

Comprehensive Policy Plan
"Working Spaces"

Policy Letter 102: General Allocation of Land

BACKGROUND:

There is within the City, or in close proximity to the City, approximately 2,000 acres of land which is, for a variety of reasons, predisposed to industrial uses. Some of these reasons are that the land is presently zoned for industrial use, or is dominated by industrial uses nearby, or the land is in close proximity to other uses that discourage any other use but industrial. This land is generally to the north and northwest, and the land best suited to residential development is generally to the south and southwest.

Since both residential and industrial land use can have an adverse effect on the value and the usability of the other, it would be best to keep these uses as separate as possible. Doing so will encourage high quality industrial development, reduce the chances for conflicting land uses in residential areas, and in general be conducive to orderly growth and development.

POLICY STATEMENT:

The City of Fargo should develop a plan that defines sectors of land that are to be reserved for use as commercial/industrial development areas. All subsequent area plan decisions should be made in a manner that will minimize the amount of space allocated to uses that conflict with and are not mutually supporting of the adjacent land use.

CONCLUSION:

As noted previously, industrial uses have a tendency to be characterized as having an adverse effect or to be distressing when the adjoining use is not similar in character. Guidelines should be established that consider the appropriate means to form a transition between incompatible land uses, and design standards for street scape, scale and massing, spacing and open space, and landscaping may be needed. Adherence to the performance standards in the zoning ordinance will eliminate most of the nuisance characteristics of industrial development, but plans should be adopted that define sectors of incompatible uses.

Area plan decisions should continue to promote protection and preservation of our residential neighborhoods against conflicting land uses. However, as Fargo continues to grow and expand, possibly equal importance must be placed on maintaining the integrity of the industrial areas in allowing for necessary expansion of individual companies to insure a balanced economic base of the community.