



**PLANNING AND DEVELOPMENT**

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

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November 28, 2017

Chris Hawley Architects  
Attn: Chris Hawley  
2534 University Dr S  
Fargo, ND 58103

**Re: Kirkhams 2<sup>nd</sup> Addition – Planned Unit Development (PUD) and Zoning Amendment (Zone Change)**

Dear Mr. Hawley:

Thank you for your Planned Unit Development application submitted on November 20, 2017. It is my understanding that you are seeking city approval to PUD, on Lots 4-11, Block 14, Kirkhams 2<sup>nd</sup> Addition. It is my further understanding that you are seeking city approval to rezone Lots 4-11, Block 14, Kirkhams 2<sup>nd</sup> Addition from, SR-3, Single-Dwelling Residential, and MR-2, Multi-Dwelling Residential, to LC, Limited Commercial. It is my further understanding that you are seeking city approval of a growth plan amendment for Lots 4-11, Block 14, Kirkhams 2<sup>nd</sup> Addition

The following items must accompany a conditional use permit application:

- 1.  \$300.00 Filing Fee

The following items must accompany a planned unit development application:

- 1.  \$300.00 Filing Fee Planned Unit Development
- 2.  Project Narrative
- 3.  Master Land Use Plan
- 4.  Site Plan
- 5.  Pre Development Meeting

Thank you for submitting your application. Your application is deemed complete. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the January 4, 2018 Planning Commission public hearing. The 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 Aaron Nelson. He can be reached at [anelson@FargoND.gov](mailto:anelson@FargoND.gov) or by calling (701) 241-1475.

If you have any questions about your application, please feel free to contact me by email at [dkress@FargoND.gov](mailto:dkress@FargoND.gov), or by calling (701) 241-1473.

Respectfully,

Donald Kress  
Senior Planner

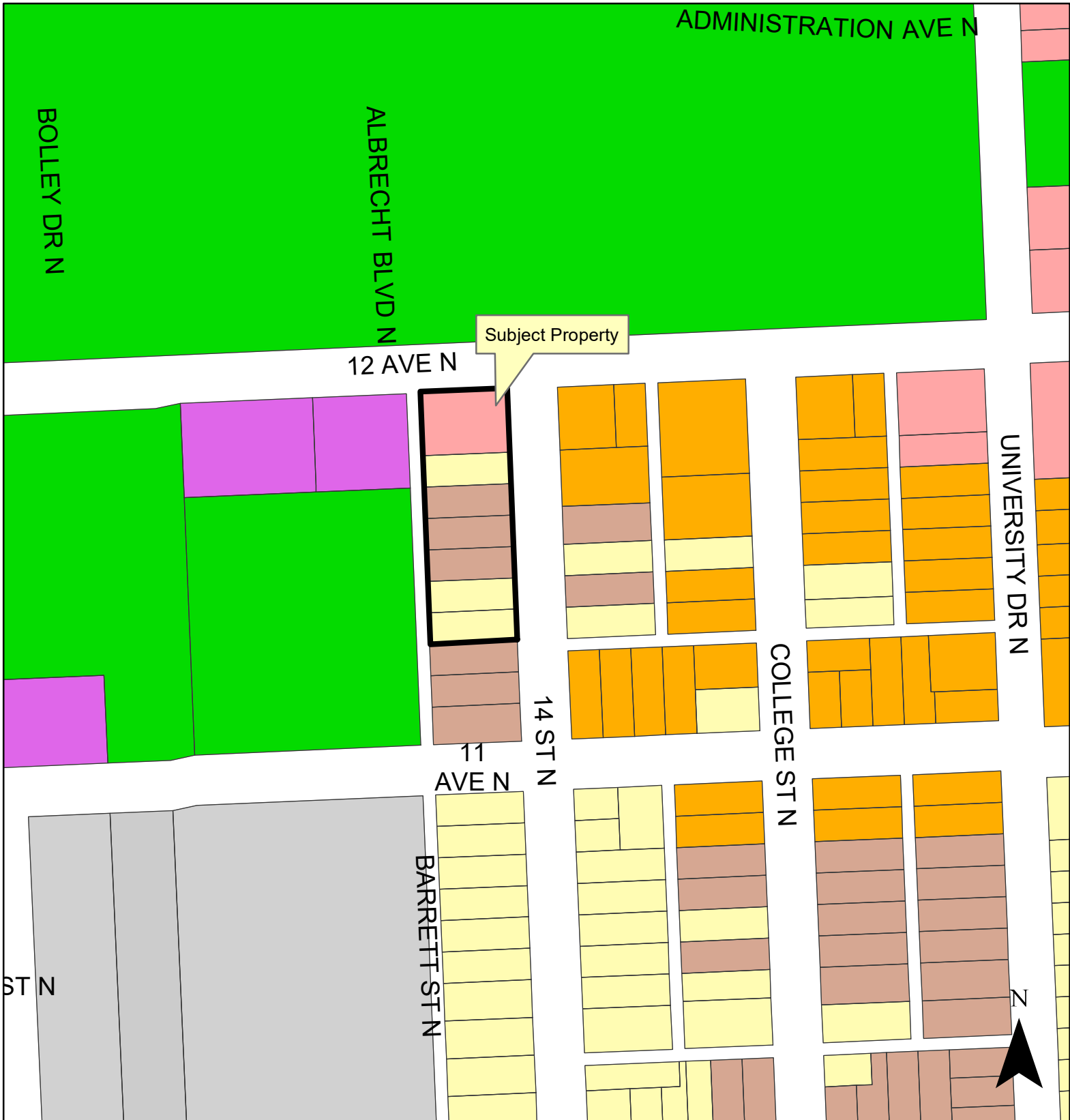
cc: Jay Alsop 3417 7<sup>th</sup> Ave N. Suite E Fargo, ND 58102  
Project File



# PUD Master Land Use Plan, Zone Change (SR-3 & MR-2 to LC), & Growth Plan Amendment

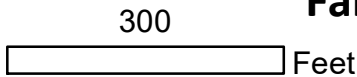
## Kirkhams 2nd Addition

1404 12th Ave N & 1136 - 1114 14th St N



**Legend**

- |  |     |  |             |  |     |
|--|-----|--|-------------|--|-----|
|  | AG  |  | LC          |  | MHP |
|  | DMU |  | MR-1        |  | NOC |
|  | GC  |  | MR-2        |  | DPA |
|  | GO  |  | MR-3        |  | UMU |
|  |     |  | City Limits |  |     |



**Fargo Planning Commission**

**January 4, 2018**



# PUD Master Land Use Plan, Zone Change (SR-3 & MR-2 to LC), & Growth Plan Amendment

## Kirkhams 2nd Addition

1404 12th Ave N & 1136 - 1114 14th St N



### Legend

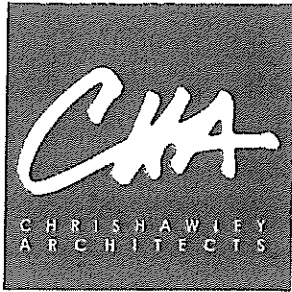
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CCDMU	ML	PNOC	2007-10
CC	MR-1	DMC	2000
GO	MR-2	UMU	City Limits
	MR-3		

300

Feet

Fargo Planning Commission

January 4, 2018



2534 UNIVERSITY DRIVE  
FARGO, ND 58103  
701.478.4600

November 20, 2017

**Re: PUD Narrative: Roosevelt Commons Mixed-Use (FCCU and NDSU Housing)**

City of Fargo Planning and Zoning,

The proposed project is a key piece to the future growth of the NDSU community as well as the continued growth of the City of Fargo. The project will include a continued location for the First Community Credit Union as well as an innovative and exciting new housing solution for NDSU students and staff.

Please note that this plan is in line with the City of Fargo Growth Plan as well as the Roosevelt Neighborhood Plan featuring this area as an expanded location for mixed-use, limited commercial and higher density multi-family housing. Projects of this type rank second in priority in the Growth Plan, just behind Flood Protection. This project typology is a needed response to the continued growth of the neighborhood, NDSU and the City of Fargo.

Also, please consider that the plan is in response to neighborhood meetings, letters from the surrounding land owners and feedback from the planning staff. The building heights, parking requirements, and overall massing as it relates to the neighboring SR zoning was carefully thought out and integrated into the design as a part of the proposed solution. This project is a sensitive approach to appropriate land use, existing neighborhoods and the overall character of the area.

The PUD includes a site plan and renderings for reference in the application. The attached table is to act as a summary of the standards that are to be met or modified as it relates to the Limited Commercial Zoning request.

The PUD process is a critical component to creative community-driven process to housing and Mixed-Use development and offers a much needed vehicle for economic vitality, community building and creating customized living solutions through good design.

Thank you for hearing our request.

Sincerely,

Chris Hawley, AIA  
Architect/Owner's Representative

## 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	Multi-dwelling Structures are permitted contingent upon conditional use	Asking for the conditional use as a part of the PUD	Accepted use under the LC Zoning requirements
Lot Size	140'x400', 56,000SF	None	Meets Requirement
Residential Density	No maximum or minimum requirement	None	Meets Requirement
Setbacks	10' Front, 10' Street, 15' Rear, 5' Interior Side	10' Rear Setback	Rear is adjacent to the parking lot and alley, building at 15' at East and West, but does not include the canopies which meet the 10' requirement on the east/west side, canopy on north end to extend to property line (into setback)
Height	60' Max Building Height with a 35' Max when next to an SR Zoning district	63' and 38' overall with grading/berming to accommodate the 60' and 35' requirement	
Building Coverage	55%	60% (33,440SF Building/56,000SF Lot)	
Parking	1 per 300SF for the bank, 1.25 spaces suggested in MR-3 (Not a requirement for LC Zoning)	None	Meets requirement with 2 levels of underground parking
Landscaping	Street Trees and Plant Units to conform to 20-0705 of the LDC	None	Meets requirements

Residential Protection Standards	Landscape Buffer, 75' setback from SR Zoning for building height above 35' as per 20-0704 of the LDC	None	Meets Requirements
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CHRIS HAWLEY ARCHITECTS



RHET ARCHITECTURE, LLC  
ATTN: RHET FISKNESS, AIA  
MAIL: 901 5th AVE. S. FARGO, ND 58103  
OFFICE: 27 11th ST. S. FARGO, ND 58102  
PHONE: 701.388.2867  
EMAIL: RHET@RHET-ARCH.COM  
WEB: WWW.RHET-ARCH.COM

**NOT FOR  
CONSTRUCTION**

PROJECT:  
**NDSU MIXED USE**  
1404 12th Ave. N.  
FARGO, ND 58102

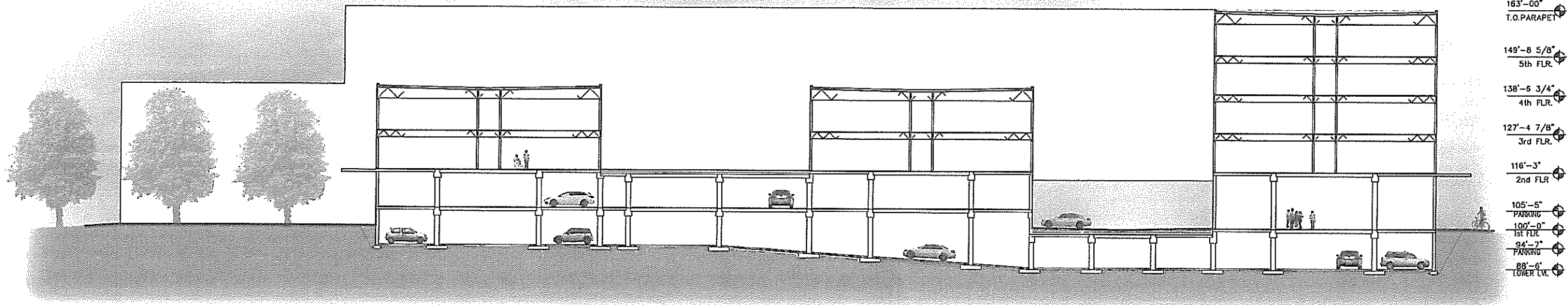
OWNER:  
**APM, LLLP**  
ATTN: JAY ALSOP  
3417 7th AVE. N. SUITE D  
FARGO, ND 58102  
CELL: 701.793.2000  
OFFICE: 701.232.7368  
EMAIL: jay@fiveapm.com

CD	CONSTRUCTION DOCUMENTS	11/29/2017
MARK	DESCRIPTION	DATE

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PROJECT NO:	17-100304
DRAWN BY:	TMS
CHECKED BY:	RF
DRAWING TITLE:	BUILDING SECTION

**A002**



**1 BUILDING SECTION**  
A002 SCALE: 1/16" = 1'-0"

File Location: \\P:\PROJECTS\17-100304-APM\NDSU Mixed Use\DWG\17-100304-A001.dwg  
Print Date: 20-Nov-17

**PROJECT SUMMARY**

NDSU MIXED USE  
FARGO, ND  
  
OWNER: APM, LLLP

**SITE DATA**

LOT AREA (1.29 ACRES) = 56,224 SF  
BUILDING HEIGHT = 63'-0"

**SETBACK REQUIREMENTS**

ZONING PUD  
10' FRONT YARD AT NORTH BUILDING  
10' SIDEYARD FOR NORTH BUILDING  
10' FRONT YARD AT SOUTH BUILDING  
10' REAR YARD AT SOUTH BUILDING  
10' SIDE YARD AT SOUTH BUILDING  
75' 3 STORY MAX HEIGHT AT SIDE YARD

**UNITS PROVIDED**

	STUDIO	1 BD RM	2 BD RM	3 BD RM	TOTAL
NORTH BUILDING	28	-	4	-	32
SOUTH BUILDING	44	8	20	4	76
TOTAL	72	8	24	4	108

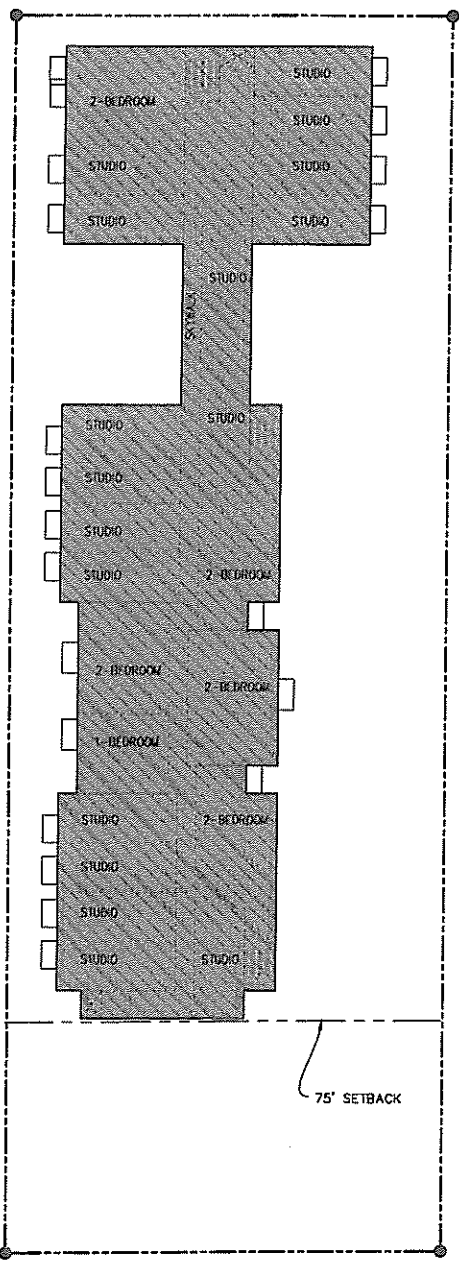
**PARKING PROVIDED**

139 INDOOR PARKING SPACES  
18 OUTDOOR PARKING SPACES  
157 TOTAL PARKING SPACES

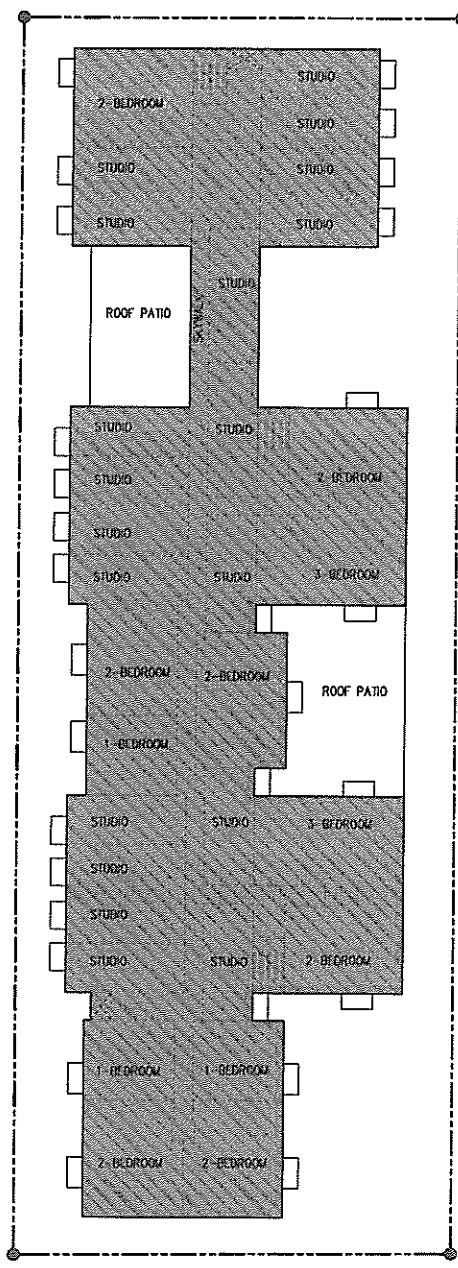
**PARKING REQUIREMENTS**

APARTMENTS	UNITS	(4)	REQ'D	PROVIDED
STUDIO UNIT	72	1.25	90	
ONE BEDROOM UNIT	8	2	16	
TWO BEDROOM UNIT	24	2	48	
THREE BEDROOM UNIT	4	2	8	
GUEST PARKING SPACES	108	0.25	27	
SUB TOTAL			167	145
CREDIT UNION	1/250 SF	4,250 SF	17	12
TOTAL			210	157

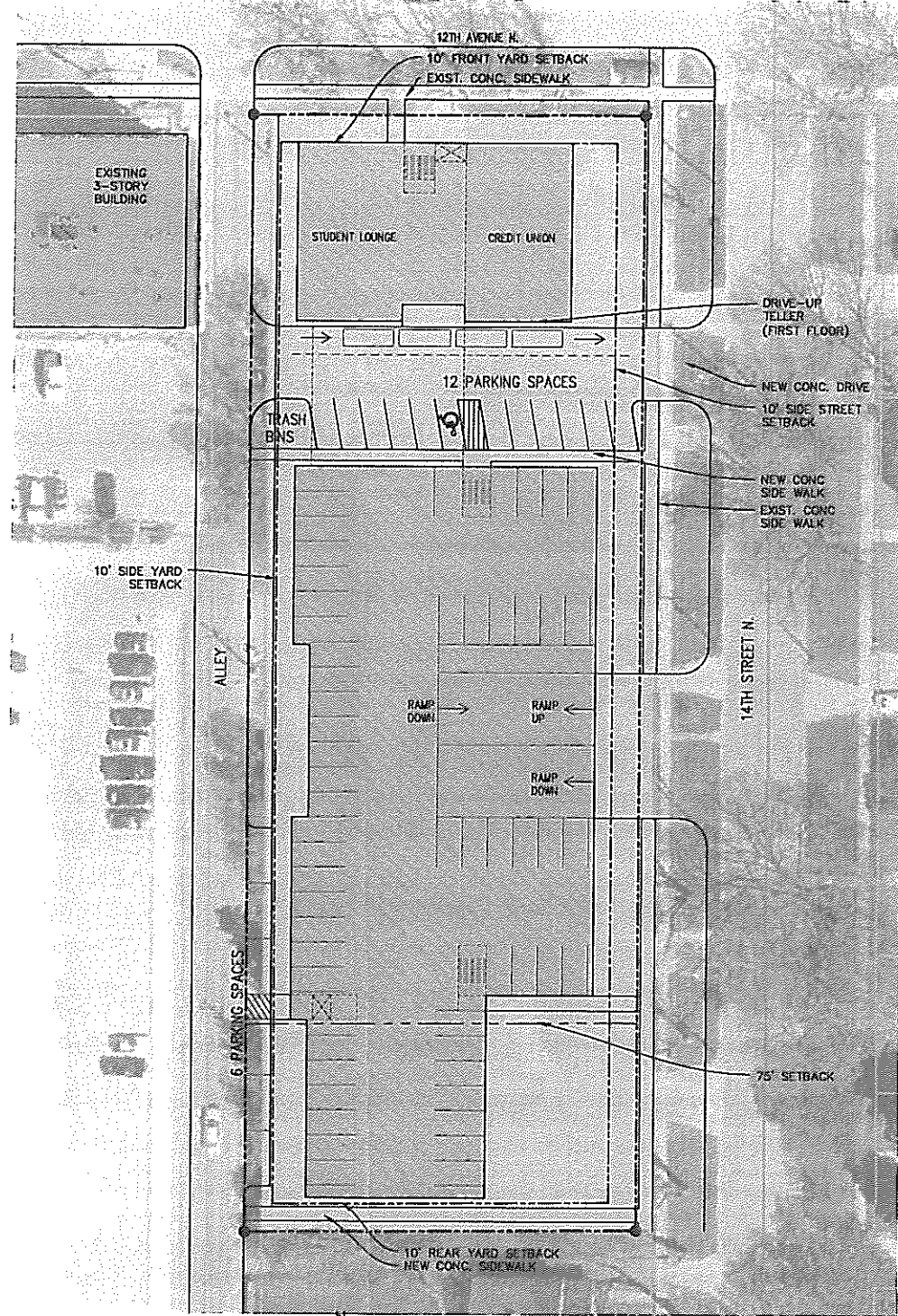
\* (4) STACKING SPACES REQ'D AT DRIVE UP TELLER



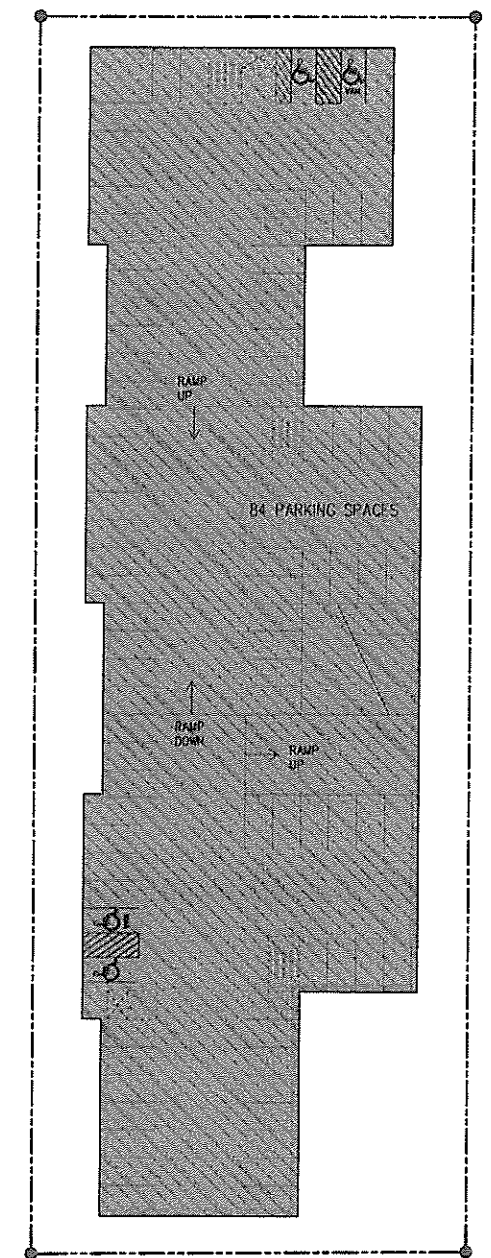
4 4TH & 5TH LEVEL PLAN  
A001 SCALE: 1"=30'-0"



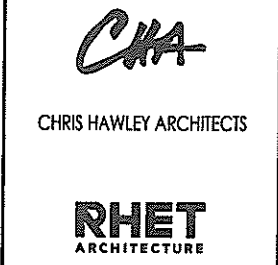
3 2ND & 3RD LEVEL PLAN  
A001 SCALE: 1"=30'-0"



2 1ST FLOOR PLAN  
A001 SCALE: 1"=30'-0"



1 LOWER LEVEL PLAN  
A001 SCALE: 1"=30'-0"



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PROJECT NO:	17-100304
DRAWN BY:	TMS
CHECKED BY:	RF

DRAWING TITLE:  
**SITE PLAN  
DEVELOPMENT PLAN**

**A001**

File Location: \\PROJECTS\17-100304-APM-NDSU Mixed Use\DWG\17-100304-A001.dwg  
Plot Date: 20-Nov-17





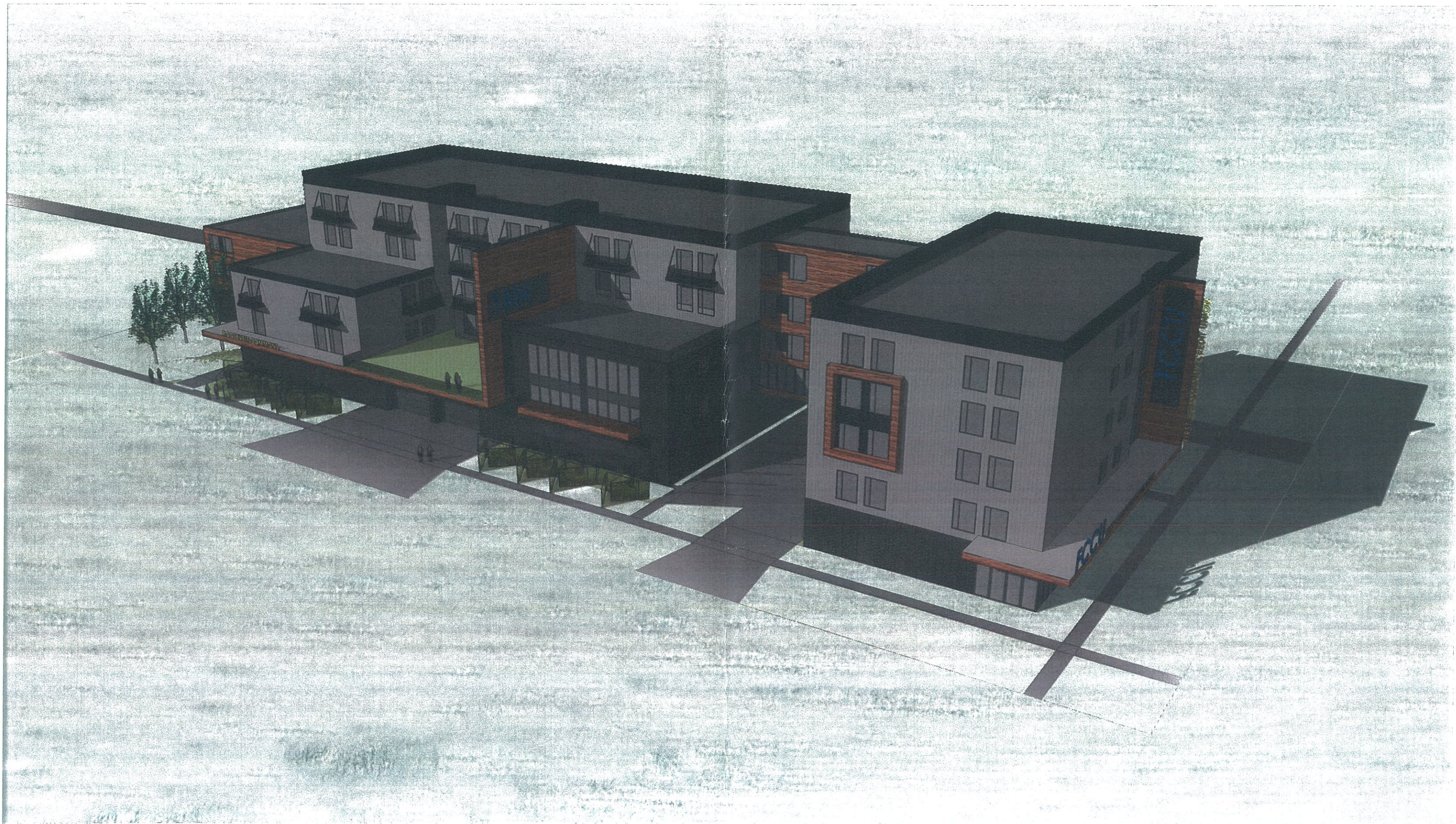
NDSU MIXED USE  
FARGO, ND





NDSU MIXED USE  
FARGO, ND





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