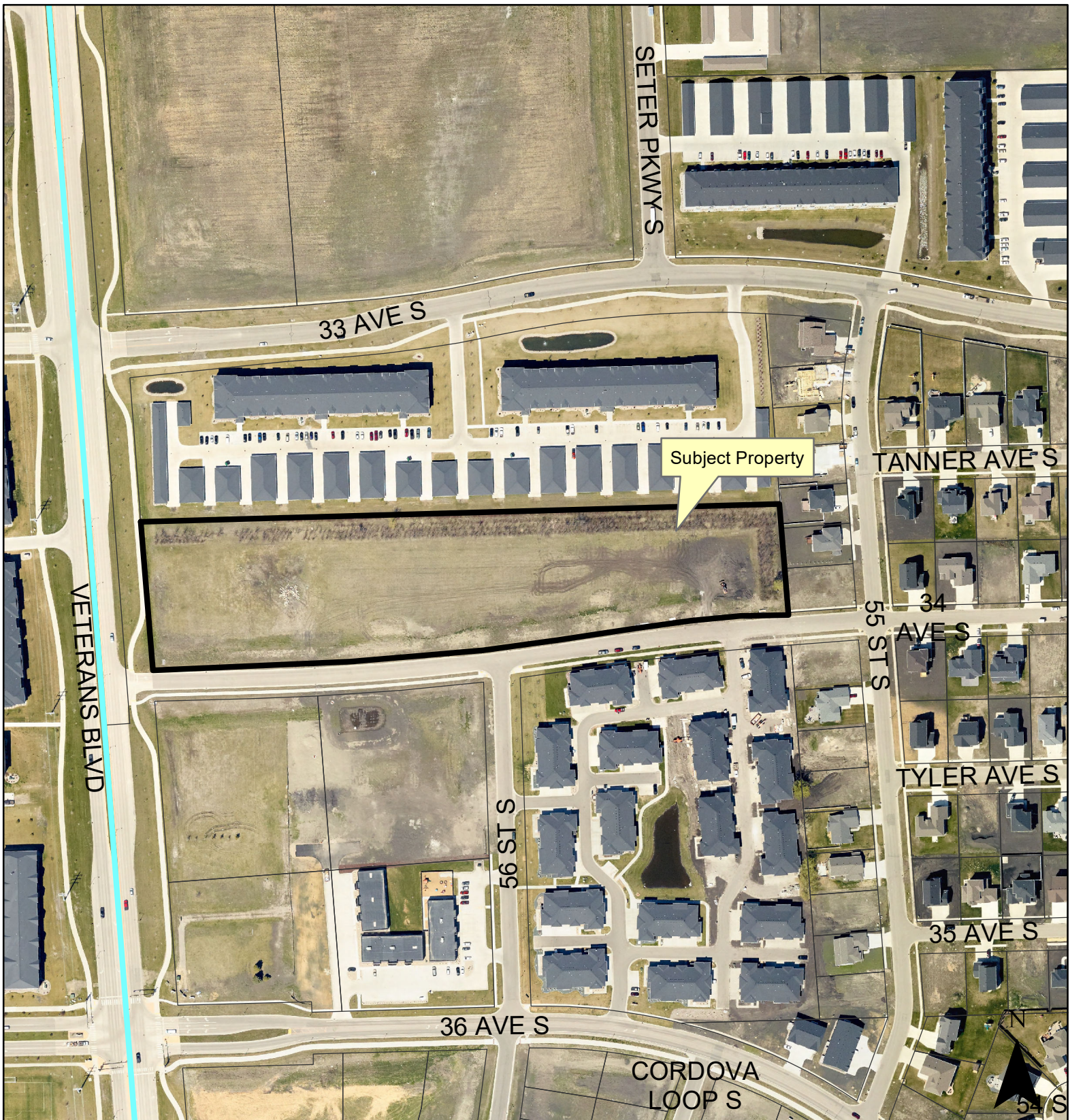
February 6, 2018



# Plat (Major) and PUD

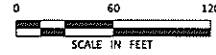
## Villas at Shadow Crest Addition

5601 34th Avenue South



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY I.C. NO. 15-8251
- MONUMENT FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE

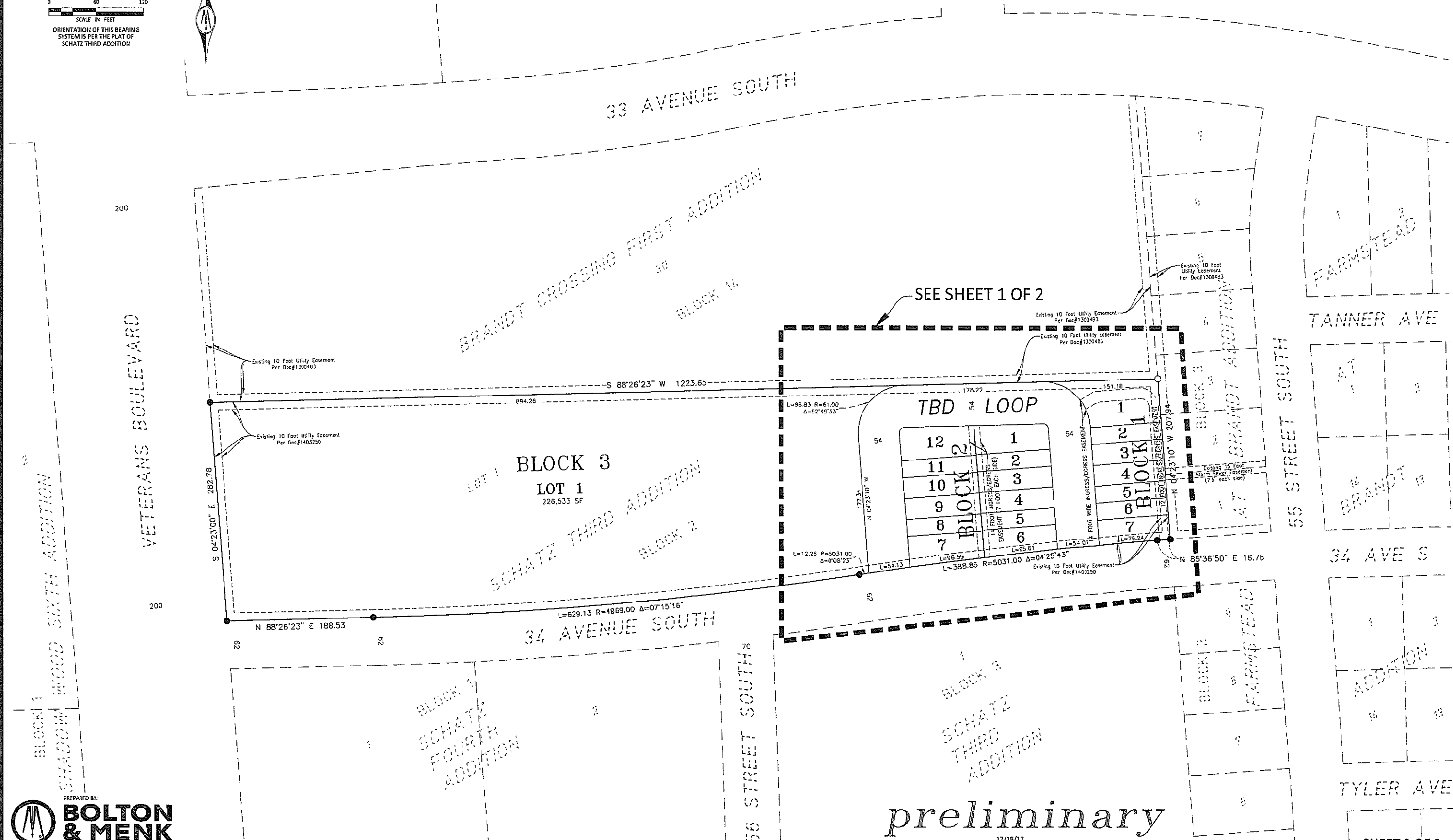


ORIENTATION OF THIS BEARING SYSTEM IS PER THE PLAT OF SCHATZ THIRD ADDITION



# VILLAS AT SHADOW CREST ADDITION

A REPLAT OF LOT 1, BLOCK 1 OF SCHATZ THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



PREPARED BY:  
**BOLTON & MENK**

*preliminary*

12/18/17

SHEET 2 OF 2

# VILLAS AT SHADOW CREST ADDITION

A REPLAT OF LOT 1, BLOCK 1 OF SCHATZ THIRD ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

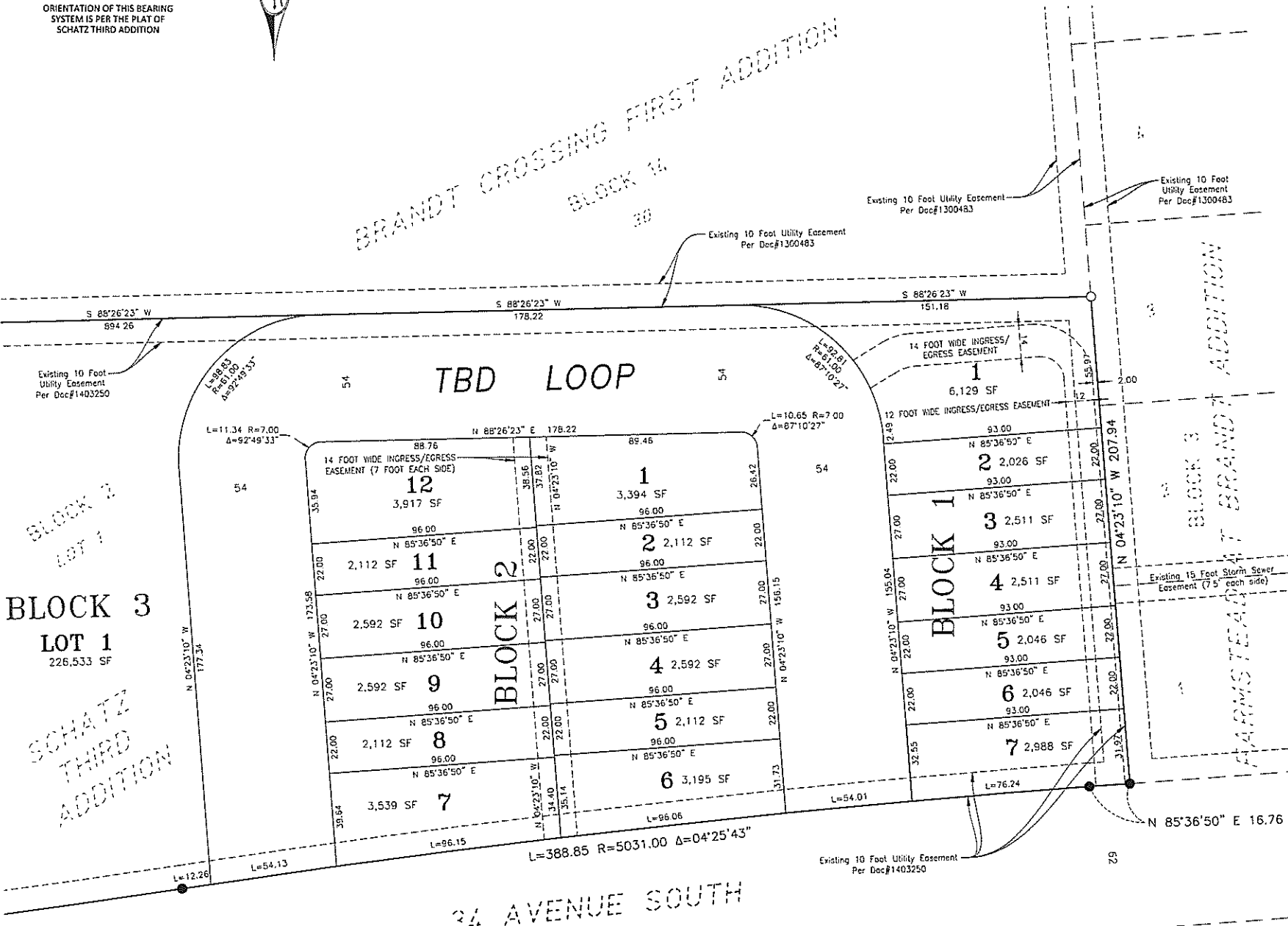
- LEGEND**
- 3/4" IRON PIPE MONUMENT SET MARKED BY U.C. NO. 15-8251
  - MONUMENT FOUND
  - SUBJECT PROPERTY LINE
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  - - - EASEMENT LINE



ORIENTATION OF THIS BEARING SYSTEM IS PER THE PLAT OF SCHATZ THIRD ADDITION



SEE SHEET 2 OF 2



**OWNERS DESCRIPTION AND DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS, That OWNER?? as owner of a parcel of land located in the Northwest Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota and more particularly described as follows:

Lot One, Block Two, of SCHATZ THIRD ADDITION to the City of Fargo, situate in the County of Cass and the State of North Dakota.

Containing 312,934 square feet of land, more or less.

Said owner has caused the above described parcel of land to be surveyed and platted as "VILLAS AT SHADOW CREST ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public for public use all Streets and Utility Easements as shown on the plat except those easements and Streets as shown hereon as "Existing", and do hereby dedicate to Block 2 the 14 foot wide ingress/egress easement in Block 2 as shown on this plat for the purposes so stated, and do hereby dedicate to Block 1 the 14 foot wide and 12 foot wide ingress/egress easement in Block 1 as shown on this plat for the purposes so stated.

OWNER:  
NAME ??

By: NAME, TITLE  
State of North Dakota }SS  
County of Cass

On this \_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared NAME??, TITLE??, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of COMPANY-LLC?????

Notary Public

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT**

I, Bruce W. Skipton, 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.

Bruce W. Skipton, Professional Land Surveyor  
North Dakota License Number 15-8251

State of North Dakota }SS  
County of Cass

On this \_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Bruce W. Skipton, 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 \_\_\_\_\_, 2018.

Mark Bittner, City Engineer

State of North Dakota }SS  
County of Cass

On this \_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Mark Bittner, 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.

Notary Public

**CITY OF FARGO PLANNING COMMISSION APPROVAL**

Approved by the City of Fargo Planning Commission this \_\_\_ day of \_\_\_\_\_, 2018.

Shara Fischer, Planning Commission Chair

State of North Dakota }SS  
County of Cass

On this \_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Shara Fischer, 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 \_\_\_\_\_, 2018.

Timothy J. Mahoney, Mayor

Attest:  
Steven Sprague, City Auditor

County of Cass  
State of North Dakota }SS

On this \_\_\_ day of \_\_\_\_\_, in the year 2018 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*

12/18/17

SHEET 1 OF 2

# Villas at Shadow Crest



LOT 12

LOT 11

LOT 10  
BLOCK 2

LOT 9

LOT 8

LOT 7

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 1

LOT 2

LOT 3  
BLOCK 1

LOT 4

LOT 5

LOT 6

LOT 7

34TH AVE S

56TH ST S

179'

151.18'

**Project Narrative:**

EagleRidge Development submits this proposed planned unit development (PUD) request to create an upscale, maintenance provided, urban lifestyle in the popular Veteran’s Boulevard corridor. This neighborhood will consist of 19 for sale townhomes. Unlike previous projects which have been before the planning commission, our request includes these lot fronting City owned right of way. Block 2 will consist of 12 individually serviced townhome lots that share a private alley along the rear property line. Block 1 will consist of 7 individually serviced townhome lots which have a private alley in the rear of the lots. These homes will be a combination of 2 bedroom 2.5 bathroom and 3 bedroom 2.5 bathroom styles.

The purpose of the proposed PUD is to help create a more urban lifestyle setting in which the garages are hidden from view and the homes are built with minimal front yards that are filled with well-maintained landscaping. The renderings below highlight the maintenance free landscaping that these homes will present. In order to achieve this goal, the PUD is addressing (2) main points. The first is to amend the setbacks for these structures. Since these buildings have attached units, we are proposing a shared wall setback of 0’. To create more of an urban feel, we are requesting that the front setback and street side setbacks be reduced to 10’ and interior side yards be reduced to 5’. As a result of these setback adjustments, we are requesting that the maximum building coverage be amended to 62.5% and the lot area be adjusted to a minimum of 2,046 sf.

As the market and buyer habits change, it is important for communities to be able to provide desired housing types. There is a desire from buyers in our community to own their own home, but these buyers have no interest in lawn maintenance or snow removal. This has kept some of the Fargo’s residents from buying a house. This proposed style better fits the lifestyle of today’s generation.

This project will also help buffer the existing homes to the east of this project from a denser style of development for which the property is currently zoned, and which is anticipated by the developer.

We appreciate your time and help in creating more housing option for Fargo’s diverse and growing population.



Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Youness', written over a horizontal line.

Jonathan Youness  
Director of Development  
EagleRidge Development

## Proposed PUD Modifications

Use this table to identify and detail the proposed modifications to the development standards of the base zoning district, as permitted by Section 20-0302(E) of the Land Development Code.

Development Standard	Requirement of the Base Zoning District	Proposed PUD Modification to Requirement of the Base Zoning District	Notes
Allowed Uses			Unchanged
Lot Size	Area = 5,000 sf Width = 50'	Area = 2,046 sf Width = 22'	The reduction in area is to account for the reduced width of an alley accessed townhome width (22').
Residential Density	24.0 max		Unchanged
Setbacks	Front = 25' Interior Side = 10' Street Side = 12.5' Rear = 20'	Front = 10' Shared Wall Side = 0' Interior Side = 5' Street Side = 10' Rear = 15'	Reduced setbacks to allow for a more urban feel and to account for an attached product.
Height	60 feet		
Building Coverage	35%	62.5%	The increase in building coverage is due to the interior units not having any side yards. End units are slightly greater than 50% coverage.
Parking			Unchanged
Landscaping	261 planting units 2,088 square feet	Total planting units and open space shall be calculated based on the entire project and not subjected to each individual lot.	A cohesive landscape plan shall be established for the entire 19 lots. All landscaping shall be installed by the developer and shall be maintained, including turf maintenance, by the home owner's association.
Residential Protection Standards		Request a waiver.	The site is currently zoned MR-3. We are proposing this development as a "buffer" to the existing single family residential.