

FARGO PLANNING COMMISSION AGENDA  
Tuesday, June 7, 2016 at 3:00 P.M.

- A: Approve Order of Agenda.
- B: Minutes: Regular Meeting of May 3, 2016.
- C: Brown Bag Luncheon - Wednesday, June 15, 2016.
- D: Public Hearing Items – 3:00 p.m.
1. Continued Hearing on an application requesting a Zoning Change from LC, Limited Commercial and MR-3, Multi-Dwelling Residential to DMU, Downtown Mixed-Use with a C-O, Conditional Overlay on the east half of Block 37, **Keeney and Devitt's Second Addition**. (Located at 602, 608, 612, and 616 3rd Street North; 304 and 312 7th Avenue North) (Kilbourne Group) (dl): WITHDRAWN
  2. Continued Hearing on an application requesting a Plat of **Great Northern Sixth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Great Northern Fifth Addition, and all of the vacated 36th Street North and 10th Avenue North adjacent to said Lot 1, Block 1, to the City of Fargo, Cass County, North Dakota. (3500 12th Avenue North) (Turman & Lang, Ltd.) (mr):
  3. Hearing on an application requesting a Plat of **Osgood Townsite Thirteenth Addition** (Minor Subdivision) a replat of part of Lot 2, Block 5, Osgood Townsite Seventh Addition to the City of Fargo, Cass County, North Dakota. (Located at 4550 49th Avenue South) (Paces Lodging) (mr)
  4. Hearing on an application requesting a Plat of **Timber Creek Sixth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Timber Creek Fifth Addition to the City of Fargo, Cass County, North Dakota. (Located at 5130 and 5100 Prosperity Way) (PLC Investments LLC) (dl):
  5. Hearing on an application requesting a Plat of **Eagle Valley Second Addition** (Minor Subdivision) a replat of Lots 1-14, Block 1; Lots 1-32, Block 2; and Lots 1-18, Block 3 of Eagle Valley Addition to the City of Fargo, Cass County, North Dakota. (Located at 7312-7477, 7489 17th Street South; and 7310-7491 18th Street South) (Eagle Ridge Development, LLC) (an):
  6. Hearing on an application requesting a Zoning Change from SR-2, Single-Dwelling Residential to SR-4, Single-Dwelling Residential with a C-O, Conditional Overlay on Lots 1-19, Block 1; Lots 1-16 and 22-26, Block 2; Lots 1-20, Block 3; Lots 1-20, Block 4; and Lots 1-6, Block 5, **Golden Valley Addition**. (Located at 2500-6973 and 6978-7099, Golden Valley Parkway; 7000-7078 26th Street South; 2608-2778 70th Avenue South; and 2610-2781 Golden Lane South) (Eagle Ridge Development, LLC) (an):

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7. Continued Hearing on an application requesting a Conditional Use Permit to allow Residential Land Use within a LC, Limited Commercial zoning district on Lot 55, Block 1, **Maple Valley Addition**. (Located at 3599 60th Avenue South) (Brookstone Property) (mr):
8. Hearing on an application requesting a Planned Unit Development Master Land Use Plan and Final Plan for a Commercial Development Land Use on Lots 5-7, Block 1, **Rocking Horse East 2nd Addition**. (Located at 5555, 5575, and 5601 51st Avenue South) (Terry Becker Construction) (dl):
9. Hearing on an application requesting a Conditional Use Permit to allow for an Alternative Access Plan on Lot 3, Block 1, **Woodhaven Plaza Addition**. (Located at 4044 40th Avenue South) (Aldevron LLC) (mr):
- 10a. Continued Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to SR-5, Single-Dwelling Residential with a PUD, Planned Unit Development Overlay on Block 1 of the proposed **Habitat Addition**. (Located at 1015, 1017, and 1021 13th Avenue South) (Lake Agassiz Habitat for Humanity) (mr):
- 10b. Continued Hearing on an application requesting a Planned Unit Development Master Land Use Plan and Final Plan of the proposed **Habitat Addition**. (Located at 1015, 1017, and 1021 13th Avenue South) (Lake Agassiz Habitat for Humanity) (mr):
- 10c. Continued Hearing on an application requesting a Plat of **Habitat Addition** (Minor Subdivision) a replat of Lot 24, Block RR, Erskine's Addition and a plat of Auditor's Lot 1 of the Southwest Quarter of Section 7, Township 139 North, Range 48 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 1015, 1017, and 1021 13th Avenue South) (Lake Agassiz Habitat for Humanity) (mr):
- 11a. Continued Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial of the proposed **Hager's First Addition**. (Located at 2715 40th Avenue North) (Lowry Engineering) (mr):
- 11b. Continued Hearing on an application requesting a Plat of **Hager's First Addition** (Major Subdivision) on part of the Southeast Quarter of Section 14, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 2715 40th Avenue North) (Lowry Engineering) (mr):
- 12a. Hearing on an application requesting a Conditional Use Permit to allow Residential Land Use on Block 1, **Veterans Square Addition** (formerly known as Lot 1, Block 3, Valley View Third Addition. (Located at 5600 38th Avenue South) (Lexstar Development) (an):
- 12b. Hearing on an application requesting a Zoning Change from LC, Limited Commercial to GC, General Commercial on Block 1, **Veterans Square Addition** (formerly known as Lot 1, Block 3,

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Valley View Third Addition). (Located at 5600 38th Avenue South) (Kelly Parrett/Lexstar Development) (an):

- 13a. Hearing on an application requesting a Zoning Change from AG, Agricultural to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay of the proposed **Edition Addition**. (Located at 5035 38th Street South) (Enclave Development, LLC) (dl):
- 13b. Hearing on an application requesting a Plat of **Edition Addition** (Major Subdivision) on an unplatted part of the Southeast Quarter of Section 34, Township 139 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 5035 38th Street South) (Enclave Development, LLC) (dl):
14. Hearing on an application requesting a Text Amendment to amend Section 20-0212.D.4, Parking, of Article 20-02, Chapter 20 of the Fargo Municipal Code (Land Development Code) relating to parking lot buffer standards. (Kilbourne Group) (mr):

Public Hearing Items – 5:00 p.m.

- 15a. Hearing on an application requesting a Zoning Change from SR-4, Single-Dwelling Residential and MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential; SR-4, Single-Dwelling Residential; and P/I, Public and Institutional with a C-O, Conditional Overlay of the proposed **Bison Village Addition**. (Located at 1001 32nd Avenue North) (Roers Development) (an):
- 15b. Hearing on an application requesting a Plat of **Bison Village Addition** (Major Subdivision) within the Southwest Quarter of Section 19, Township 140 North, Range 48 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 1001 32nd Avenue North) (Roers Development) (an):
16. Continued Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to DMU, Downtown Mixed-Use with a C-O, Conditional Overlay on Lots 8-10, Block 28, **Keeney and Devitt's Second Addition**. (14 and 22 6th Avenue North; and 519 Oak Street North) (Tricon Properties, LLC) (an): WITHDRAWN
- 17a. Hearing on an application requesting a Zoning Change from MR-2, Multi-Dwelling Residential to MR-2, Multi-Dwelling Residential with a PUD, Planned Unit Development on Lots 8-11, Block 28, **Keeney and Devitts 2nd Addition**. (Located at 515 and 519 Oak Street North, and 14 and 22 6th Avenue North) (H2 Incorporated) (an):
- 17b. Hearing on an application requesting a Planned Unit Development Master Land Use Plan and Final Plan on Lots 8-11, Block 28, **Keeney and Devitts 2nd Addition**. (Located at 515 and 519 Oak Street North, and 14 and 22 6th Avenue North) (H2 Incorporated) (an):

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E: Other Items:

1. Tax Increment Financing (TIF) Renewal Plan for TIF 2016-003, 828 14th Street North
2. Nomination and election of officers.
3. Review and Adopt Rules of Internal Procedure and Operations of the city of Fargo Planning Commission.

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