



**PLANNING AND DEVELOPMENT**

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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

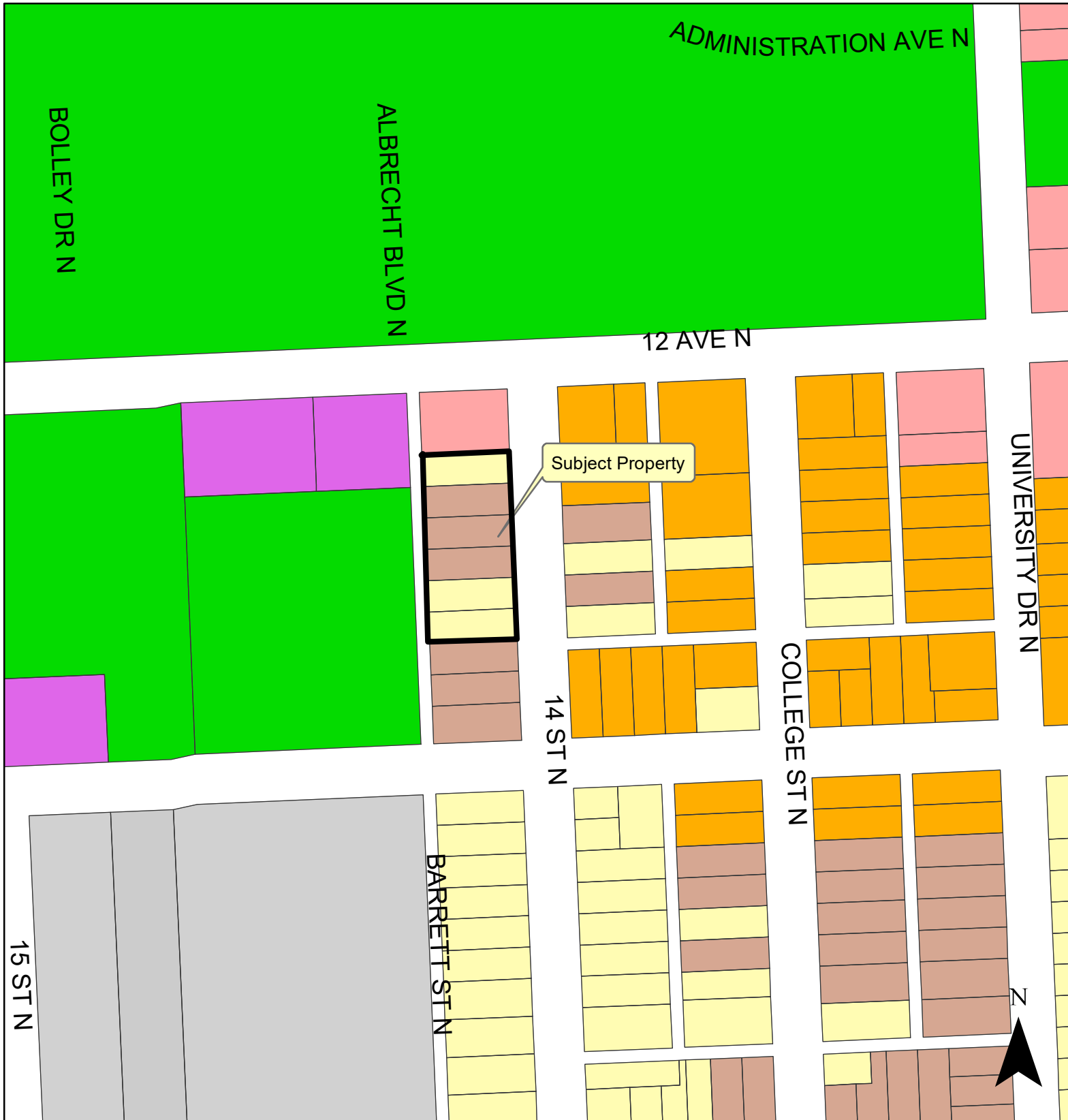
cc: Jay Alsop 3417 7<sup>th</sup> Ave N. Suite E Fargo, ND 58102  
Project File



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

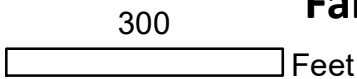
## Kirkhams 2nd Addition

1114, 1118, 1122, 1128, 1132, and 1136 14th St N



**Legend**

	AG		LC		MHP		SR-3
	DMU		ML		NCO		SR-4
	GCC		MR-1		PUD		SR-5
	GO		MR-2		UMI		City Limits
			MR-3				



**Fargo Planning Commission**  
**March 6, 2018**

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

## Kirkhams 2nd Addition

1114, 1118, 1122, 1128, 1132, and 1136 14th St N





MASTER PLAN  
SCALE 1" = 30'-0"

**PROJECT SUMMARY**

NDSU MIXED USE  
FARGO, ND

OWNER: APM, LLLP

**SITE DATA**

LOT AREA (1.29 ACRES) = 56,224 SF  
BUILDING HEIGHT = 63'-0"  
BUILDING AREA AT FIRST FLOOR = 27,032 SF

**SETBACK REQUIREMENTS**

ZONING  
PUD

10' FRONT YARD AT NORTH BUILDING  
10' SIDERYARD 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**

BUILDING	STUDIO	1 BD RM	2 BD RM	3 BD RM	TOTAL
	48	8	22	4	82

**PARKING PROVIDED**

120 INDOOR PARKING SPACES  
13 OUTDOOR PARKING SPACES  
133 TOTAL PARKING SPACES



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 APARTMENTS**  
1136 14th STREET N.  
FARGO, ND 58102

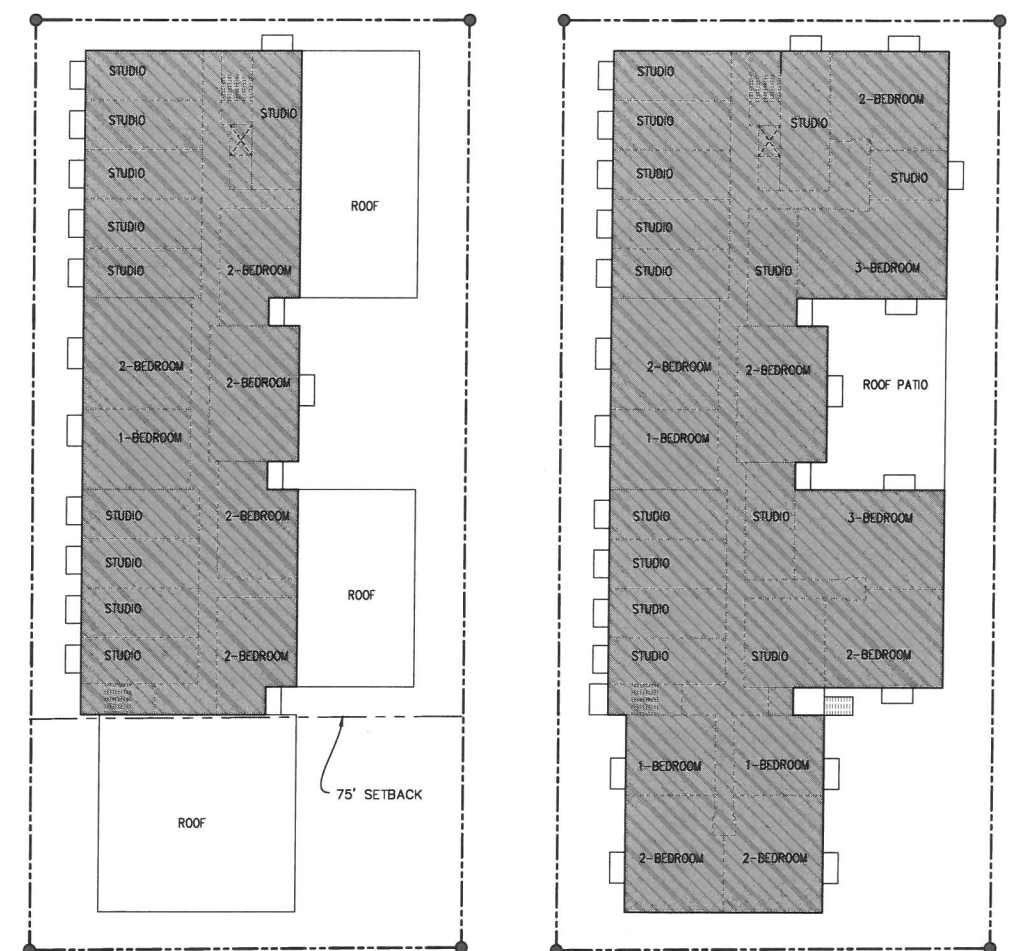
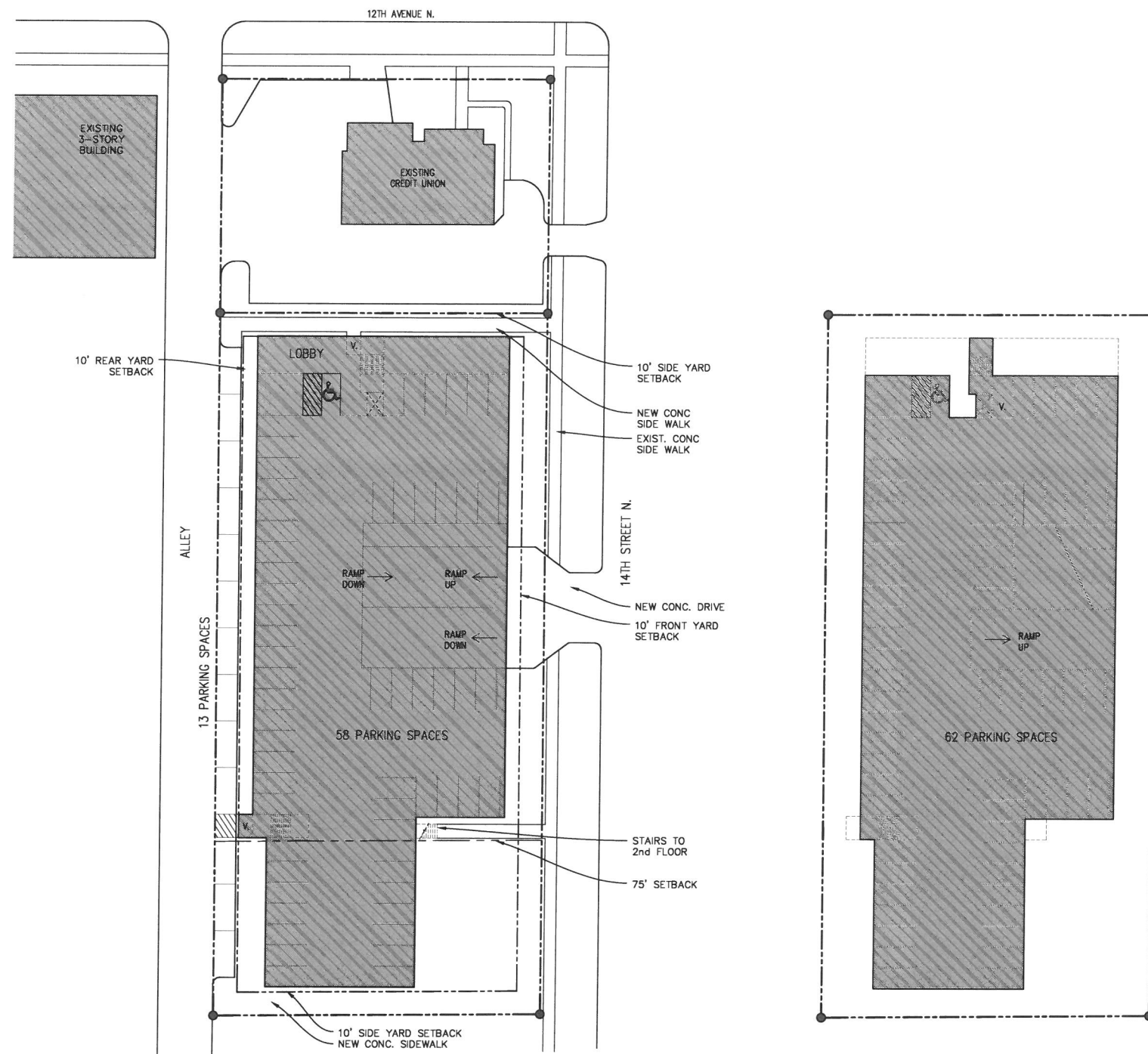
OWNER:  
**APM, LLLP**  
ATTN: JAY ALSOP  
3417 7th AVE. N. SUITE D  
FARGO, ND 58102  
CELL: 701.793.2000  
OFFICE: 701.232.7368  
EMAIL: jay@liveapm.com

CD	CONSTRUCTION DOCUMENTS	01/18/2018
MARK	DESCRIPTION	DATE

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PROJECT NO:	17-100304
DRAWN BY:	TMS
CHECKED BY:	RF
DRAWING TITLE:	SITE PLAN DEVELOPMENT PLAN

**A001**



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"

File Location: H:\PROJECTS\17-100304-APM\NDSU Mixed Use\DWG\17-100304-A001.dwg  
Plot Date: 01-18-2018



ROOSEVELT COMMONS HOUSING  
FARGO, ND





ROOSEVELT COMMONS HOUSING  
FARGO, ND

