



PLANNING AND DEVELOPMENT

200 Third Street North
Fargo, North Dakota 58102

Phone: (701) 241-1474

Fax: (701) 241-1526

E-Mail: planning@FargoND.gov
www.FargoND.gov

February 27, 2018

RHET Architecture
Attn: Rhet Fiskness
901 5th Avenue South
Fargo, ND 58103

Re: Morton & Dotys Addition – Planned Unit Development (PUD)

Dear Mr. Fiskness:

Thank you for your PUD application submitted on February 20. It is my understanding that you are seeking City approval for a PUD for the North 24 feet of Lot 14, and all of Lots 15 & 16, Block 23, Morton and Dotys Addition.

Your application is deemed complete. You will need to submit a zone change application in addition to the PUD application.

Planned Unit Development application:

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

Your application is tentatively scheduled to be heard at the April 3, 2018 Planning Commission public hearing, contingent on submitting the materials noted above.

The Planning Commission 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
Planning Coordinator

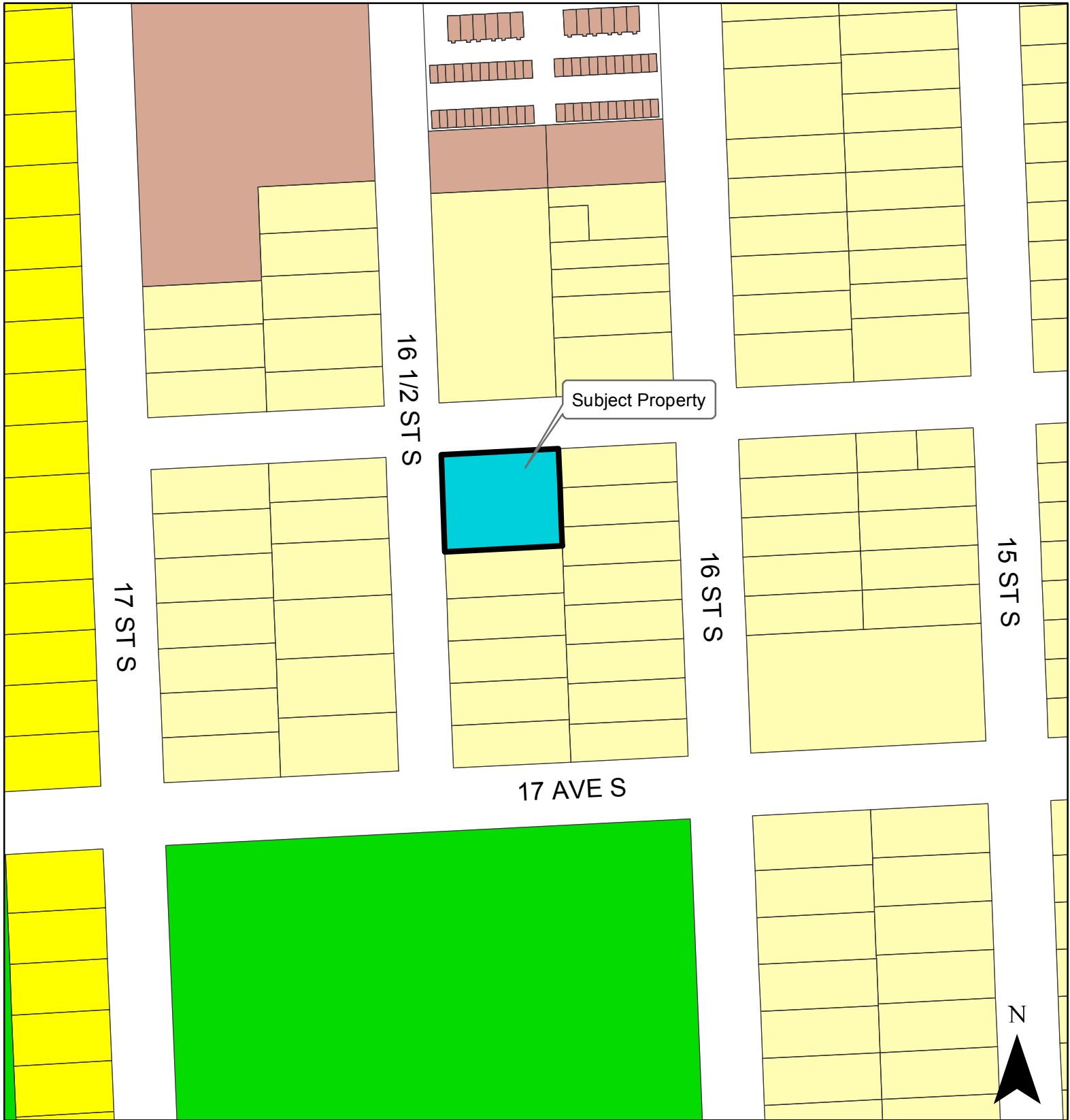
cc: Dr. Angela Cavette, Chrysalis Behavioral Health Services, 102 W. Beacon Road, Suite 103, West Fargo, ND 58078
Project File



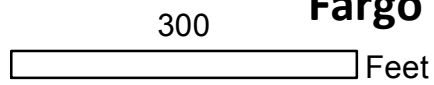
PUD and Zone Change (NO to NO w/ PUD Overlay)

Morton & Doty's Addition

1620 16 Ave S



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
April 3, 2018

PUD and Zone Change (NO to NO w/ PUD Overlay)

Morton & Doty's Addition

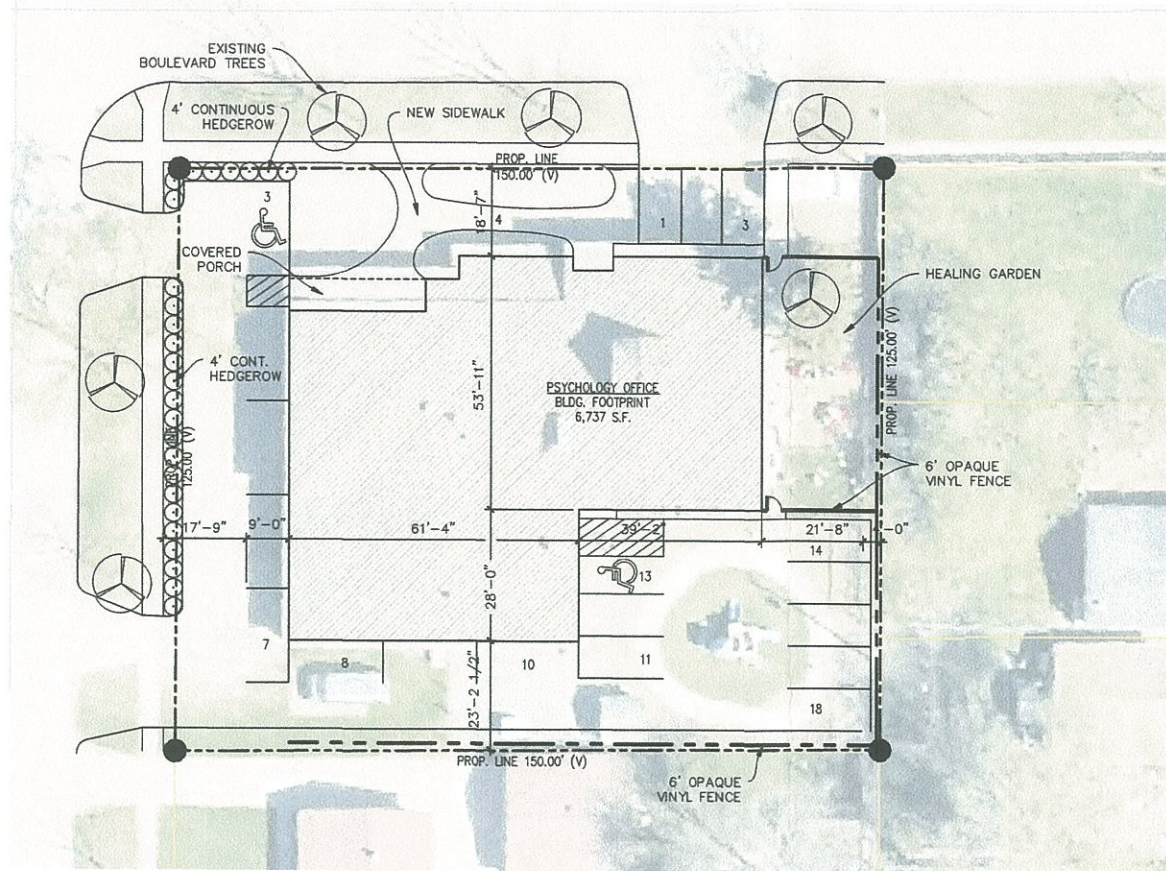
1620 16 Ave S



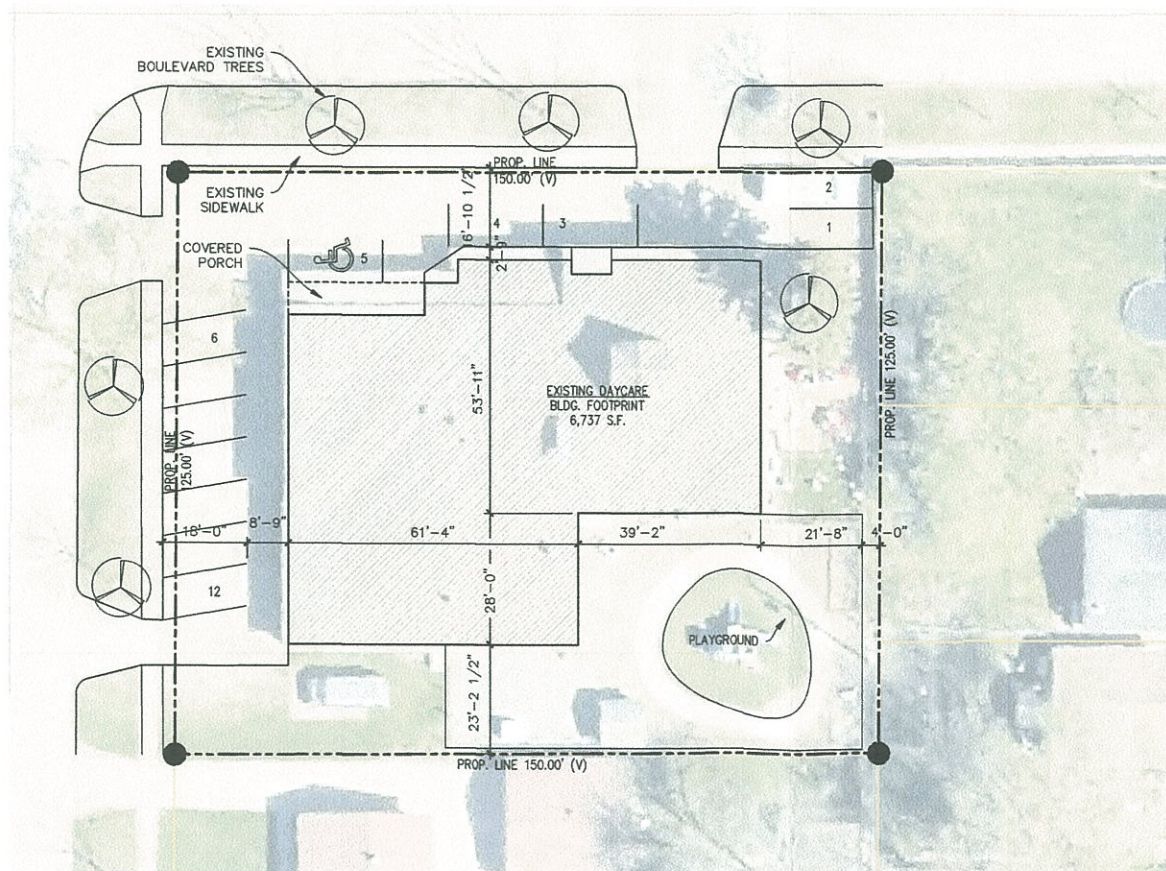
CHRYSA LIS BEHAVIORAL HEALTH SERVICES

FARGO, NORTH DAKOTA

File Location: W:\PROJECTS\17-108201-Dr. Cavett\Chrysalis\DWG\A-17-108201-A001.dwg
 Plot Date: 20-Feb-18



2 PROPOSED SITE PLAN
 A001 SCALE: 1"=20'-0"



1 EXISTING SITE PLAN
 A001 SCALE: 1"=20'-0"

PROPERTY INFORMATION

OWNER: DR. CAVETT, CHRYSA LIS BEHAVIORAL HEALTH SERVICES

ZONING = NO
 NEIGHBORHOOD OFFICE OVERLAY
 LOT AREA (0.43 ACRES) = 18,599 SF
 MAX BUILDING HEIGHT = 35'
 ON SITE WATER RETENTION = NONE REQ'D

FIRST FLOOR AREA = 6,737 SF
 UPPER FLOOR AREA = 1,969 SF
 TOTAL BUILDING AREA = 8,706 SF

SITE DATA

	EXISTING	PROPOSED
ZONING	N.O.	PUD
SITE AREA	18,599 SF	
BUILDING AREA	6,737 SF (36.2%)	6,737 SF (36.2%)
IMPERVIOUS AREA	15,864 SF (85.3%)	14,637 SF (78.7%)
PERVIOUS AREA	2,735 SF (14.7%)	3,962 SF (21.3%)

PARKING CRITERIA

ZONING SEC. 20-0701, SCHEDULE 'A'
 OFFICE 1 SPACE / 300 SF = 29 SPACES
 HOUSEHOLD LIVING (ALL OTHER) = 2 SPACES

EXISTING PARKING = 12 SPACES

PROPOSED PARKING = 19 SPACES

SETBACK REQUIREMENTS

AS PER CITY OF FARGO ZONING - NO (NEIGHBORHOOD OFFICE)

	REQ'D	EXIST.	PROPOSED
FRONT YARD	20'	18'-6"	18'
SIDE YARD	5'	>5'	>5'
SIDE STREET	12'-6"	>12'-6"	>12'-6"
REAR YARD	15'	>15'	>15'
PARKING BUFFER	4'	0	*4'

*PENDING ENCROACHMENT AGREEMENT IN THE CITY RIGHT-OF-WAY
 ALTERNATE DESIGN FEATURES 1'-0" BUFFER & METAL RAIL FENCE



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

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: _____
 Date: _____ REG. NO.: 1811

NOT FOR CONSTRUCTION

PROJECT:
CHRYSA LIS BEHAVIORAL HEALTH SERVICES
 1620 16TH AVENUE S.
 FARGO, ND

OWNER:
DR. ANGELA CAVETT
 102 W. BEATON ROAD
 SUITE 103
 WEST FARGO, ND 58078
 PHONE: 701.356.1276
 EMAIL: drcavett@beacon-behavioral.com

CD	CONSTRUCTION DOCUMENTS	2/20/2018
MARK	DESCRIPTION	DATE

COPYRIGHT:
 All plans, specifications, computer files, field notes, reports and other documents and instruments prepared by RHET FISKNESS ARCHITECT, an instrument of service shall remain the property of RHET FISKNESS ARCHITECT. RHET FISKNESS ARCHITECT shall retain all common law, statutory and other reserved rights, including the copyright therein.

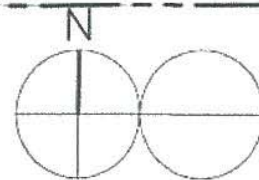
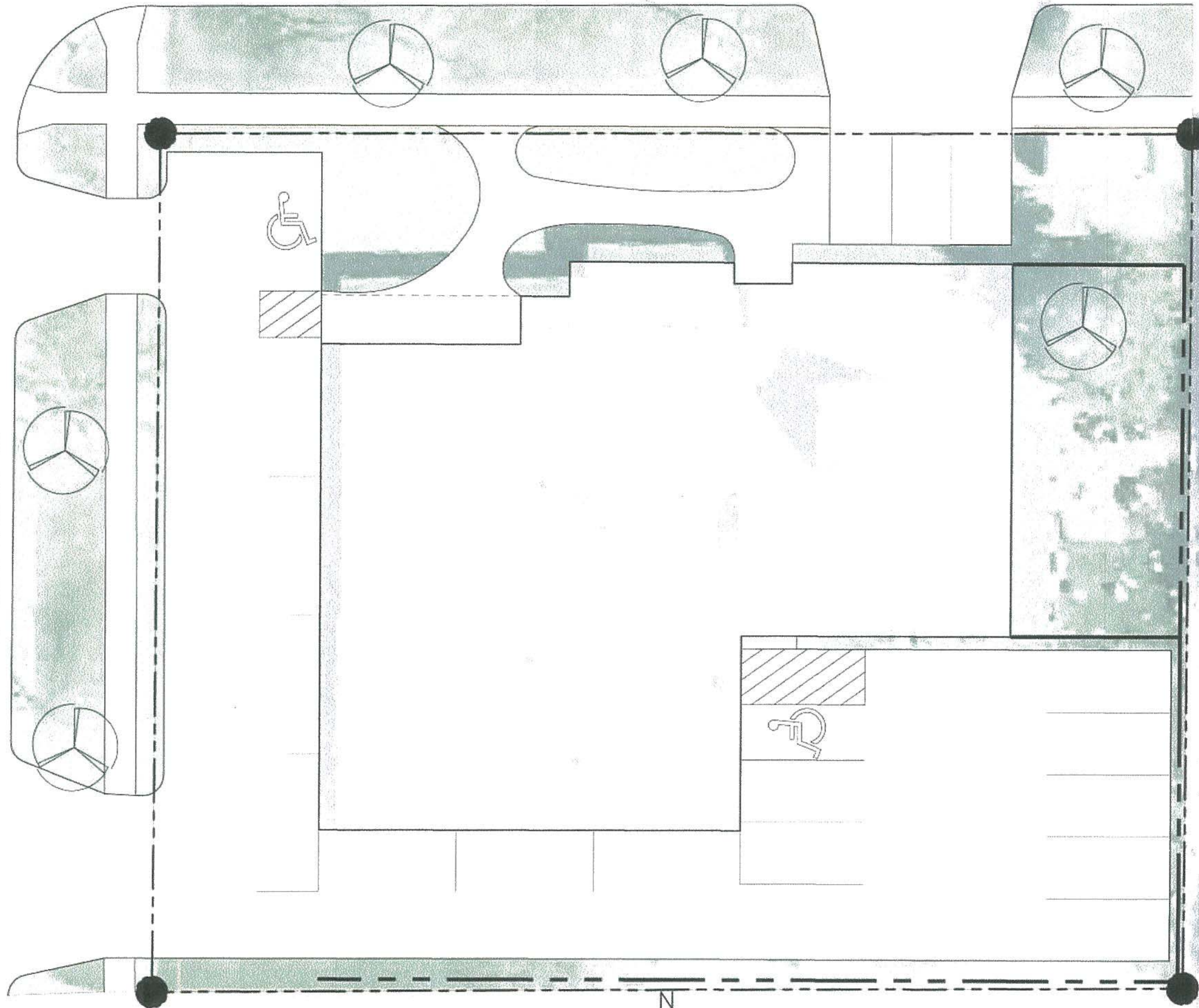
PROJECT NO: 17-108201
 DRAWN BY: TMS
 CHECKED BY: RLF

DRAWING TITLE:
 EXISTING SITE PLAN
 PROPOSED SITE PLAN

A001

16 AVENUE S.

16 1/2 STREET S.



MASTER USE PLAN

SCALE: 1" = 20'-0"



5 SITE PHOTO—NORTH ELEV.
A001 SCALE:



4 SITE PHOTO—NORTH ELEV.
A001 SCALE:



3 SITE PHOTO—NORTHWEST ELEV.
A001 SCALE:



2 SITE PHOTO—NORTHWEST ELEV.
A001 SCALE:



2 SITE PHOTO—WEST ELEV.
A001 SCALE:



1 SITE PHOTO—SOUTHWEST ELEV.
A001 SCALE:

RHET
ARCHITECTURE

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PROJECT NO: 17-108201

DRAWN BY: RLF

CHECKED BY: RLF

DRAWING TITLE:
EXISTING SITE PHOTOS

A002