

Comprehensive Policy Plan  
"Working Spaces"

Policy Letter 103: Good Surplus of Commercial/Industrial Land

**BACKGROUND:**

As a trend, it appears that the City of Fargo is committing to one degree or another, land to commercial/industrial uses at a faster rate than it is absorbing the land. On an average, the City of Fargo is using 50 acres a year as the absorption rate for commercial/industrial land, and currently it appears that the City has approximately a 90 year supply of land committed to these uses.

A 50 year inventory of commercial/industrial land was suggested as an appropriate supply to meet the needs of developers. Further efforts are needed to break this down into available, potential, commercial and industrial categories and to give these categories any kind of location priority. As the Community continues to develop programs and strategies to promote economic development in Fargo, a detailed commercial and industrial property inventory becomes a key element in guiding developers and in insuring the interests of the community are met.

**POLICY STATEMENT:**

**The City of Fargo should establish a commercial and industrial property inventory that offers developers a wide variety of locations and which would encourage economic development. Periodic review of the communities absorption rate for commercial and industrial land use should be done to ensure that the supply is appropriate and maintained.**

**CONCLUSION:**

Ramifications associated with having too much land committed to commercial and industrial land must be considered. In the balance of identifying how much surplus inventory of land is right for the community, problems may occur when over investment in land is made and that land can not be sold for its intended purpose. Additionally, caution must be taken to avoid premature annexation of land and approval of improvements that may lead to over-extending zoning and promote leapfrog development. Actions should be taken to identify tracts of land zoned commercial and industrial, that might change to residential use, to adjust the current inventory of commercial and industrial land.