

FARGO PLANNING COMMISSION AGENDA  
Tuesday, December 1, 2015 at 4:00 P.M.

- A: Approve Order of Agenda.
- B: Minutes: Regular Meeting of November 3, 2015.
- C: Brown Bag Luncheon - Wednesday, December 16, 2015.
- D: Public Hearing Items:
- 1a. Hearing on an application requesting a Zoning Change from LC, Limited Commercial with a C-O, Conditional Overlay and P/I, Public and Institutional with a C-O, Conditional Overlay to P/I, Public and Institutional with a C-O, Conditional Overlay on Lot 1, Block 5, **Urban Plains Center Addition** and from LC, Limited Commercial with a C-O, Conditional Overlay and P/I, Public and Institutional with a C-O, Conditional Overlay to LC, Limited Commercial with a C-O, Conditional Overlay on Lot 1, Block 1 of the proposed **Encore Addition**. (Located at 4920, 4974, and 5050 30th Avenue South; 3101 and 3131 49th Street South) (Enclave Development, LLC; Fargo Park District) (mr):
  - 1b. Hearing on an application requesting a Plat of **Encore Addition** (Minor Subdivision) a replat of Lots 1-6, Block 1, Urban Plains Rec Facility Addition to the City of Fargo, Cass County, North Dakota. (Located at 4920 and 4974 30th Avenue South; 3101, 3131, 3155, and 3195 49th Street South) (Enclave Development, LLC; Fargo Park District) (mr):
  2. Hearing on an application requesting a Plat of **West 29 Sixth Addition** (Minor Subdivision) a replat of Lot 2, Block 1, West 29 5th Addition to the City of Fargo, Cass County, North Dakota. (Located at 3807, 3839, 3885, and 3901 30th Avenue South) (Houston Engineering, Inc.) (an):
  - 3a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial of the proposed **FSOC Addition**. (Located at 3901 40th Avenue South) (City of Fargo) (jn):
  - 3b. Hearing on an application requesting a Plat of **FSOC Addition** (Minor Subdivision) an unplatted part of the Southeast Quarter of Section 27, Township 139 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 3901 40th Avenue South) (City of Fargo) (jn):
  4. Hearing on an application requesting a Zoning Change from SR-2, Single-Dwelling Residential and SR-3, Single-Dwelling Residential to P/I, Public and Institutional on Lots 11-13 of **Stern's Subdivision of Auditor's Lot 2** and Lots 8-14, Block 6, **Huntington's Addition** to the City of Fargo, Cass County, North Dakota. (Located at 1025 14th Avenue South and 1320 11th Street South) (Arthur Weidner) (dl):
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People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

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5. Hearing on an application requesting a Plat of **DETW Addition** (Minor Subdivision) a replat of Lot 1 and part of Lot 2, Block 4, Schultz & Lindsay's 1st Addition to the City of Fargo, Cass County, North Dakota. (Located at 302 and 308 27th Street North) (Nilles Law Firm) (an):
6. Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to MR-3, Multi-Dwelling Residential on part of Lots 21 and 22, Block 3, **Island Park Addition**. (Located at 716 4th Street South) (Fremstad Law) (dl):
- 7a. Hearing on an application requesting a Zoning Change from AG, Agricultural to SR-2, Single-Dwelling Residential of the proposed **Southside 1st Addition**. (Located at 2805 64th Avenue South) (Chris Hawley Architects) (dl):
- 7b. Hearing on an application requesting a Plat of **Southside 1st Addition** (Major Subdivision) part of the Southeast Quarter of Section 2, Township 138 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 2805 64th Avenue South) (Chris Hawley Architects) (dl):
8. Continued Hearing on an application requesting a Conditional Use Permit to allow for an Alternative Access Plan for a Parking Reduction on Lot 1, Block 1 of the proposed **Butler Business Park Addition** (currently known as part of Lot 1 and all of Lots 2-11, Block 7, Burlington Northern I-29 South Industrial Center, and part of Lot 1, Block 1, Truck Center Addition). (Located at 3500 Main Avenue and 100 36th Street South) (Hyde Development) (an): WITHDRAWN
9. Hearing on an application requesting a Conditional Use Permit to allow Industrial Services and Manufacturing and Production Land Uses in a GC, General Commercial zoning district on part of Lot 20 and all of Lot 21, Block 18, **Reeve's Addition**. (Located at 1409 and 1411 1st Avenue North) (Lightowler Johnson Associates, Inc.) (an): WITHDRAWN

E: Other Items:

1. Adopt Rules of Internal Procedure and Operations of the City of Fargo Planning Commission
2. Staff Updates

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